

# Public Document Pack



## **EAST AREA COMMITTEE** **CHAIR COUNCILLOR KEVIN BLENCOWE**



### **AGENDA**

**To: City Councillors:** Blencowe (Chair), Wright (Vice-Chair), Benstead, Brown, Hart, Herbert, Marchant-Daisley, Moghadas, Owers, Pogonowski, Saunders and Smart

**County Councillors:** Bourke, Harrison, Sadiq and Sedgwick-Jell

*Dispatched: Wednesday, 10 August 2011*

**Date:** Thursday, 18 August 2011  
**Time:** 7.00 pm  
**Venue:** Meeting Room - Cherry Trees Day Centre  
**Contact:** James Goddard **Direct Dial:** 01223 457015

#### **11 PLANNING APPLICATIONS** *(Pages 1 - 18)*

The applications for planning permission listed below require determination. A report is attached with a plan showing the location of the relevant site. Detailed plans relating to the applications will be displayed at the meeting.  
*(Pages 1 - 18)*

## INFORMATION FOR THE PUBLIC

**The Open Forum section of the Agenda:** Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

***To ensure that your views are heard, please note that there are Question Slips for Members of the Public to complete.***

### **Public speaking rules relating to planning applications:**

Anyone wishing to speak about one of these applications may do so provided that they have made a representation in writing within the consultation period and have notified the Area Committee Manager shown at the top of the agenda **by 12 Noon on the day before the meeting** of the Area Committee.

**Filming, recording and photography** at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

## REPRESENTATIONS ON PLANNING APPLICATIONS

**Public representations** on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

**Submission of late information** after the officer's report has been published is to be avoided. A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report.

Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional

information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

At the meeting public speakers at Committee will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

### **To all members of the Public**

Any comments that you want to make about the way the Council is running Area Committees are very welcome. Please contact the Committee Manager listed at the top of this agenda or complete the forms supplied at the meeting.

If you would like to receive this agenda by e-mail, please contact the Committee Manager.

Additional information for public: City Council officers can also be emailed [firstname.lastname@cambridge.gov.uk](mailto:firstname.lastname@cambridge.gov.uk)

**Information (including contact details) of the Members of the City Council can be found from this page:**

<http://www.cambridge.gov.uk/democracy>

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## EAST AREA COMMITTEE MEETING – 18<sup>th</sup> August 2011

### Pre-Committee Amendment Sheet

#### PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 11/0255/FUL

Location: 102 Mill Road, Cambridge

Target Date: 03.05.2011

#### To Note:

Amended plans were submitted to show that adequate waste storage can be provided in the yard area, to the rear of the premises. These amended plans also attempt to demonstrate that the premises will be used as a mixed A1/A3 Unit. These plans are attached to the Amendment Sheet as Appendix 1. The plans attached to the Committee Report are the original (now superseded) plans, and were attached in error.

Attached to the Amendment Sheet (Appendix 3) are letters demonstrating that the Owner, Mr Arshad, is a valued member of the Community and is very charitable. These letters are noted, but only in exceptional circumstances can the personal circumstances of the applicant be accorded any weight in the determination of a planning application. I do not consider that such circumstances exist in relation to this application.

Further representations of support have been received. These do not raise any additional issues, but the content of them is attached to the Amendment Sheet as Appendix 4.

#### Amendments To Text:

The site history should read as follows:

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
C/97/0466	Change of use from shop with ancillary residential flat over (A1/C3) to hotfood takeaway use (A3) and self-contained flat (C3).	REF
C/98/0524	Change of use from class A1 to class A3 (takeaway) and change of use from class A1 to residential (part ground floor).	REF Appeal dismissed
C/01/1382	Change of Use of ground floor from Class A1 to mixed shop (Class A1)	A/C

C/03/0688	and hot food takeaway use (Class A3) (upper floors retained as self contained flat, Class C3 Use) Continuation of existing mixed Class A1 (shops) and Class A3 (food and drink) use without compliance with condition 8 of planning permission C/01/1382/FP [Condition 8 stated – At no time shall the sale of hot food for consumption either on or off the premises become the predominant use.]	Withdrawn
C/04/0351	Change of use from Class A1 shop to a mixed Class A1 shop and Class A3 food and drink use.	REF

Planning application ref C/01/1382 was a temporary permission, which lapsed on 19 June 2003. No further planning permission has been granted.

