

PLANNING

1 March 2023
10.00 am - 2.30 pm

Present:

Planning Committee Members: Councillors Smart (Chair), D. Baigent (Vice-Chair), Bennett, Collis, Dryden, Flaubert, Gawthrop Wood and Thornburrow

Officers:

Interim Development and Planning Compliance Manager: Toby Williams
Area Manager (East): Jane Rodens
Senior Planner: Amy Stocks
Senior Planning Officer: James Truett
Senior Urban Designer: Nadine Black
Planning Officer: Laurence Moore
Legal Adviser: Keith Barber
Committee Manager: James Goddard
Meeting Producer: Chris Connor

FOR THE INFORMATION OF THE COUNCIL

23/17/Plan Apologies

Apologies were received from Councillors Page-Croft and Porrer. Councillor Flaubert attended as an Alternate.

23/18/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Collis	23/20/Plan	Personal: Public art came under her portfolio as the Executive Councillor for Open Spaces, Food Justice and Community Development. Discretion unfettered.
Councillor Gawthrop Wood	23/22/Plan and 23/23/Plan	Personal: Application in her Ward. Discretion unfettered.

23/19/Plan Minutes

The minutes of the meetings held on the 7 December 2022 and the 11 January 2023 were approved as a correct record and signed by the Chair.

23/20/Plan 22-02081-FUL Timberworks Public Art

The Committee received an application for full planning permission. The proposal relates to City Council owned land.

The application sought approval for the installation of public art including Bird Boxes, Finger Posts, Tree Stakes, The Hive and Sunray Trellis, Railings and a Pavilion.

Councillor Bennett proposed an amendment to the Officer's recommendation to include an informative that the board walk should be accessible for those with disabilities.

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, subject to the conditions recommended by the Officer (with minor amendments to the conditions as drafted delegated to Officers) including the informative to ensure the public art was accessible.

23/21/Plan 22-00265-OUT 72-74 St Philips Road

The Committee received an application for outline planning permission.

The application sought approval for 1 No. one and a half storey dwellinghouse with no matters reserved.

The Area Manager (East) updated her report by referring to the requirement for an unexpected contamination condition on the Amendment Sheet.

Councillor Gawthrope Wood proposed amendments to the Officer's recommendation:

- i. Seeking the removal of permitted development rights within the curtilage of the property, expressly in regard to hard surfacing (any paving should be permeable).
- ii. To include a construction Management Plan.

The amendments were **carried unanimously**.

Councillor Thornburrow proposed amendments to the Officer's recommendation:

- i. Hard and soft landscaping.
- ii. Final design of windows in north and east elevations of property and spacing as how they relate to very close fencing.
- iii. Prohibition of car parking within the curtilage of the property.
- iv. Amend the M4(2) (accessibility and adaptability) condition regarding layout because the current plans do not apparently evidence compliance – entrance, wc door as examples.

The amendments were **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for outline 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 and Amendment Sheet;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
 - a. for the provision and implementation of a hard and soft landscaping scheme;
 - b. a requirement for an approved Construction Management Plan;
 - c. the removal of permitted development rights within the curtilage of the property, expressly in regards to hard surfacing (to the extent that any paving shall be permeable);
 - d. requiring approval for the final design of windows in north and east elevations of property;
 - e. prohibition of car parking within the curtilage of the property; and
- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend the M4(2) condition regarding layout.

23/22/Plan 22-05472-FUL 36 Amwell Road

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing bungalow and the erection of 3no 2-bed terrace dwellings.

The Senior Planner updated her report by referring to a correction to paragraph 1.3 of the Officer's report listed on the amendment sheet.

The Interim Development and Planning Compliance Manager proposed amendments to the Officer's recommendation:

- i. To secure access to cycle parking achieved through an additional condition requiring a 1.2m width path.
- ii. The removal of duplicated details within conditions 10 and 15.

The amendments were **carried nem con.**

The Committee:

Resolved (by 6 votes to 0 with 2 abstentions) to defer the application to the next Committee so officers could seek further information about the buildings on site and to discuss bike storage location options with the Applicant.

23/23/Plan 22-02162-FUL 315 Milton Road

Councillor Flaubert left the Committee before this item was considered and did not return.

The Committee received an application for full planning permission.

The application sought approval for the retrospective change of use of the dwelling to a large scale HMO, with conversion of the garage to a habitable space.

The Planner updated his report by referring to revised wording for conditions 3, 4 and 5 on the amendment sheet.

Councillor Thornburrow proposed amendments to the Officer's recommendation:

- i. Licensing and space standards set by Environmental Health Service should be followed.

- ii. Fire escape and building control issues regarding bedroom 7. (Habitable rooms normally join a stairwell not a kitchen.)

The amendments were **carried unanimously**.

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 (with minor amendments to the conditions as drafted delegated to officers), subject to:

- i. the planning conditions set out in the Officer's report and amendment sheet;
- ii. informatives included on the planning permission in respect of:
 - a. licensing and space standards set by Environmental Health Service;
 - b. fire escape and building control issues identified regarding bedroom 7.

23/24/Plan 22-05430-FUL 2 Elizabeth Way

The Committee received an application for full planning permission.

The application sought approval for the demolition of the car wash and the creation of a charging zone, erection of EV (electric vehicle) chargers, erection of canopy, sub-station enclosure, 4 jet wash bays and associated forecourt works.

The Senior Planner updated her report by referring to revised wording for condition 6 on the amendment sheet.

The Committee received a representation in objection to the application from a resident of Andrew's Road:

- i. Referred to objections from residents and Ward Councillors on the planning portal.
- ii. Suggested that installing 2-3 EV chargers was more appropriate for the site than 4.
- iii. Expressed concern about:
 - a. Noise.
 - b. Driver safety.

- c. Operating hours.
 - d. Overdevelopment of site.
- iv. Tracking information was for 2 cars on site not for 8 who could potentially use it at once.
- v. Suggested:
 - a. A safer turning space.
 - b. Less jet wash bays and associated noise.
- vi. Took issue with Highways Authority comments that no extra traffic was expected (para 10.7) or no objection to the turning circles.
- vii. The Applicant said they would try to mitigate noise concerns by operating during the day, but this lasted until 10pm. Requested:
 - a. Operating hours be limited to 7am-7pm.
 - b. A condition to mitigate the noise of jet wash operation.

Councillor Smart proposed an amendment to the Officer's recommendation that operating hours be limited to between 7am-7pm.

This amendment was **carried unanimously**.

Councillor Bennett proposed an amendment to the Officer's recommendation to include an informative recommending a smart head be used on hoses to reduce water usage and waste.

This amendment was **carried unanimously**.

The Committee:

Resolved (by 7 votes to 0) to defer the application to seek:

- i. confirmation of the ownership of land on which the trees stand;
- ii. comments from the Tree Officer about the impact of the application on trees (call for the Tree Officer to inspect and report back on proposals to cut back, remove trees etc);
- iii. comments from the Water Authority on site water use.

The meeting ended at 2.30 pm

CHAIR