

NORTH AREA COMMITTEE

28 August 2014
6.00pm - 7.33 pm

Present: Councillors Todd-Jones (Chair), Price (Vice Chair), Pitt, Tunnaccliffe, Abbott, Austin, Bird, Gawthrope, Perry, Sarris, M. Smart

Officers Present:

Principal Planning Officer: Tony Collins

Committee Manager: Glenn Burgess

FOR THE INFORMATION OF THE COUNCIL

14/60/NAC Apologies for Absence

Apologies were received from Councillor O'Reilly.

Thanks were expressed to Councillor Price for Chairing the planning part of the North Area Committee.

14/61/NAC Declarations of Interest (Planning)

Item	Councillor	Interest
14/63b/NAC	Price	Personal: Had met with the objectors to discuss the flooding issue.
14/63d/NAC	Bird	Personal: Had spoken with the shop owner.
14/63d/NAC	Austin	Personal: Had been to both properties.
14/63d/NAC	Sarris	Personal: Had spoken with the property owner.
14/63d/NAC	Manning	Personal: Had helped to arrange the transport assessment and had made representation on the application. As a County Councillor Councillor Manning did not take part or vote on this application.
14/63g/NAC	Price	Personal: Had spoken with the neighbour regarding the issue.

14/62/NAC Minutes (Planning)

The Minutes for the meeting of the 3 July 2014 were agreed and signed as a correct record.

14/63/NAC Planning Items**14/63a/NAC - 14/0614/FUL - 38 Chesterton Hall Crescent**

The Committee received an application for full planning permission.

The application sought approval for retrospective change of use from C3(a) to C1 - provision of 3 bedroom bed & breakfast amenity.

The applicant addressed the Committee in support of the application.

Resolved (unanimously) to grant the application for planning permission in accordance with officer recommendation, for the reasons set out in the officer report, subject to the conditions recommended by the officers.

14/63b/NAC - 14/0518/FUL - Land Rear of 243, 245 & 247 Milton Road

The Committee received an application for full planning permission.

The application sought approval for the erection of a detached dwelling with associated garage on land to the rear of no.243, 245 and 247 Milton Road.

The Committee received representations in objection to the application from Mrs Barham and Mr Baxter.

The representations covered the following issues:

- i. Flooding issue due to insufficient surface water drainage.
- ii. Overlooking and loss of privacy.
- iii. Concern regarding the timing of the plans and inaccuracies in the drawings.

Mr Webb addressed the Committee on behalf of the applicant and in support of the application.

Resolved (unanimously) to grant the application for planning permission in accordance with officer recommendation, for the reasons set out in the officer report, subject to the conditions recommended by the officers - including an additional condition regarding surface water drainage.

14/63c/NAC - 14/0890/FUL - 127 Milton Road

The Committee received an application for full planning permission.

The application sought approval for the erection of 4No 1 Bedroom Apartments.

The Committee received representations in objection to the application from Mr Lake and Mr Lockhart-Thomas.

The representations covered the following issues:

- iv. Loss of light.
- v. Loss of neighbour amenity.
- vi. Unsuitable access for emergency vehicles.
- vii. Contravenes 3/10 of the Cambridge Local Plan.
- viii. Parking and safety issues.
- ix. Not in keeping with the area.
- x. Design of Pye Alley would result in dangerous blind exit to the shops on Milton Road.

Mr Ball addressed the Committee on behalf of the applicant and in support of the application.

The Committee:

Resolved (by 5 votes to 1) to reject the officer recommendation to approve the application.

Resolved (by 7 votes to 0) to refuse the application contrary to the officer recommendations for the following reasons:

1. Due to its height and position close to properties in Mulberry Close, the proposal would cause unacceptable harm to the residential amenity of neighbours through visual dominance and sense of enclosure. The proposal therefore fails to comply with policy 3/4 and 3/12 of the Cambridge Local Plan (2006) and government guidance in the National Planning Policy Framework (2012).
2. The proposal provides inadequate car parking space (including space for disabled residents and visitors) for the occupiers of the existing and proposed residential units, contrary to policies 3/10 and 8/10 of the Cambridge Local Plan (2006).

14/63dNAC - 14/0447/FUL - 192 Green End Road

The Committee received an application for full planning permission.

The application sought approval for change of use from motor bike show room to supermarket with cafe [without cooking facilities] and installation of air compressor unit (retrospective).

Resolved (unanimously) to grant the application for planning permission in accordance with officer recommendation, for the reasons set out in the officer report, subject to the conditions recommended by the officers and the following additional pre-committee condition:

Within one calendar month of the receipt of the Decision Notice an Acoustic Report and Mitigation Strategy relating to the plant shall be submitted to the Local Planning Authority for approval. Within one calendar month of the written approval of the submitted Acoustic Report and Mitigation Strategy, or in accordance with a timetable agreed with the Local Planning Authority, the Mitigation Strategy shall be carried out and a Commissioning Certificate submitted to the Local Planning Authority. The development shall be implemented in accordance with the approved Mitigation Strategy in perpetuity and the equipment shall be maintained in accordance with the manufacturer's recommendations.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 4/13)

14/63e/NAC - 14/0936/FUL- Garages 301-326 Hawkins Road

The Committee received an application for full planning permission.

The application sought approval for the demolition of existing garages (26 No.) and erection of residential units, all of affordable tenure. The proposal shows 9 units in total. 3 No. 2 Bed houses, 2 No. 3 Bed houses and 4 No. 1Bed flats, with associated car parking, and private and shared amenity space. This is as part of the Cambridge City Council Affordable Housing Framework.

Resolved (unanimously) to defer the application until Planning Committee 1st October 2014, because representations made by neighbours had not reached the Case Officer.

General Items**14/63f/NAC - PLANNING ENFORCEMENT CONTROL ENFORCEMENT NOTICE REPORT: Citygate, Woodhead Drive, Cambridge**

The Committee received a report recommending that enforcement action be authorised in respect of the breach of planning condition.

Mr Merritt spoke in support of enforcement action.

Resolved (unanimously) that enforcement action be authorised in respect of the breach of planning condition.

The meeting ended at 7.33 pm

CHAIR