

NORTH AREA COMMITTEE

22 March 2012

6.00 - 6.28 pm

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

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

FOR THE INFORMATION OF THE COUNCIL**12/15/NAC Apologies for Absence**

Apologies were received from City Councillors Kerr, O'Reilly, McGovern and Ward, and County Councillors Manning and Sales.

12/16/NAC Minutes of the last meeting

The minutes of the 26 January meeting were approved and signed as a correct record.

12/17/NAC Declarations of Interest

None.

12/18/NAC Planning Applications**12/18a/NAC 11/1179/FUL - Eccho House, Franks Lane, Cambridge**

The committee received an application for change of use.

The application sought approval for change of use from Area Community Housing Office to a Disabled Person's Bungalow.

The Chair proposed an amendment that a landscape condition should be included.

This amendment was carried by 3 votes to 0.

The Committee:

Resolved (by 3 votes to 0) to accept the officer recommendation to approve as per the agenda, subject to the satisfactory completion of the s106 agreement by 31st May 2012 and subject to conditions and the inclusion of the following landscaping condition:

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; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures. Soft Landscape works shall include planting plans; written specifications, 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. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Reasons for Approval

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, 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, 5/1, 5/11, 8/2, 8/6, 8/10, 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

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2. Unless prior agreement has been obtained from the Head of Planning, and 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 May 2012 it is recommended that the application be refused for the following reason(s).

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, education and life-long learning facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010.

12/18b/NAC 11/0827/FUL - 192 Green End Road, Cambridge

The committee received an application for change of use.

The application sought approval for proposed change of use to a motorcycle dealership.

The Committee:

Resolved (by 5 votes to 0) to accept the officer recommendation to approve subject to conditions for the following reasons:

1. This development has been approved, conditionally, 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, T1, T9, T14, ENV7 and WM6

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

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 6.28 pm

CHAIR