

## PLANNING

5 December 2018  
12.30 - 5.10 pm

### Present:

**Planning Committee Members:** Councillors Smart (Chair), Blencowe (Vice-Chair), Baigent, Hart, Hipkin, McQueen, Page-Croft, Thornburrow, Tunnacliffe and Holt

Councillor Hart left after the consideration of item 18/167/Plan  
Councillors Holt and Page Croft left after the initial vote for item 18/168/Plan

### Officers:

Planning Delivery Manager: Eileen Paterson  
Principal Planner: Nigel Blazeby  
Principal Planner: Lorraine Casey  
Principal Planner: Tony Collins  
Planner: Mairead O'Sullivan  
Planner: Mary Collins  
Planning Assistant: Alice Young  
Legal Advisor: Keith Barber  
Committee Manager: Toni Birkin

## FOR THE INFORMATION OF THE COUNCIL

### 18/161/PlanApologies

Apologies were received from Councillor Nethsingha. Councillor Holt was present as the alternate.

### 18/162/PlanDeclarations of Interest

Name	Item	Interest
Councillor Blencowe	18/1467/Plan	Personal: Studied at Anglia Ruskin University (Formerly known as Cambridge College of Arts and Technology)
Councillor	18/1467/Plan	Personal: Studied at Anglia

McQueen		Ruskin University
Councillor Baigent	18/1467/Plan	Personal: Studied and lectured at Anglia Ruskin University

## **18/163/PlanMinutes**

The minutes of the meeting held on 7<sup>th</sup> November 2018 were approved as a correct record and signed by the Chair.

## **18/164/Plan18/1432/FUL - Ridgeons 75 Cromwell Road**

This item was withdrawn from the agenda.

## **18/165/Plan18/1116/FUL - Land North of Harrison Drive and West of The Donald Macintyre Building, Hills Road**

The Committee received an application for full planning permission.

The application sought approval for the erection of a new children's day nursery on the existing Faculty of Education car park, with associated outdoor playspace, alterations to the car park, provision of new bicycle and buggy parking, landscaping and ancillary works.

The Committee noted the amendment sheet and further updates and corrections as detailed by the Officer. Amendments to the wording of condition 9 were tabled.

The Committee received representations in objection to the application from local residents.

The representations covered the following issues:

- i. Whilst supporting the need for the nursery, residents had concerns about road safety of children in a busy area.
- ii. Noise disturbance would be a problem for local residents.
- iii. There was insufficient parking in the area.
- iv. Elderly residents in need of care and medical support would find parking spaces occupied by parents.
- v. Cars would be likely to park on the pavement.
- vi. Noise mitigation measures would not resolve the noise issues.

- vii. Additional protections were needed to protect the amenity of existing residents.

Professor Chris Abell (Applicant) addressed the Committee in support of the application.

Councillor Blencowe proposed an amendment to the Officer's recommendation 21 in that additional noise prevention measure be installed. Final wording for the condition to be delegated to officers in consultation with the Chair and spokes.

This amendment was **carried by 9 votes to 1**.

The Committee:

**Resolved (by 6 votes to 3 and 1 abstention)** 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.

**AND**

the 4<sup>th</sup> and 5<sup>th</sup> paragraphs of recommended Condition 9 amended to read as follows:

3) Specifically, if the surface water drainage scheme requires discharge of water to infrastructure on adjoining sites not within the ownership of the applicants (or their successors in title), the submitted details shall include a completed legal easement(s) between the applicants and the adjoining landowner(s) which grants all necessary rights to the applicant and its successors in title to carry out the required works, maintain and replace them thereafter, and to discharge surface water through the surface water media constructed, throughout the lifetime of the development.

The approved details shall be fully implemented on site prior to any works on site, other than demolition and the construction of the drainage infrastructure itself, and shall be retained thereafter.

**AND** the addition of a further condition to increase the effectiveness of the acoustic barrier on the north and east boundaries, wording to be drafted by officers and submitted to Chair, Vice-chair and Spokes for approval.

**18/166/Plan18/0829/FUL - Lion Yard and St George House, Lion Yard, Petty Cury**

The Committee received an application for full planning permission.

The application sought approval for a change of use of St George House and Lion House from office (Class B1) to hotel (Class C1); relocation of nightclub (Sui Generis) in St George House to basement service yard in Lion Yard shopping centre (Class A1); relocation of the substation within the basement; associated alterations to the buildings including new windows, new entrance to the nightclub from the shopping centre, new goods lift for the hotel and cycle parking.

Tim Cakebread (Applicant's Agent) addressed the Committee in support of the application.

Members of the Committee were concerned that an opportunity to improve the area was being missed. It was suggested that the design was poor and did not enhance a conservation area. Concerns were raised about poor disabled access and the lack of a travel plan.

Members suggested that the new build area proposed around the Heidelberg Garden could be improved.

Members requested the preparation of a detailed travel plan to be submitted for assessment as part of the application

Councillor Blencowe proposed deferring the application.

This motion was **carried by 6 votes to 1 and 3 abstentions**.

The Committee:

**Resolved (by 7 votes to 3)** to defer the application for planning permission for a further submission of a Travel Plan detailing how vehicular movements to and from the site, in connection with the proposed development, would be minimised and managed.

**18/167/Plan18/1123/FUL - 23A Hooper Street**

The Committee received an application for full planning permission.

