



## Cambridge City Council

### PLANNING

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

*Despatched: Tuesday, 24 March 2015*

**Date:** Wednesday, 1 April 2015

**Time:** 10.00 am

**Venue:** Committee Room 1 & 2 - Guildhall

**Contact:** Claire Tunnicliffe **Direct Dial:** 01223 457013

### AGENDA

#### 1 ORDER OF 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: 10.00am
  
- **PART TWO**  
Minor/Other Planning Applications  
Start time: 1.00pm
  
- **PART THREE**  
General Items  
Start time: If Part One is concluded before 12.30pm, the Chair may use his discretion to consider Part Three before the lunch break. Otherwise this will be heard at the conclusion of Part Two.

There will be a thirty minute lunch break before part two of the agenda is considered.

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.

## **2 APOLOGIES**

## **3 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.

## **4 MINUTES**

To confirm the minutes of the meeting held on 04 February 2015 & 04 March 2015. (Attached separately).

### **Appendix 1 for Full Details of Central Government Planning Guidance**

#### **Part 1: Major Planning Applications (10am)**

**5 14/1154/FUL - WESTS GARAGE**  
*(Pages 19 - 98)*

**6 14/1797/FUL - JUDGE BUSINESS SCHOOL, TRUMPINGTON STREET**  
*(Pages 99 - 140)*

**7 14/1805/LBC - JUDGE BUSINESS SCHOOL, TRUMPINGTON STREET**  
*(Pages 141 - 152)*

**8 14/1691/S73 - ADDENBROOKES CBC**  
*(Pages 153 - 222)*

**9 14/1938/S73 - 1 MILTON ROAD**  
*(Pages 223 - 246)*

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

**10 15/0009/FUL - SLIPWAY, GARRET HOSTEL LANE**  
*(Pages 247 - 252)*

**11 15/0010/LBC - SLIPWAY, GARRETT HOSTEL LANE**  
*(Pages 253 - 258)*

- 12 14/1947/FUL - LAND REAR OF 2 SAXON STREET**  
*(Pages 259 - 272)*
- 13 15/0097/FUL - LAND ADJACENT TO 1 CAMPBELL STREET**  
*(Pages 273 - 286)*
- 14 15/0033/FUL - 4 RUSTAT ROAD**  
*(Pages 287 - 292)*
- 15 15/2028/FUL - ST STEPHEN CHURCH AND CHURCH HALL, 24 BROOKES ROAD**  
*(Pages 293 - 300)*

**Part 3: General Items:** If Part One is concluded before 12.30pm, the Chair may use his discretion to consider Part Three before the lunch break. Otherwise this will be heard at the conclusion of Part Two.

- 16 REVIEW OF CHANGES TO DETERMINATION OF APPLICATIONS BY PLANNING COMMITTEE**

Report attached separately.

- 17 RECORD OF OFFICER URGENCY ACTION**  
*(Pages 301 - 306)*

The Committee is asked to note the Record of Officer Urgency Action: Urgency Powers to complete s106 Agreements without reference to s106 monitoring costs.

## 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, the Council Chamber and the Small Hall) 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 Head of Planning Services (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](mailto: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](mailto: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](mailto: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](mailto:democratic.services@cambridge.gov.uk).

**General Information** Information regarding committees, councilors and the democratic process is available at <http://democracy.cambridge.gov.uk/>

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