

**PLANNING**

4 March 2020  
10.00 am - 6.50 pm

**Present:**

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

**Officers:**

Delivery Manager Development Management: Nigel Blazeby

Interim Management Support – Planning: Phil McIntosh

Democratic Services Manager: Gary Clift

Principal Planner: Ganesh Gnanamoorthy

Principal Planner: Lewis Tomlinson

Senior Planner: Aaron Coe

Senior Planner: Andy White

Arboricultural Officer: Joanna Davies

Planner: Sophia Dudding

Legal Adviser: Keith Barber

Committee Manager: Sarah Steed

Committee Manager: James Goddard

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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**20/17/Plan Apologies**

Apologies were received from Councillor McQueen. Councillor Thornburrow attended as the Alternate.

**20/18/Plan Declarations of Interest**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Councillor Sargeant	20/27/Plan	Personal: Residents spoke to him about the application, but Cllr Sargeant did not fetter his discretion.
Councillor Thornburrow	20/21/Plan and	Had been the Executive Councillor for Streets and

	20/22/Plan	Open Spaces when the Silver Street toilet development application first commenced. Would not take part in the debate or decision or sit at the committee table.
Councillor Porrer	20/20/Plan	She had sat on Housing Scrutiny Committee when they had made a decision regarding the financing of the project. She still had an open mind and had not fettered her discretion.
Councillor Baigent	All	Was a member of Extinction Rebellion and the Cambridge Cycling Campaign.

### **20/19/Plan Minutes - to follow**

Minutes were not presented to the committee for approval.

### **20/20/Plan 19/1616/FUL - 67-97A Campkin Road**

The Committee received an application for full planning permission.

The application sought approval for demolition of 32no existing flats and garages, and erection of 75no new affordable dwellings, including 4no houses and 71no apartments, a new community facility, car parking, landscaping and associated works.

The Principal Planner referred members to the amendments contained in the Amendment Sheet which dealt with an additional neighbour representation and conditions proposed by the Local Lead Flood Authority following the withdrawal of their objection to the application.

The Principal Planner as part of his presentation proposed two additional conditions, the first related to noise from the community centre garden in order to protect residential amenity and the second was to require EV charging points were provided in accordance with an approved plan.

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, subject to:

- i. the prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 to secure the planning obligations referenced in paragraphs 8.73 of the Officer's report; and
- ii. the planning conditions set out in the Officer's report; and
- iii. the following additional conditions set out in the amendment sheet; and

**37 (Surface Water Drainage)**

No development hereby permitted, with the exception of demolition, shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambridgeshire District Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall also include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers and all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Temporary storage facilities if the development is to be phased;
- h) A timetable for implementation if the development is to be phased;
- i) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;

- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water;
- l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

### **38 (Management and maintenance)**

Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

### **39 (Foul Drainage)**

No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

### **40 Flood Evacuation Plan**

No building hereby permitted shall be occupied until a flood evacuation plan has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development is safe to access and egress in the event of a flood.

### **ADDITIONAL INFORMATIVES:**

**INFORMATIVE:** Finished Floor Levels:

The applicant is advised that the proposed finished floor levels are set below the recommended freeboard allowance. The applicant has set out their reasons for this – principally that the applicant’s modelling shows the properties as not flooding and a higher finished floor level (relative to local ground level) would result in impractical access ramps. Our preference would be to provide more freeboard as a contingency. For the avoidance of doubt the setting of finished floor levels (as with all other design choices) is ultimately at the applicant’s risk and the Lead Local Flood Authority accept no liability for consequences of the design.

The applicant is advised that, given the low amount of freeboard on the finished floor levels, that they consider flood resilient construction techniques and materials such as those outlined in the DCLG Improving the Flood Performance of New Buildings - Flood Resilient Construction guidance:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7730/flood\\_performance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf)

**INFORMATIVE** Green Roofs:

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

**INFORMATIVE** Pollution Control:

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

iv. The following additional conditions tabled at committee and

a) Music and amplified voice is prohibited in the external community centre garden at all times.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

b) The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing number CPK-EV01 - Electric Vehicle Charging Points shall be the type / standard as detailed below and shall be installed prior to use of the development hereby permitted is commenced and retained thereafter, unless otherwise approved in writing by the Local Planning Authority.

The charging points shall be designed and installed in accordance with BS EN 61851.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Policy 36 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

- v. An amendment to condition 35 to include maintenance details of green roof areas, with the specific wording being delegated to the Delivery Manager Development Management.