The application sought approval for retrospective planning permission for the change of use of existing buildings from Class B2 micro-brewery to Class B2 micro-brewery and Class A4 drinking establishment.

The Committee received a written representation in objection to the application from a local resident who was unable to attend the meeting. This was circulated to members of the Committee.

Sam Calverley (Applicant) addressed the Committee in support of the application.

Councillor Richard Robertson (Petersfield Ward Councillor) addressed the Committee and made the following comments:

- i. The Councillor was speaking at the request of 7 immediate neighbours to the rear of the site.
- ii. Unacceptable noise levels from an open site.
- iii. Neighbours had lost enjoyment of gardens.
- iv. Children sleeping to the rear of properties were disturbed.
- v. Food vans were attracted to the area causing further disturbance.
- vi. Former industrial site unsuitable for this use.
- vii. Accessible toilets were not provided.
- viii. Poor toilet facilities resulted in urination in the street.
- ix. Application fails under the following Local Plan Policies: 56 (facilities), 58 (cycle parking) and 8 (residential amenity).
- x. Litter was problematic.
- xi. Location of this venue was unacceptable in a conservation area.

Members discussed the use of a condition to require the applicant to install disabled facilities.

The Delivery Manager advised the Committee that this would be difficult as it was a building regulation matter. She suggested an informative, in the event Members approved the application with wording delegated to officers, in consultation with the Chair and Spokes. This was agreed without a vote.

Councillor Blencowe proposed an amendment to the Officer's recommended condition 1 as follows:

*The A4 use hereby permitted shall cease 4 2 years from the date of this permission.*

This amendment was **carried by 6 votes to 1 and 3 abstentions.**

The Committee:

**Resolved (by 7 votes to 3)** 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 and subject to amendment to condition 1 to allow two year permission and an additional condition regarding provision of inclusive access and facilities. The wording for this additional condition will be drafted and shared with the Chair, Vice Chair and Spokes prior to issue of the permission.

**18/168/Plan18/1467/FUL - University Eye Clinic, Anglia Ruskin University, East Road**

The Committee received an application for full planning permission.

The application sought approval for the infill of the existing undercroft.

Liz Craig, Estates Manager of Anglia Ruskin University and Tom Manville of the Student Union of Anglia Ruskin University (Applicant's representatives) addressed the Committee in support of the application.

Councillor Richard Robertson (Petersfield Ward Councillor) addressed the Committee about the application and made the following comments:

- i. Previously the site had been an open space with an area for bins.
- ii. The first application for a bin store had been received in 2008.
- iii. In 2010 the bin store was agreed along with a commitment to Anglia Ruskin being a good neighbour.
- iv. The eye clinic had never used the bins in this area.
- v. Bin store was for the sole use of local residents.
- vi. Loss of the facility would contravene Local Plan Policy 58 (negative impact on amenity of neighbours)
- vii. Anti-social behaviour was a concern but alternative controls and cleaning strategies were available.
- viii. Alternative solutions, such as gates, have been rejected by Anglia Ruskin University.

The Committee:

**Resolved (by 5 votes to 1 and 3 abstentions)** to reject the officer recommendation to approve the application.

**Resolved (by 6 votes to 0 and 1 abstention)** to agree the following reasons for refusal:

Loss of the bin store would contravene Local Plan Policy 58.

**Resolved (by 6 votes to 0 and 1 abstention)** to refuse the application contrary to the officer recommendation for the following reasons:

The proposed infilling of the undercroft would result in the loss of bin storage for residents of nearby properties, and would therefore be detrimental to their residential amenity, contrary to Policy 58 of the Cambridge Local Plan (2018).

**Committee Manager Note:** Councillors Holt and Page Croft left after the initial vote for this item.

#### **18/169/Plan18/0211/FUL - 585 Newmarket Road**

The Committee received an application for full planning permission.

The application sought approval for the demolition of existing dwelling and erection of 3 detached houses.

The Committee received a representation in objection to the application from a local resident.

The representation covered the following issues:

- i. Speaking on behalf of other neighbours.
- ii. Proposal was overdevelopment.
- iii. Large building would produce a feeling of enclosure.
- iv. Would be overbearing and would result in overlooking.
- v. Increased traffic would be problematic.
- vi. Access path to rear properties lacked a passing place.
- vii. Impact on sunlight and daylight would be problematic.

John Dadge (Applicant's Agent) addressed the Committee in support of the application.

Councillor Richard Johnson (Abbey Ward Councillor) supplied a statement which was circulated to the Committee.

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.

**18/170/Plan18/1625/FUL - Land to the rear of 53-55 Wulfstan Way**

This application was withdrawn from the agenda.

**18/171/Plan18/1741/CL2PD - 15 Highworth Avenue**

The Committee received an application for a Certificate of Lawfulness under section 192 of the Town & Country Planning Act 1990 (as amended) which came to the Committee because one of the applicants is a City Council employee.

The Lawful Development Certificate is sought for a hip to gable roof extension and rear box dormer, with Juliet balcony and front roof lights.

The Committee:

**Unanimously resolved** to accept the officer recommendation to approve the application for a Certificate of Lawfulness under section 192 of the Town & Country Planning Act 1990 (as amended).

The meeting ended at 5.10 pm

**CHAIR**