Addition to paragraph 8.4 – The amended plans and the letter from the applicant sent to Members and Officers (attached to the Amendment Sheet as Appendix 2), attempt to demonstrate that the premises it to be mixed A1/A3 Use, and more predominantly an A1 Use. The letter explains that 62% of the total floor area will be used as A1 and the remaining 38% of the total floor area will be used as A3, and therefore the predominant use of the premises will be A1. The area specified as ‘Seating Area’ on the amended plan does equate to approximately 40% of the public floor space. However, in my opinion, a small additional area should be attributed to the A3 part of the business, as the area to the front of the snacks/serving counter would be used either by customers to place orders or by waiters/waitresses.

Pre-Committee Amendments to Recommendation:

**DECISION:**

CIRCULATION: First

ITEM: APPLICATION REF: 11/0460/FUL

Location: Norman House, Cambridge Place, Cambridge

Target Date: 22.06.2011

To Note:

Further representations have been received from the following properties:  
**15, 38, 40 and 47 Cambridge Place,**

The following additional points are made:

- There are inherent dangers posed by the restricted access to and from Hills Road.
- With large numbers of young people in the area there will be a dangerous hazard to arise from traffic movements which may result in severe injuries or fatalities.
- It is questioned whether the change of use is in the interests of public safety and young people.
- In the Norman House application it is not material whether the size of the College remains the same or not. What will increase with this proposed development is the number of students crossing and recrossing a particularly dangerous part of Cambridge Place between their classrooms and the new recreation/library facility.
- The College's students are prone to congregating on the highway to smoke and socialise apparently without adult intervention and oblivious of the dangers of passing vehicles entering or exiting Cambridge
- Abbey College could easily suggest themselves or be required to implement mitigating factors as a condition of being granted planning permission - for example:
  - 1 They could be required to do away with the three car park spaces in front of the building and turn them into a forecourt for student use to stop them congregating on the highway to socialise and smoke.
  - 2 They could undertake to ensure the students in their charge are properly warned of the dangers in the street as part of their own statutorily required Risk Assessments and undertake to ensure that adults enforce sensible behaviour walking to and from the buildings.
  - 3 They could be asked to fund under a Section 106 Agreement -:
    - a) the cost of repaving and levelling the hazardous pavements that run either side of the entrance to Cambridge Place so that it is possible for pedestrians to use them safely and so that child push- buggies and wheelchairs/disabled transport could ride on them without toppling over into the street.
    - b) the cost of signs to be affixed to the walls of the two buildings either side of the entrance to Cambridge Place saying "no bicycles to be propped against the wall" in order to avoid the consequences of obstructing the pavement and the danger of the bicycles toppling over into the street in front of a vehicle.
- The College has not provided its cycle parking.

Officer Comments

I recognise that Cambridge Place is a narrow street, which joins Hills Road, a key arterial route into the City. While I note there is at times congestion at the entrance of Cambridge Place with students gathering, the use of the street as a shared space between vehicles and pedestrians is considered acceptable. The use of Norman House as an ancillary study/common room will improve the current management problem of students gathering on the street, which at times causes conflict with other road users. I

do not feel there is reasonable justification for planning contributions, because the development will not result in an increase in pedestrian or vehicle trips.

Due to an oversight by the College the cycle parking as part of the previous application (09/1194/FUL) have not yet been provided. This can however be ensured to be provided through the imposition of the proposed planning condition.

The applicant has responded to the recent representations received which I have attached to this amendment sheet.

Amendments To Text: No amendments.