### **20/21/Plan 19/1167/FUL - Public Toilet, Silver Street**

Councillor Thornburrow withdrew from the Committee for items 19/1167/FUL and 19/1350/LBC and did not take part in the discussion or decision making.

The Consultant Planner gave an officer presentation covering both 19/1167/FUL and 19/1350/LBC planning applications. Members were advised that the two applications would be debated at the same time but separate votes would need to be taken on each application.

The application 19/1167/FUL sought approval for refurbishment of existing basement toilets and associated works to include the provision of a new guard rail to the basement stairs, and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure).

The application 19/1350/LBC sought approval for the refurbishment of existing basement toilets and associated works to include the provision of a new guard rail to the basement stairs, and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure).

The Consultant Planner referred members to the amendments contained in the Amendment Sheet which included details for both the full planning application and the listed building consent application.

The Committee received two representations in objection to the applications:

The first representations covered the following issues:

- i. Silver Street had always been a place for tourists to congregate, this had become hazardous because of stalls, bicycle racks and benches. Suggested that obstructions should be removed and that this was an accident waiting to happen.
- ii. Suggested the kiosk element of the proposal should be reconsidered and that movement on the street would be hampered.
- iii. There was a high risk of accidents in this area.

The second representations covered the following issues:

- i. He was pleased to have contributed to the Development Control Forum but had expected to see revised plans to address safety concerns, access and trees.
- ii. Was disappointed that the re-submitted plans had no significant amendments.
- iii. Requested that the application was deferred because this was an important application
- iv. Expressed concerns about safety, although there was a solid build line this was much closer to the street.
- v. A University representative no longer suggested that disabled students used this street.
- vi. The pedestrian crossing had been installed following a fatality in the area.
- vii. The Disability Panel and the City Council's Access Officer objected to the application.

- viii. Suggested that the kiosk was removed and replaced with an accessible toilet.
- ix. Said the design of the development was reverse engineered.
- x. Commented that the trees would need to be constantly pollarded and that there should be a tree replacement strategy.

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

The Committee voted on the Planning Officer's recommendation to approve the application and this was lost by 4 votes to 2 with 1 abstention.

Meeting paused for 10 minutes for officer's to consider reasons for refusal. These were read out to Members and then the Planning Delivery Manager suggested that rather than refuse the application, that Members may want to consider whether the application could be deferred for the Council (as applicant) to consider the areas of concern raised.

The Committee resolved by 5 votes to 2 to nullify the above decision.

#### The Committee:

**Resolved (by 7 votes to 0)** to defer the application for the following reasons:

- i. Siting of building and height
- ii. Appearance of electronic turnstile to basement
- iii. Location of entrance to accessible toilet.
- iv. Further information on the Water Management Strategy

#### **20/22/Plan 19/1350/LBC - Public Toilet, Silver Street**

Councillor Thornburrow withdrew from the Committee for this item and did not take part in the discussion or decision making.

The Delivery Manager Development Management recommended deferring this item for the same reasons given for 19/1167/FUL - Public Toilet, Silver Street.

#### The Committee:

**Resolved (by 7 votes to 0)** to defer the application.

#### **20/23/Plan 18/1890/FUL - Family Centre, Malta Road**



Withdrawn from the agenda to allow a public consultation to be carried out.

**20/24/Plan 19/1389/TDAMIN - Cambs and Hunts Health Authority, 18 Vinery Road**

The Committee received an application for technical details consent for construction of 9 dwellings and means of access, following demolition of redundant Health Authority offices (pursuant to grant of 19/0769/PIP for Permission in Principle for residential development of 9 dwellings).

The Senior Planner updated his report by referring to amended wording of condition 9 (Agreed by Environmental Health 03.03.2020) as set out on the Amendment Sheet.

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

The Committee:

**Resolved (by 7 votes to 1)** to grant the application for technical details consent 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 9.

**20/25/Plan 19/1506/FUL - 4 Huntingdon Road**

The Committee received an application for change of use from 9 bedroom guest house (Use C1) to 9 bedroom House in Multiple Occupation (Use Sui Generis).

Mr Stubbings (Applicant) addressed the Committee in support of the application.

The Committee:

**Unanimously resolved** to grant the application for change of use 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.

**20/26/Plan 19/1409/FUL - 38 Pakenham Close**

The Committee received an application for retrospective application for change of use from 6 bedroom HMO (use Class C4) to 7 bedroom HMO (Sui generis).

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's report, and subject to the conditions recommended by the Officer.

