



EAST AREA COMMITTEE
CHAIR COUNCILLOR KEVIN BLENCOWE



AGENDA

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

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

Dispatched: Wednesday, 13 June 2012

Date: Thursday, 21 June 2012

Time: 7.00 pm

Venue: Meeting Room - Cherry Trees Day Centre

Contact: James Goddard

Direct Dial: 01223 457015

8 PLANNING APPLICATIONS (*Pages 1 - 8*)

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 - 8*)

INFORMATION FOR THE PUBLIC

The East Area Committee agenda is usually in the following order:

- Open Forum for public contributions
- Delegated decisions and issues that are of public concern, including further public contributions
- Planning Applications

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

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 – 21st June 2012

Amend de-brief Note

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **12/0248/FUL**

Location: The Royal Standard, 292 Mill Road

Target Date: 19.04.2012

To Note:

Petition with 350 signatures received on 13 June 2012.

The petition apposes the principle of redeveloping the former Royal Standard into flats. It argues that the pub should be kept as a pub for community use and the surrounding open space should be preserved and improved.

Amended Plans

Amended plans have been received clarifying a very minor discrepancy on the plans. The existing flat roof and pitch of the rear dormer to the Royal Standard was previously omitted. The amendments are de minimis and do not require reconsultation.

Amendments To Text: No amendments.

Pre-Committee Amendments to Recommendation: No amendments.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **12/0490/FUL**

Location: 25 Cambridge Place

Target Date: 18.06.2012

To Note: No amendments.

Amendments To Text: No amendments.

Pre-Committee Amendments to Recommendation:

Minor alteration to officer recommendation:

Reference to the associated S106, and the alternative recommendation was omitted.
The recommendation to Committee should therefore read:

- 1. APPROVE subject to the satisfactory completion of the s106 agreement by 1 August 2012 and subject to the following conditions and reasons for approval:**

(Conditions as per officer report)

- 2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 1 August 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):**

The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, waste storage, waste management facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12 5/14 and 10/1 and Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the RECAP Waste Management Design Guide SPD 2012 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

- 3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.**

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **12/0255/FUL**

Location: Former Greyhound Public House, 93 Coldhams Lane

Target Date: 20.04.2012

To Note:

The Interim Planning Policy Guidance on the protection of Public Houses in the city

of Cambridge, which is currently at the public consultation stage, describes the Greyhound as a Public House that has been severed from its local catchment area.

Amendments To Text:

SUMMARY	The development accords with the Development Plan for the following reasons: <ol style="list-style-type: none">1. The loss of the Public House is acceptable because it is situated within an industrial area and cannot, therefore, be considered to be a valued facility, which meets the community's day-to-day needs.2. Industrial use would be acceptable in this location on a small scale, as proposed.3. The proposed building would be in keeping with its surroundings, with no detrimental impact on the highway.
RECOMMENDATION	APPROVAL

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **12/0398/FUL**

Location: 50 Mill Road

Target Date: 22.05.2012

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **12/0377/FUL**

Location: 23 Hooper Street

Target Date: 17.05.2012

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **12/0342/FUL**

Location: 34 Clifton Road

Target Date: 11.05.2012

To Note: This application has been withdrawn by the applicant and will no longer appear on this agenda, subject to agreement with the Chair.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **12/0169/FUL**

Location: Site Adjacent 19 Sleaford Street

Target Date: 05.04.2012

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 12/0028/FUL

Location: 1 Ferndale Rise

Target Date: 05.04.2012

To Note: A unilateral undertaking has been received from the applicant, but at present has not yet completed checking by the legal team. The addition to the recommendation below is therefore required.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

The recommendation to Committee should read:

1. APPROVE subject to the satisfactory completion of the s106 agreement by 31st August 2012 and subject to the following conditions:

(Conditions as per officer report)

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 31st August 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8 and 3/12, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **12/0260/FUL**

Location: Ryedale House, 40 Cambridge Place

Target Date: 23.04.2012

To Note:

An additional letter of representation has been received from 94 Mawson Road. This does not raise any additional issues.

Amendments To Text:

SUMMARY	The development accords with the Development Plan for the following reasons: <ol style="list-style-type: none">1. Residential use is more appropriate in this location than industrial use.2. The external alterations to the building will have no detrimental visual impact.3. Subject to conditions, the proposal will provide satisfactory living accommodation and will not have a significant detrimental impact on the residential amenity of neighbouring occupiers.
RECOMMENDATION	APPROVAL

Planning Obligations:

A contribution towards Waste, required by the County Council, was omitted from the report in error. This should read:

Waste Management

A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per dwelling for four new sites giving increased capacity as permanent replacements for the existing temporary site at Milton. A total contribution of £760 is necessary

Subject to the completion of a S106 planning obligation to secure the requirements of the RECAP Waste Management Design Guide SPD 2012, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 10/1 and the RECAP Waste Management Design Guide SPD 2012.

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **12/0058/FUL**

Location: Coleridge Community College, Radegund Road

Target Date: 27.03.2012

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

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