Pre-Committee Amendments to Recommendation: No amendments

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0694/FUL

Location: 27 Missleton Court, Cambridge

Target Date: 10.08.2011

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0288/FUL

Location: 15 Swanns Road, Cambridge

Target Date: 11.05.2011

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None



**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0540/FUL

Location: 32 Natal Road, Cambridge

Target Date: 21.07.2011

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0355/FUL

Location: **Andrew Northrop Butchers, 114 Mill Road, Cambridge**

Target Date: 23.06.2011

To Note: None

Amendments To Text: None

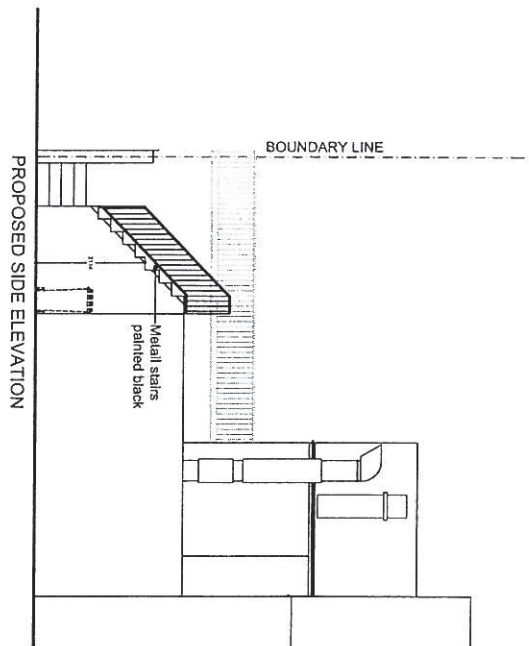
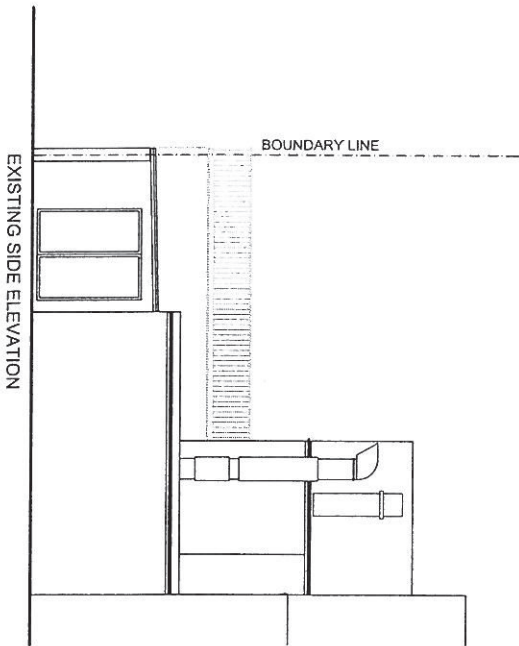
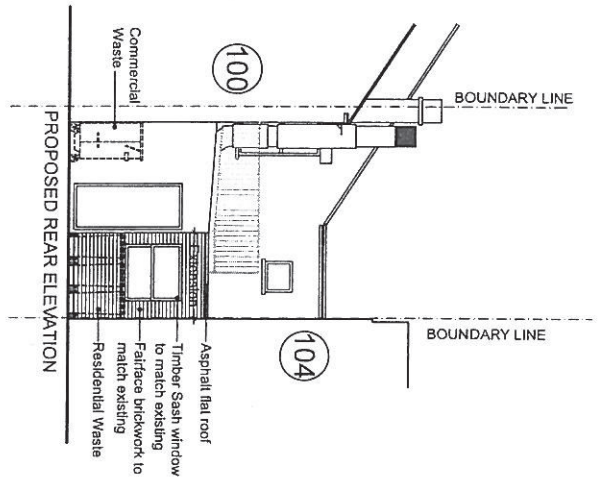
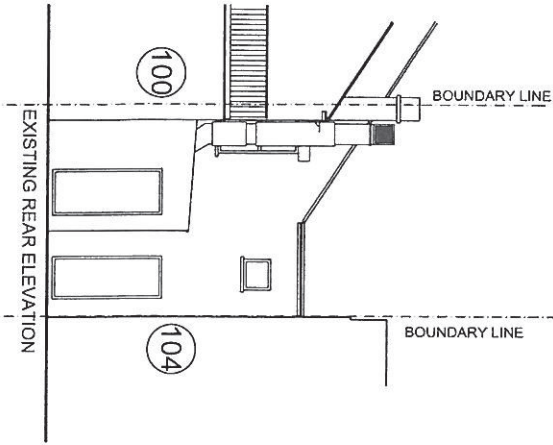
Pre-Committee Amendments to Recommendation: None

**DECISION:**

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Appendix 1



B REVISED ISSUED MAY 2011

STUDIO 11 DEVELOPMENT

Architectural Consultants  
 1 BRICKSARF GARDENS CLARE HILL, ESSEX IG10 6BU  
 TEL: 020 3441 3000 FAX: 0272 118 0718  
 E-MAIL: studio11development@yahoo.co.uk

Project: 102 Mill Road  
 London  
 CB1 2BD

Drawing Title: ELEVATIONS

Drawn:	Checked:	Scale:
Z.D.	MAAR 11	1:100 @ A3
Plan No:	B	Revision:
102 (02) 02		1:100 @ A3



15<sup>th</sup> August 2011

To Whom It May Concern

With regards to my application for the mix use of 102 Mill Road, Cambridge. I would like for the Planning Committee to review this application before making a final decision on the request for the change of use.