### **20/27/Plan 19/1301/FUL - 23 Garden Walk**

The Committee received an application for full planning permission.

The application sought approval for 2x new build one bed semi-detached incidental garden style properties to the rear of 23 Garden Walk

The Senior Planner updated his report to include Condition 11 amendments (cycle parking and bin storage details to be confirmed prior to development).

Councillor Thornburrow proposed amendments to the Officer's recommendation to include a:

- i. Landscape control condition to protect the amenity of the site.
- ii. Fire hydrant informative.

These amendments were **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation to require planting of a mulberry tree.

This amendment was **carried unanimously**.

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, subject to:

- i. the planning conditions set out in the Officer's report, plus amendments to condition 11; [and]
- ii. amendment to condition 4 to make reference to a Mulberry Tree and landscape control condition to protect the amenity of the site [and]
- iii. include an informative relating to fire hydrants.

**20/28/Plan 19/1290/FUL - 32 Arbury Road**

The application sought approval for change of use of the ground floor for the existing Veterinary Practice to expand into, and first floor to remain residential.

The Senior Planner updated his report to include:

- i. Condition to control access.
- ii. Amendment to paragraph 8.8.

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

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 Amendment Sheet, and subject to the conditions recommended by the Officer:

- i. Condition to control access.
- ii. Para 8.8 was amended to the following: The proposed first floor flat has been amended to a three bedroom flat served by a separate kitchen and living room and two bathrooms. The proposed flat would have a gross internal floor area of approximately 110m<sup>2</sup>. The minimum gross internal floor area for a 3 bedroom (5 person) single level residential dwelling, as stipulated in policy 50 of the Cambridge Local Plan, is 86m<sup>2</sup>. The proposed self-contained flat would exceed this requirement and therefore, would provide an appropriate standard of internal accommodation.

**20/29/Plan 19/0763/FUL - 305 Hills Road**

The Committee received an application for demolition of an existing dwelling and erection of a single dwelling together with access and landscaping.

The Applicant's Agent addressed the Committee in support of the application.

Councillor Thornburrow proposed an Informative on boundary treatment to enable free movement for hedgehogs. The Committee supported this proposal.

Councillor Porrer proposed a Condition to install an electric vehicle charging point. The Committee supported this proposal.

Councillor Thornburrow proposed that a Condition be added that details of the cycle and bin storage be submitted for officer approval. The Committee supported this proposal by 6 votes to 0.

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, subject to the conditions recommended by the Officer and the additional Conditions and Informative set out above.

**20/30/Plan 19/0724/FUL - 184 Perne Road**

The Committee received an application for a hip to gable roof extension with rear box dormer and juliet balcony, single storey side and rear extension. Subdivision of house to form 2 flats.

The Committee received representation in objection to the application from a resident of Perne Road.

The representations covered the following issues:

- i. There is an adequate supply of flats in the city.
- ii. Noise transference from proposed living room to neighbour's bedroom.
- iii. Inappropriate roof extension.
- iv. Need to preserve semi-detached homes.
- v. Smaller gardens, lack of amenity and bio-diversity.
- vi. Overbearing nature of the extension.

The Committee requested that an Informative be added to address the objector's referred noise transference. The officers would consider whether it was possible to draft an appropriate Informative.

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 an Informative as referred to above.

**20/31/Plan 19/0866/FUL - 67 Perne Road**

The Committee received an application for a proposed rear extension to include loft extension to convert 3 bed dwelling into 3 no. flats.

The Committee was advised that an additional 14 day consultation period applied to this application. It was appropriate for the Committee to consider the application on the understanding that if there were material issues raised during the consultation it was to be re-submitted for determination. The responses to the consultation would be provided to the Chair, Vice Chair and spokes.

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's report, and subject to any material points arising in the further consultation period.

**20/32/Plan Objection to TPO 37\_2019 - Newmarket Road**

The Committee received an application to confirm or not to confirm a Tree Preservation Order 37/2019 at 393-395 Newmarket Road.

The Committee:

**Unanimously resolved** to approve the Officer's recommendation to confirm City of Cambridge Tree Preservation Order 37/2019.

**20/33/Plan Objection to TPO 40\_2019 - 291 Arbury Road**

The Committee received an application to confirm or not to confirm a Tree Preservation Order 40/2019 at 291 Arbury Road.

The Committee:

**Unanimously resolved** to approve the Officer's recommendation to confirm City of Cambridge Tree Preservation Order 40/2020.

The meeting ended at 6.50 pm

**CHAIR**