

PLANNING

5 February 2020
10.00 am - 12.00 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Sargeant (Vice-Chair), Baigent, Green, Lord, Porrer and Tunnacliffe

Officers:

Delivery Manager Development Management: Nigel Blazeby

Principal Planner: Lorraine Casey

Principal Planner: Lewis Tomlinson

Senior Planner: Andy White

Legal Adviser: Keith Barber

Committee Manager: Toni Birkin

FOR THE INFORMATION OF THE COUNCIL

20/10/Plan Apologies

Apologies were received from Councillor McQueen

20/11/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member Cambridge Cycling Campaign

20/12/Plan Minutes (to follow)

The minutes of the previous meeting were to follow.

20/13/Plan 19/1116/FUL - 233 Milton Road

The Committee received an application for full planning permission.

The application sought approval for erection of a new 2bedroom dwelling with parking and new access arrangements to the rear of 233 Milton Road.

Natalie Matanda (Applicant's Agent) addressed the Committee in support of the application.

Councillor Baigent suggested the application should be deferred until an Arboriculture Officer could be present.

The Officer confirmed that protection of the tree, both during the construction period and in future, had been included in the conditions.

At the request of the Committee an amendment was proposed to, grant Officers powers to draft additional conditions to remove permitted development rights (Class A Extensions and E Outbuildings and Extensions).

This amendment was **carried unanimously**.

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's report, and subject to the conditions recommended by the Officer, including the amendment to condition and to additional conditions removing Class A and E (householder) permitted development rights

20/14/Plan 19/0971/REM - 39A Almoners Avenue

The application sought approval for reserved matters (appearance, landscaping, layout and scale) for two dwellings pursuant to outline 16/0924/OUT).

The Committee noted alteration to condition 4 as detailed in the amendment sheet.

Ben Pridgeon (Applicant's Agent) addressed the Committee in support of the application.

The Committee delegated powers to Officers to draft additional conditions to the Officer's recommendations as follows:

1. A condition requiring retention of the green roof to the bike stores.
2. A condition regarding the height of the roof windows / sky lights.

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's report, and subject to the conditions recommended by the Officer including the amendments to conditions contained in the amendment sheet and as detailed above and subject to additional conditions regarding the maintenance of the green roof and provision and retention of rooflights at a minimum height of 1.7m above the internal floor level.

20/15/Plan 19/1647/FUL - 140 Queen Ediths Way

The application sought approval for change of use from a dwelling house (Use Class C3) to a large scale 8x bedroom house of multiple occupation (Sui Generis).

The Committee noted the Amendment Sheet which contained minor alterations to the wording of conditions 3 and 4.

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

The representation covered the following issues:

- i. Proposal was out of character with the neighbourhood.
- ii. Contravened the Local Plan as it would have a negative impact on the area.
- iii. Would create parking and road safety problems.
- iv. Would result in a loss of the community feel of the area.
- v. Would generate large numbers of comings and goings.
- vi. Neighbours would sufferer increased noise disturbance.
- vii. Other HMO's in the area already caused problems.

The Committee delegated powers to Officers to draft additional conditions regarding the retention of the internal living space as comunal space and not additional bedrooms.

The Committee:

Resolved (by 4 votes to 3) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer including the amendment included in the amendment sheet and subject to an additional condition regarding the protection of internal communal spaces.

20/16/Plan 19/0968/FUL - 25a Mowbray Road

The Committee received an application for full planning permission.

The application sought approval for conversion and extension of 3 bed detached dwelling into 2 x 2-bed and 3 x 1-bed apartments including a part 3 storey, part 2 storey and part single storey rear extension incorporating balconies on 1st and 2nd floor, extension to roof from hip to gable, conversion of garage to living space and associated alterations. Erection of bin and cycle storage in front garden.

The Committee noted the drawing had been updated since the agenda had been published. The revised Bin and Cycle storage arrangements were noted.

The Committee delegated powers to Officers to amend the wording of Condition 10 regarding compliance.

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's report, and subject to the conditions recommended by the Officer including the amendment to condition 10 noted above.

The meeting ended at 12.00 pm

CHAIR