

NORTH AREA COMMITTEE

26 January 2012

6.00 - 7.00 pm

Present: Councillors Nimmo-Smith (Chair), Boyce, Bird, Brierley, Kerr, McGovern, Price, Todd-Jones, Tunnacliffe and Znajak

Officers: Tony Collins (Principal Planning Officer) and Glenn Burgess (Committee Manager)

FOR THE INFORMATION OF THE COUNCIL**12/1/NAC Apologies for Absence**

Apologies were received from City Councillors O'Reilly and Ward.

12/2/NAC Declarations of Interest (Planning)

Councillor	Item	Interest
Boyce	12/5/NAC	Personal: Knows the objectors from 25 Mulberry Close

12/3/NAC Minutes of the Meeting held on 24 November 2011

The minutes of the 24 November 2011 meeting were approved and signed as a correct record.

12/4/NAC Planning Applications**12/5/NAC 11/1208/OUT - 2 Greens Road, Cambridge**

The committee received an application for outline planning permission.

The application sought approval for demolition of workshop and erection of 4 dwellings and garaging.

The committee received representations in objection to the application from the following:

- Mr Dan Lafferty

The representation covered the following issues:

- i. Insufficient parking
- ii. Happy with the principle of development but concerned that it would add to parking problems
- iii. Need to update traffic regulations to address the problem

The Committee:

Resolved (by 5 votes to 1) to accept the officer recommendation to approve outline planning permission subject to conditions for the following reasons:

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1, ENV7;
Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8;
Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/11, 3/12, 4/13, 5/1, 8/6, 8/10, 5/14, 10/1;

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at

www.cambridge.gov.uk/planningpublicaccess

or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

12/6/NAC 11/1250/EXP - Land Adj. To 7 Church Street, Cambridge

The committee received an application seeking an extension of time for the implementation of planning consent.

The application sought approval for extension of time for the implementation of planning permission reference 08/1181/FUL for erection of 3 two-bed flats and 1 three-bed duplex with parking.

The committee received representations in objection to the application from the following:

- Michael Bond – Old Chesterton Residents Association

The representation covered the following issues:

- iv. Gardens act as an important amenity space and should not be used for development.
- v. Impact upon privacy for users of the recreation ground.
- vi. Fencing around the recreation ground would be lost.
- vii. New residents may object to ongoing events on the recreation ground.

The Applicants Agent (Anthony Dean) addressed the committee in support of the application.

The Committee:

Councillor McGovern proposed an additional Condition and Informative regarding landscaping.

Resolved (by 7 votes to 0) to include an additional Condition regarding hard and soft landscaping works, and an additional Informative regarding replacement trees.

Councillor McGovern proposed an additional Condition regarding hours of construction.

Resolved (by 6 votes to 1) to include an additional Condition regarding hours of construction.

Please note: Post meeting, officers highlighted that this Condition had already been included in the officer's report.

Resolved by (7 votes to 0) to accept the officer recommendation to approve the extension of time for the implementation of planning consent with the addition of the following Conditions and Informatives:

Condition 9: No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure; vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan (2008) policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

INFORMATIVE: The applicant is advised that the Council will expect the landscaping plan to include some replacement trees.

For the following reasons:

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: ENV6 and ENV7.

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P9/8

Cambridge Local Plan (2006): 3/4, 3/7, 3/8, 3/11, 3/12, 4/2, 4/4, 4/11, 4/13, 5/1, 5/14, 8/2, 8/4, 8/6, 8/10 and 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission. These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

12/7/NAC 11/1004/FUL - 118 Ramsden Square, Cambridge

The committee received an application for full planning permission.

The application sought approval for the erection of a new dwelling.

The Committee:

Resolved (by 7 votes to 0) to accept the officer recommendation to approve planning permission subject to conditions for the following reasons:

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1, H1, T2, T9, T14, ENV7 and WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P9/8

Cambridge Local Plan (2006):

3/1,3/4,3/7,3/8,3/10,3/12,4/13,5/1,5/14,8/2,8/3,8/6,8/10,10/

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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The meeting ended at 7.00 pm

CHAIR