Since 1980, I have been involved in running my own grocery store at 96 Mill Road. However, in 2001 I had no choice but to change my line of business due to the increasing competition by the large supermarket chain stores.

In 2001, I spent thousands of pounds renovating on a run down property and opened a community café, improving the image of Mill road. Since then Sweet 'n' Spicy has become a community centre for local residents and foreign tourists. We cater for a large Muslim community, vegetarians and are a key supporter of most charity events.

In connection to the new layout of 102 Mill Road, we are proposing the following to coincide with the planning committee's requirement. The total floor area (98sqm) will be divided as per the new schedule, which uses a mere 38% of the shop floor area for A3 (Restaurant) and retains 62% A1 (Retail) use of the premises. Therefore the dominant use of the shop will remain A1 in line with council's policies.

To keep the word community in the café as a central point, we are segregating our product lines into the following, please see table below.

Product Area	Product Description	Comments (A1/A3)
Wall shelves Shop side 100	Spices, Indian & Arabic sweets, Spices, Packed savouries,	A1
Serving Counter Shop side 100	Snacks, cakes, milkshakes, tea, coffee, fresh juices, smoothies and yoghurt drinks.	A1
Display counter Shop side 100	All types of scoop ice cream	A1
Shop display window Shop side 100	Handicraft & gifts	A1
Wall mountings Shop side 104	Wall dedicated to local artists paintings for sale	A1
Shop display window Shop side 104	Handicraft & Gifts	A1

As an independent business man with four dependants, running a business is very challenging and requires adaptation. I strongly believe with the new changes to our shop plan and floor use layout, the committee members should take every aspect of my application into consideration. I also request that the new change of use be granted in good faith keeping the local community in mind.

Yours Sincerely

Z.Arshad

Sweet and Spicy  
102 Mill Road  
CAMBRIDGE Cambs  
CB1 2BD



Arthur Rank  
Hospice Charity  
REGISTERED CHARITY NO. 1133354

05 April 2011

Dear Friends

On behalf of The Arthur Rank Hospice Charity I would like to thank you for your support. Thank you so much for continuing to display an Arthur Rank House collecting box, on this occasion we are pleased to report that it has raised £7.91 for the Hospice.

In the present financial year our charity needs to raise over £1,000,000 to maintain our current level of support for our patients and their families here at Arthur Rank House. We are very grateful to you and your customers for their support which will enable us to carry on our work here at the Hospice.

We have recently updated our Tea Bar area (where our patients and relatives meet up to have a cup of tea and a chat and which was seriously in need of updating after 30 years of wear and tear) and also our Day Therapy Craft room. Everything we spend is with the thought of enhancing the care we give to our patients.

We thank you so much for your kind assistance - we are a small local charity and we really do rely upon our neighbouring business community.

Yours sincerely

Maureen Thompson  
Fundraising Administrator

From time to time we may like to send you information about our fundraising initiatives and news from the Arthur Rank Hospice Charity, this could include contact by email, post or telephone. We value our supporters and our ability to communicate with them, but if you would prefer not to hear from us please tick the box

Reference: 73383

Making every moment count for      years

Tel: 01223 723115 Fax: 01223 723111 www.arhc.org.uk email: fundraising@arhc.org.uk

A charitable company by guarantee - Registered in England and Wales No. 7086155  
Registered Charity No. 1133354 Registered Office: 351 Mill Road Cambridge CB1 3DF  
Patrons Baroness Cohen Sir Derek Jacobi



*Petersfield Area Community Trust*  
*Summer Event 2011*

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168 York Street, Cambridge, CB1 2PY, 20 June 2011 [aquilotta1@hotmail.com](mailto:aquilotta1@hotmail.com)

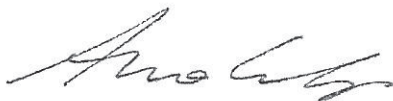
Dear Mr Arshad,

A very quick note to thank you very much for the lovely vouchers which you donated as prizes for our Summer Event tombola. They contributed towards the huge success of this year's event, and helped us raise funds towards our Community Centre.

We hope that next year's Event will continue to build on the strengths of this year's... and hope that *next* year you will actually be able to join us for it!? The date is not yet fully confirmed, but is *likely* to be on Saturday 23<sup>rd</sup> June. See you there?

