



Cambridge City Council

Planning

Committee Members: Councillors Dryden (Chair), Blencowe (Vice-Chair), Hipkin, Gawthrope, Hart, Pippas, C. Smart and Tunnacliffe

Alternates: Councillors Holland, Avery and Bird

Published & Despatched: Tuesday, 25 November 2014

Date: Wednesday, 3 December 2014
Time: 10.00 am
Venue: Committee Room 1 & 2 - Guildhall
Contact: Claire Tunnicliffe

AGENDA

The Planning Committee operates as a single committee meeting but is organised with a three part agenda and will be considered in the following order:

- **PART ONE**
Major Planning Applications
Start time: 10am

- **PART TWO**
Minor/Other Planning Applications
Start time: 1.00pm

- **PART THREE**
General and Enforcement Items
Start time: at conclusion of Part Two

There will be a thirty minute lunch break before part two of the agenda is considered. With a possible short break between agenda item two and three which will be subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote as to whether or not the meeting will be adjourned. If the decision is to adjourn the Committee will agree the date and time of the continuation meeting which will be held no later than seven days from the original meeting.

1 Apologies

2 Declarations of Interest

Members are asked to declare at this stage any interests, which they may have in any of the following items on the agenda. If any member is unsure whether or not they should declare an interest on a particular matter, they are requested to seek advice from the Head of Legal Services before the meeting.

3 Minutes

To confirm the minutes of the meeting held on 5 November 2014.
Copy attached separately.

Part 1: Major Planning Applications (10am)

4 14/1411/REM: Land To The West And South West Of Addenbrookes Campus (pages 19 -82)

5 14/1154/FUL: Wests Garage Ltd, 217 Newmarket Road (pages 83 -118)

6 14/1211/FUL: University Health Centre, Gresham Road (pages 119 - 162)

7 14/1467/S73: 169 -173 High Street (pages 163 -170)

Part 2: Minor/Other Planning Applications (1.00pm)

8 14/0625/FUL: Guthrie Court, Paradise Street (pages 171 -190)

9 14/1362/FUL: 34 Victoria Road (pages 191-200)

10 14/1278/FUL: 160 Mill Road (pages 201 206)

11 14/1500/FUL: 20 - 21 Orwell House, Orwell Furlong (pages 207 -214)

- 12 **14/1492/FUL: 61 Green End Road** (*pages 215 -232*)
- 13 **14/0810/FUL: 253 Chesterton Road** (*pages 233 -242*)
- 14 **14/0754/FUL: 12A Drayton Close** (*pages 243 -252*)
- 15 **14/1353/FUL: 37A Castle Street** (*pages 253 -264*)

Part 3: General and Enforcement Items
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- 16 **Planning Enforcement Report: 43 Aberdeen Avenue** (*pages 265 -280*)
- 17 **Planning Enforcement Update** (*pages 281 -292*)
- 18 **Planning Enforcement Policy**
Report attached separately.
- 19 **Additional Planning Meeting for 2014/15: 29 April 2015**
Due to the May 2015 elections, the first meeting scheduled for 13 May 2015 needs to be cancelled and an additional meeting scheduled at the end of the municipal year 2014/15.

The Committee is asked to note the change of date.

Meeting Information

Location The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

**Local
Government
(Access to
Information)
Act 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each of the above reports on planning applications:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting Patsy Dell (01223 457103) in the Planning Department.

**Development
Control
Forum**

Meetings of the Development Control Forum are scheduled for a week after the meetings of Planning Committee if required

**Public
Participation**

Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they

have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the day before** the meeting.

Public speakers 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.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Further information is available at

<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

The Chair will adopt the principles of the public speaking scheme regarding planning applications for general items, enforcement items and tree items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk

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.

The 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.

**Filming,
recording
and
photography**

The Council is committed to being open and transparent in the way it conducts its decision making. The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

Anyone who does not want to be recorded should let the Chair of the meeting know. Those recording meetings are strongly urged to respect the wish of any member of the public not to be recorded.

Fire Alarm

In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

**Facilities for
disabled
people**

Level access to the Guildhall via the Peas Hill entrance.

A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

Accessible toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

**Queries on
reports**

If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

General

Information regarding committees, councilors and the

Information democratic process is available at
<http://democracy.cambridge.gov.uk/>

Mod.Gov App Modern.gov offer an app that can be used to ensure you always have the latest meeting papers for the committees you are interested in.

<http://www.moderngov.co.uk/our-solutions/tablet-app-paperless-meetings>