

PLANNING COMMITTEE2 May 2012
9.30 - 11.25 am

Present: Councillors Stuart (Chair), Tunnacliffe (Vice-Chair), Blencowe, Brown, Dryden, Hipkin, Marchant-Daisley, Saunders and Znajek

Officers: Tony Collins (Principal Planning Officer), Cara de la Mare (Legal Advisor), Joanna Davies (Interim Arboricultural Officer), Patsy Dell (Head of Planning Services), Sarah Dyer (City Development Manager), Glenn Burgess (Committee Manager), Sophie Pain (Planning Officer), Alison Twyford (Planning Enforcement Officer).

FOR THE INFORMATION OF THE COUNCIL

12/21/PLAN Apologies

None.

12/22/PLAN Declarations of Interest

Name	Item	Interest
Councillor Saunders	12/24/PLANa	Personal: Member of Cambridge Past, Present and Future
Councillor Brown	12/24/PLANa	Personal: Member of the Campaign for Real Ale (CAMRA)
Councillor Marchant-Daisley	12/24/PLANb	Prejudicial: As the applicant. Left the room and did not vote during this item
Councillor Hipkin	12/26/PLANb	Personal: Friend of the Chair of the association that owns Pinehurst South

12/23/PLAN Minutes

The minutes of the 4 April 2012 meeting were approved and signed as a correct record.

Re-Ordering Agenda

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used her discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the agenda.

12/24/PLAN Planning Applications**12/12/PLANa 12/0086/FUL: 169 - 173 High Street, East Chesterton**

The committee received an application for full planning permission.

The application sought approval for a proposed residential development (erection of 11 dwellings) and a retail unit (with 2 bedroom flat above) following demolition of Nos 169 and 171 High Street.

The committee received a representation in objection to the application from the following:

- Mr Michael Bond

The representation covered the following issues:

- (i) Whilst its primary use may be a restaurant, the space has never stopped being used as a public bar.
- (ii) The views of local people needed to be taken into account.
- (iii) The National Planning Policy Framework (NPPF) and the Local Plan protect community facilities and needed to be taken into account.
- (iv) Concern regarding the loss of retail space within East Chesterton high street.
- (v) Consider 12 houses to be overdevelopment of the site.
- (vi) Proposal would be out of character with the area.

Mr Colin Brown addressed the committee in support of the application.

Councillor Bird (Ward Councillor for East Chesterton) addressed the committee about the application.

The representation covered the following issues:

- i. The Committee should take into account the views of local residents and reject the application.
- ii. Concerned about the loss of another public house in East Chesterton.
- iii. The relevant sections of the NPPF need to be taken into account and the site protected as a community asset.
- iv. Overdevelopment of the site.
- v. The proposal is of a poor design and provides little amenity space for future residents.
- vi. The development will overshadow its neighbours.
- vii. Traffic and a lack of parking is already an issue in East Chesterton and this development will add to it.
- viii. There is no spare capacity within local schools for the additional pupils that this development will generate.
- ix. The proposal is of a poor design.

The Committee:

Resolved (by 4 votes to 5) to reject the officer recommendation to approve the application.

The Chair decided that the reasons for refusal should be voted on and recorded separately.

Resolved (by 6 votes to 2) to refuse the application contrary to the officer recommendations for the following reasons:

1. The proposal would lead to the loss of a mixed-use restaurant/public house within a prominent location in Chesterton High Street local centre. In the absence of any compelling argument that the premises could no longer cater for peoples day to day needs as a community facility for the foreseeable future, the application is contrary to paragraph 70 of the National Planning Policy Framework (2012).

2. The proposed development does not make appropriate provision for public open space, community development facilities, pre school and life-long learning facilities, in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

Councillor Marchant-Daisely proposed to also refuse the application contrary to the officer recommendations due to the lack of amenity space for future residents. This proposal was lost by 2 votes to 4.

Resolved (by 5 votes to 4) to refuse the application contrary to the officer recommendations for the following reasons:

1. The proposal would lead to the loss of a mixed-use restaurant/public house within a prominent location in Chesterton High Street local centre. In the absence of any compelling argument that the premises could no longer cater for peoples day to day needs as a community facility for the foreseeable future, the application is contrary to paragraph 70 of the National Planning Policy Framework (2012).
2. The proposed development does not make appropriate provision for public open space, community development facilities, pre school and life-long learning facilities, in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

12/12/PLANb 12/0345/LBC: 33 Parkside

The committee received an application for listed building consent.

The application sought approval for Installation of signage to the property, together with lighting to the lower front elevation and garden area.

The Committee:

Resolved (unanimously) to accept the officer recommendation to approve planning permission as per the agenda with an amendment to Condition 2 as set out below:

Condition 2:

The advertisement hereby approved shall only be illuminated until 23:00 hrs Monday to Sunday.

Reason: In the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/15)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV6 and ENV7

Cambridge Local Plan (2006): 3/4,3/7,3/15,4/10,4/11

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

12/25/PLAN General Items**12/25/PLANa Request for Variation of Section 106 Agreement Pertaining to the Student Accommodation Site (McLaren) at the Former Brunswick Site, Newmarket Road**

The committee received a request for variation of Section 106 Agreement pertaining to the student accommodation site (McLaren) at the Former Brunswick Site, Newmarket Road, Cambridge.

The application sought approval that the Section 106 Agreement is varied in relation to the McLaren Student Accommodation Site, Former Cambridge Regional College, Newmarket Road, Cambridge to allow the occupation of the approved building in the priority described in paragraph 1.3 of the Officer's report, during the summer vacation.

The Committee:

Resolved (unanimously) that the Section 106 Agreement be varied in relation to the McLaren Student Accommodation Site, Former Cambridge Regional College, Newmarket Road, Cambridge to allow the occupation of the approved building in the priority described in paragraph 1.3 of this report, during the summer vacation.

12/25/PLANb Planning Enforcement Item - Former Howard Mallett

The committee received an application for planning enforcement action to be taken.

The application sought authority to serve an Enforcement Notice to address a breach of planning control through failure to comply with the requirements of a planning condition.

Site: Howard Mallett Centre, Sturton Street, Cambridge

Alleged Breach: Without planning permission, material change of use from a sui generis use as broadcasting studio, cafe-bar and multi media education centre, and community facility to a D2 Assembly and Leisure use as a gymnasium.

The Committee:

Resolved (unanimously) that the Head Of Legal Services be granted delegated authority by the Planning Committee to authorise the issue of an enforcement notice (provided that he is first satisfied that the appropriate conditions and legal tests for the issue of the notice are met) under the provisions of Section 172 of the Town and Country Planning Act 1990 (as amended) in respect of the following breach of planning control: "Without planning permission the carrying out of a material change of use as a broadcasting studio, café-bar and multi-media education centre and community facility to a D2 Assembly and Leisure use as a gymnasium.

12/26/PLAN Tree Items**12/26/PLANa Tree Works Application No. 12/019/TTPO Bishops Court**

The committee received an application to fell a Willow in the communal gardens of Bishops Court, Trumpington, protected by Tree Preservation Order number 07/2008.

The Committee:

Resolved (unanimously) to accept the officer recommendation and refuse consent for the removal of the tree.

12/26/PLANb Tree Works Application No. 12/082/TTPO Pinehurst South

The committee received an application to carry out various tree works including the removal of 3 from 4 Yews located within the grounds of Pinehurst South, Grange Road protected by Tree Preservation Order number 23/2007.

The Committee:

Resolved (by 7 votes to 0) to accept the officer recommendation and grant consent for all works subject to condition.

The meeting ended at 11.25 am

CHAIR