And meanwhile, trust that your Building Bridges society is going well! There's always a welcome as well if you feel like becoming involved with PACT's work – it would be wonderful to have you on board.

Yours sincerely,



Anna Lindsay  
PACT Trustee and Summer Event co-ordinator  
Reg. charity 1118762



Dear Catherine and Petersfield Councillors,

I am not sure if I can write in support of an application but here we go:

Sweet and Spicy is a vital part of the Mill Road Community, I lived at 84 Mill Road for over 6 years and really believe that the character of Mill Road is NOT at risk, as put forward by the residents association of Tenison/Glisson Road. The fact is, although Sweet and Spicy should have applied for a restaurant license years ago, it has been trading as a restaurant for years and thus should NOT be considered a NEW RESTAURANT OUTLET.

This is NOT the time to enforce the 60/40 retail/restaurant quota. Why didn't you do this with COSTA? Or how about sticking up for LOCAL BUSINESSES and getting this Localism bill through and making sure SAINSBURY's doesn't open. This is a VIABLE LOCAL BUSINESS THAT CONTRIBUTES TO THE LOCAL COMMUNITY. All of the HAIRDRESSERS on Mill Road are causing it to loose it character, as our the CHAIN STORES. A beautiful restaurant serving the best Pakistani food, is only an ASSETT to the COMMUNITY.

DO NOT exercise your POWER IN THE WRONG PLACE! I guess if this was a TESCO you might be thinking twice because of THEIR POWER?!

I am truly disgusted that the council will choose to close down a viable local business at this time of economic hardship. I am also disgusted of the residents association objection. Perhaps you think it is better that the unit is empty?

Yours sincerely,

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Dear Ms Linford

As a local resident I would like to make representation with regard to the above application.

I urge you to support this application (with conditions as necessary) in order to enable the management to continue it's commitment to the local community, both in terms of goods sold and as a community resource (hosting of community meetings and support of community building activities). The proprietor has traded in Mill Road for many years and is a trusted and valued independent businessman. He has endeavored to develop the unit as a mixed retail and cafe space that has full disability access.

Businesses of this sort contribute to making Mill Road the popular, vibrant area that it is. I wish to support this application.

Kind regards

14 Cockburn Street  
Cambridge CB13NB

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Dear Catherine, (Kevin, Sarah and Gail)

I would like to express my deep concern over the opinion expressed by yourself and Frank Gawthrop regarding the Sweet n' Spicy restaurant on Mill Road.

As a permanent resident of Mill Road, born on Mill Road and lived opposite ditchburn place for the last 7 years I am aware of how Mill Road has changed over the years. Sweet n' Spicy is an asset that has contributed massively to the positive development of the area. Of course they should have got the right planning in order, but the fact is they have been running as a successful restaurant for a number of years, and should not be considered a 'new' restaurant in this matter.

They are deeply involved in developing cross cultural understanding in the area, are frequently involved in community events, and represent the positive development of the area.

I recommend you read this:

[http://www.untoldstories.org.uk/cambridgeuntold/cu\\_art14.html](http://www.untoldstories.org.uk/cambridgeuntold/cu_art14.html)

As a non-muslim, non-alcohol drinker I am grateful for somewhere pleasant to go in the evening which serves great food at an affordable price. This is also the case for many of my friends and family in the Mill area and surrounding villages who come specifically to eat there. It is used by the whole community, not just the Pakistani community.

I hope the planning office reconsider their opinion and put the area first instead of a silly percentage target.

Sincerely,

---

Mr J Evans  
The Planning Department  
Cambridge City Council  
The Guildhall  
Cambridge  
CB2 3QJ

† +44 (0) 1223 326812  
f +44 (0) 1223 329346  
e paul@januaries.co.uk  
w januaries.co.uk

**Our ref:** PB105871  
**Your ref:** 11/0460/FUL

17 August 2011

Dear John

**CHANGE OF USE OF PROPERTY FROM OFFICES (USE CLASS B1(A)) TO D1 FLOORSPACE TO PROVIDE A LIBRARY, CAFÉ/COMMON ROOM AND ASSOCIATED FACILITIES TO PROVIDE ANCILLARY STUDENT SUPPORT FACILITIES TO BE USED IN CONJUNCTION WITH ABBEY COLLEGE**

**NORMAN HOUSE, CAMBRIDGE PLACE, CAMBRIDGE**

Further to our recent telephone conversation I have now read through the comments raised recently. It is clear that there are some local concerns about the impact of the proposed use of Norman Houses on local highway safety conditions. In light of the comments raised I thought it maybe helpful if I clarify the nature of the proposed use and outline how the proposed floorpace will fit with Abbey College's existing facilities.

