

**-PLANNING COMMITTEE**

30 March 2005  
9.30am – 12.30pm

**Present:** Councillors Baker (Chair), Blencowe, Hipkin, Hymans (*Alt*), Reid, Slatter and R Smith.

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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**05/plan/12 APOLOGIES**

Cllrs Bailey, Dixon and Dryden.

**05/plan/13 DECLARATIONS OF INTEREST**

Code of Conduct personal interests were declared as follows.

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>
R Smith	05/0064/FUL	Employed by Hills Road Sixth Form College as an examinations officer.
R Smith	05/0034/FUL	Wife is an employee of Addenbrookes Hospital.

A Code of Conduct personal and prejudicial interest was declared as follows. The Councillor below left the room and took no part in the discussion and did not vote on the item.

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>
Baker	05/0064/FUL	Lives in immediate locality.

**05/plan/14 PLANNING APPLICATIONS**

The Planning applications were determined as shown in the appendix to these minutes.

**CHAIR**

**Planning Committee  
30 March 2005****Appendix**

*Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those which the committee delegated to the Head of Development Control to draw up.*

*These minutes and the appendix should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full. Any amendments to the recommendations are shown in the appendix.*

**1**

<b>Application No</b>	05/0064/FUL
<b>Site</b>	Purbeck House, Purbeck Road, Cambridge CB2 2PG
<b>Proposal</b>	Erection of building to contain 193 self-contained 1 bed studio flats for students (following demolition of existing building).
<b>Applicant</b>	Camstead Ltd, C/O Agent
<b>Public Speaker(s)</b>	C Brown (for applicant)
<b>DECISION</b>	<b>REFUSED</b> (by 6 votes to 0) for the reasons set out in the officer's report (pages 17-18) as amended in the pre-committee amendment sheet. It was also agreed that in the event that an appeal is lodged against the decision, delegated authority is given to officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.

**2**

<b>Application No</b>	C/03/0379
<b>Site</b>	Land at George Nuttall Close, Cambridge
<b>Proposal</b>	Outline planning application for residential development.
<b>Applicant</b>	Chancellor, Master & Scholars - University of Cambridge
<b>Public Speaker(s)</b>	Steve Sillery (for applicant) and Hillary Mansfield (resident-against)
<b>DECISION</b>	<b>APPROVED</b> (by 5 votes to 0) subject to: <b>(1)</b> the satisfactory completion of a section 106 agreement by 30 June 2005 but with a variation of, and an addition to, the Heads of Terms of the section 106 agreement regarding affordable housing and provision of a traffic impact assessment (see below); <b>(2)</b> the conditions and informatives set out in the officer report (pages 40-44); and <b>(3)</b> the additional informative set out below.

**Additional Head of Term**

The issue of affordable housing was the subject of considerable debate and the Committee decided not to follow the Officer recommendation (page 38). Some councillors felt strongly that the other more general affordable housing needs of the City should not be foregone. It was therefore agreed that while planning permission was granted this aspect (affordable housing) would be different from the officer recommendation and would require a standard clause regarding affordable housing within the agreement.

**Additional Condition**

A full traffic impact assessment be submitted with any subsequent reserved matters submission for the site.

Additional Informative

The 0.5 hectare area of on-site informal open space should be provided broadly in the locality of the trees in the northern part of the site, which are the subject of a Tree Preservation Order, and that the area should be accessible to all from Woodhead Drive.

It was also agreed that unless prior agreement has been obtained from the Head of Development Services, Chair and Spokes to extend the period for completion of the Planning Obligation required with this development, if the Obligation has not been completed by 30 June 2005 the application be refused for the reason(s) set out in the Officer report (page 44).

**3****Application No**

C/04/0544

**Site**

126-130 Hills Road, Cambridge

**Proposal**

Erection of office development with associated car parking.

**Applicant**

Unex Investment Properties Ltd, Unex House, Church Lane, Stetchworth, Newmarket CB89TN

**Public Speaker(s)**

Mr Newton (resident-against)

**DECISION**

The Committee resolved that had the application still been within its jurisdiction it shall be **REFUSED** (by 5 votes to 0) based on the reasons set out in the officer's report (pages 55-56) and additional reason set out below. It was therefore agreed that the Council's case at the forthcoming appeal would be based on the reasons set out in the officer's report and additional reason set out below. Authority was also delegated to officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy, to allow the applicant to address refusal reason No. 3 of the officer's report (page 56).

Additional reason

The proposed development fails to make the necessary provision for secure, covered cycle parking in accordance with Policy TR18 of the Cambridge Local Plan 1996 and the Cambridge City Council (2004) Parking Standards.

**4****Application No**

05/0034/FUL

**Site**

Addenbrookes Hills Road, Cambridge

**Proposal**

Construction of a five storey building for an Emergency Assessment Unit Building.

**Applicant**

Cambridge University Hospitals NHS Foundation Trust, R Cutting Box 146, Addenbrooke's Hospital, Hills Road, Cambridge CB2 2QQ

**Public Speaker(s)**

None

**DECISION**

**APPROVED** (by 7 votes 0) subject to the conditions set out in the officer's report (pages 64).