

PLANNING

6 July 2016
12.30 - 2.45 pm

Present:

Planning Committee Members: Councillors Hipkin (Chair), Blencowe (Vice-Chair), Gawthrope, Hart, Nethsingha, Pippas, Smart and Tunnacliffe

Officers:

City Development Manager: Sarah Dyer
Principal Planner: Lorraine Casey
Principal Planner: Toby Williams
Senior Planner: Charlotte Burton
Arboricultural Officer: Joanna Davies
Planner: Lorna Gilbert
Planner: Michael Hammond
Planner: Sav Patel
Planning Assistant: Mairead O'Sullivan
Committee Manager: James Goddard

FOR THE INFORMATION OF THE COUNCIL

16/97/Plan Apologies

No apologies were received.

16/98/Plan Declarations of Interest

Name	Item	Interest
Councillor Tunnacliffe	16/100/Plan	Personal: Had discussions with parties regarding 40 Humberstone Road application.

16/99/Plan Minutes

The minutes of the meetings held on 6 April and 1 June 2016 were approved as a correct record and signed by the Chair.

16/100/Plan16-0447-FUL 40 Humberston Rd, Cambridge CB4 1JG

The Committee received an application for change of use.

The application sought approval for change of use from Office (B1) to a Community Facility for local community groups and clubs (D2) and associated installation of roof lights.

The Committee:

Unanimously resolved to grant the application for change of use in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

16/101/Plan16-0315-FUL 55 Roseford Road, Cambridge CB4 2HA

The Committee received an application for full planning permission.

The application sought approval for a roof extension incorporating rear dormer window, first floor extension to the rear and convert the dwelling to form 5 x 2 bed flats.

Mr Tyres (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

16/102/Plan15-1689-FUL Salvation Army Citadel, Tenison Road, Cambridge CB1 2DG

The Committee received an application for change of use.

The application sought approval for change of use from Class B8 (warehouse) to Class A1 (shops) with ancillary storage and office space for staff. Alterations to doors, windows and roof covering.

The Committee:

Unanimously resolved to grant the application for change of use in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

16/103/Plan16-0608-FUL Harvest House, Harvest Way And 19/19a Abbey Street, Cambridge CB1 2FE

The Committee received an application for change of use.

The application sought approval for change of use from student accommodation (9 units) to use Class C3 residential to create 7No. studios and 2No. 1 bed flats.

The Planning Officer updated her report by stating the representation from 23 Abbey Street had changed from neutral to objection, but representations were addressed in the Officer's report.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

16/104/Plan16-0730-NMA 49 St Albans Road, Cambridge CB4 2HF

The Committee received an application for non-material amendment.

The application sought approval for non-material amendment on application 15/1485/FUL to enlarge rear first floor windows in bathroom and en-suite shower room.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

16/105/Plan16-0313-FUL 172-176 Mill Road, Cambridge CB1 3LP

The Committee received an application for full planning permission.

The application sought approval for reconfiguration and roof extensions, incorporating dormer windows, to the existing building to provide 16 1xbed units (Net increase of 7) along with bin and cycle storage.

The Committee:

Resolved (by 6 votes to 1) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

16/106/Plan15-2402-FUL 25 Grantchester Road, Newnham Cambridge CB3 9ED

The Committee received an application for full planning permission.

The application sought approval to demolish existing detached family house. Proposed detached, two storey, single family dwelling, with carport and summer house.

The Committee received representations in objection to the application from two Grantchester Road residents:

The representations covered the following issues:

- i. Objected to the summer house rather than the family dwelling.
- ii. The summer house would be visible from the neighbour's garden and patio. Moving the structure to the north boundary and giving it a flat roof would mitigate its impact.
- iii. Specific concerns regarding:
 - Removal of trees.
 - Conversion of front garden into parking.
 - Overlooking and shadowing.

Mr Snell (Applicant's Agent) addressed the Committee in support of the application.

Councillor Hipkin proposed to split the Officer's recommendation into 2 votes.

This proposal was **lost by 4 votes to 3**.

The Committee:

Resolved (by 5 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

16/107/Plan16-0391-FUL 1 Brothers Place, Cambridge CB1 8BN

The Committee received an application for full planning permission.

The application sought approval for construction of a dwelling.

The Principal Planner amended the Officer's report by stating the garden measurements in paragraph 8.14 should be 5 x 5.5m.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

16/108/Plan16-0532-FUL 233 Queen Ediths Way, Cambridge CB1 8NJ

The Committee received an application for full planning permission.

The application sought approval for a two storey side extension and single storey rear extension following the demolition of an existing outbuilding.

Mr Zeev (Applicant's Architect) addressed the Committee in support of the application.

Councillor Ashton (Cherry Hinton Ward Councillor) addressed the Committee about the application.

The representation covered the following issues:

- i. The resident of 235 Queen Ediths Way supported the application in principle but had concerns over the footprint of the proposed building, which would be larger than neighbouring properties.
- ii. Queried how boundary conditions could be controlled without a formal agreement on details before the application was considered.
- iii. Specific concerns:
 - Proximity of the extension to neighbour's boundaries (although they have built up to their boundaries too).

- Building up to the boundary would make access and maintenance difficult.
- The mass of the building with the extension.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

16/109/PlanObjection To City Of Cambridge Tree Preservation Order Application No.02/2016 - 17 Brunswick Gardens

The Committee received an application to confirm, not to confirm, or confirm subject to modifications the Tree Preservation Order 02/2016 that relates to 17 Brunswick Gardens.

The Committee:

Unanimously resolved to accept the officer recommendation and grant permission to confirm the TPO that was the subject of the application, subject to modification of the plan to more accurately show the location of T1.

16/110/PlanObjection To City Of Cambridge, Tree Preservation Order Application No.10/2016 - 38 Fulbrooke Road

The Committee received an application to confirm, not to confirm, or confirm subject to modifications the Tree Preservation Order 10/2016 that relates to 38 Fulbrooke Road.

The Committee:

Unanimously resolved to accept the officer recommendation and grant permission to confirm the TPO that was the subject of the application.

16/111/PlanObjection To City Of Cambridge Tree Preservation Order Application No.10/2016 - Christ's College

The Committee received an application to confirm, not to confirm, or confirm subject to modifications the Tree Preservation Order 11/2016 that relates to Christ's College.

The Committee:

Unanimously resolved to accept the officer recommendation and grant permission to confirm the TPO that was the subject of the application.

16/112/PlanObjection To City Of Cambridge Tree Preservation Order Application No. 06/2016 - Front boundary at 22 Barton Road

The Committee received an application to confirm, not to confirm, or confirm subject to modifications the Tree Preservation Order 06/2016 that relates to 22 Barton Road.

The Committee:

Unanimously resolved to accept the officer recommendation and grant permission to confirm the TPO that was the subject of the application.

The meeting ended at 2.45 pm

CHAIR