- At present Abbey College has the benefit of teaching facilities at 17 Station Road (its main building) 12 & 13 Regent Street, 3 Cambridge Place (1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor only) and 3 Glisson Road, (ground and first floor only).
- The facilities at 3 Cambridge Place and 3 Glisson Road provide the College's science lab, computer teaching area and some more limited English teaching space. Staff facilities are provided within the buildings as well as a modest student common room and kitchen area.
- Given the proposed use of these buildings as the main science lab, the classrooms do not have a full teaching timetable and are not used continuously throughout the day
- Unlike the College's other teaching areas these building do not however benefit from traditional classrooms where students can study between lessons (given the laboratory nature of the buildings they are locked between classes)
- As a result students do not have adequate ancillary areas where they can study and meet with their fellow students or teachers. As result there may be instances where students gather outside of the respective buildings before and after classes, something which is noted in the comments you have received.
- This development will provide relatively modest ancillary facilities for the College. It will provide a Library/study area, a café area and associated office space (for staff).

Directors: John Collin • Simon Dazeley • Colin Brown • David Foord • Desmond Hirsch

Associates: Sally Fletcher • Nicholas Muncey • John Russell • Justin Bainton • Paul Belton • Graham Smith Consultant: David Ward

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Registered Office: York House, 7 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ VAT No. 844 2715 27

- It will have a capacity of some 40 students and its use will be monitored and controlled by staff.
- It will provide facilities for the existing students who are already in the area. It is unlikely, given its size and location, relative to the College's other teaching facilities, that the proposed use will become a destination in its own right, attracting students from the College's other buildings that are more remote to this site.
- The applicant's considered opinion is therefore that this development will not materially increase pedestrian and cycle trips to the area but will simply provide much needed ancillary floorspace for those students who are already in the area and who, given the lack of facilities, are seemingly at times hanging around Cambridge Place between classes. The provision of this ancillary floorspace detailed within this application is therefore seen as part of the solution to the clustering of people around the junction of Hills Road and Cambridge Place, rather than being part of the problem

I note the concerns raised about the impact of the development on highway safety. The current situation is that Cambridge Place is used by the residential and commercial buildings located along the street, those commercial buildings fronting Hills Road, and Abbey College's educational floorspace provided in No 3 Glisson Road and No 3 Cambridge Place.

What this application is seeking to do is to replace the commercial office floorspace with ancillary facilities for the adjacent college buildings. The existing use of the application site as an office generates a certain quantum of vehicular, pedestrian and cycle movements. These will be taken off the local road network by this proposal. The proposed use will not draw a significant number of additional people to the area but will cater for those already in the area in a more appropriate fashion that reduces the likelihood of students hanging around within the highway. I do not consider therefore that this development will have an adverse impact on highway safety.

The new trips (by all modes) that this proposed use will in itself generate will not be materially greater than those trips generated by the existing commercial use of the property. The vehicular generation will in fact be much reduced over and above what might be reasonably expected to be generated by an office with three car parking spaces provided. The local cycle parking provision for the Abbey College is also set to be substantially improved which will significantly reduce the likelihood of cycles being left in the highway.

In this regard I note the comments of the County Council's Highways Officer, set out within the email from Mr Dyer. The applicant's views set out above are very much supported by the advice offered by Mr Dyer. To summarise, Mr Dyer concludes that:

- Cambridge Place is not an unsuitable environment for pedestrians
- Vehicle numbers are low and these can mix safely with pedestrians
- The access onto Hills Road is constrained but this acts to reduce vehicle speeds
- While the development may increase pedestrian movements it will not increase them to a degree where danger results
- The vehicle movements associated with the proposed development will not be materially different to the existing use.

In summary therefore it is the applicant's opinion that this proposed change of use of an office will not have a material impact on trips to or from the site and is likely to improve local highway conditions, given facilities will be provided for the existing students present in the area who currently hang around the junction with Hills Road. The Case Officer's recommendation of approval is therefore supported.

Yours sincerely

**Paul Belton** BA (Hons) Dip TP MRTPI  
Associate

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