

NORTH AREA COMMITTEE

22 September 2011

6.30 - 7.40 pm

Present: Councillors Nimmo-Smith (Chair), Ward (Vice-Chair), Boyce, Bird, Brierley, Kerr, McGovern, Price, Todd-Jones, Tunnacliffe and Znajek

Officers: Sarah Dyer (City Development Manager), John Evans (Senior Planning Officer) and Glenn Burgess (Committee Manager)

FOR THE INFORMATION OF THE COUNCIL**11/47/NAC Apologies for Absence**

Apologies were received from City Councillor O'Reilly and County Councillors Manning and Pellew.

11/48/NAC Declarations of Interest

Councillor	Item	Interest
Boyce	11/50c/NAC	Personal: Conversations with the developer
Nimmo-Smith	11/50c/NAC	Personal: Recent guest of the Bangladeshi Welfare Association at Arbury Community Centre

11/49/NAC Minutes of the meeting held on 14 July 2011

The minutes of the 14 July 2011 meeting were approved and signed as a correct record.

11/50/NAC Planning Applications

Change to agenda order

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda to take item 4b first. However, for ease of the reader, these minutes will follow the order of the published agenda.

11/50a/NAC: 11/0727/FUL - Cambridge Guest House, 201 Milton Road

The committee received an application for full planning permission.

The application sought approval for retrospective permission for both the change of use from dwelling house (C3a) to guest house (C1) with 4 bedrooms and the construction of an out building to the rear for use as a independent annex.

The Committee:

Resolved (by 8 votes to 0) to accept the officer recommendation to approve planning permission subject to conditions, and subject to the following:

Amendment to condition 3

The annex hereby approved shall be used solely in connection with and ancillary to the use of 201 Milton Road and shall not be separately sold, occupied or let.

Reason – To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

Additional condition 4

The annex hereby approved and the accommodation identified for use by the owners with the dwelling 201 Milton Road shall be retained as accommodation for the operators of the guesthouse at 201 Milton Road and shall not be used to accommodate paying guests at any time.

Reason – To ensure an appropriate level of permanent residential accommodation is retained for use by the operators of the guesthouse (Cambridge Local Plan 2006 policy 6/3).

for the following reasons:

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: SS1, T9, T14, ENV7 and WM6

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 4/13, 6/3, 8/2, 8/6, 8/10

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.

11/50b/NAC: 09/0731/FUL - 107 Darwin Drive

The committee received an application for full planning permission.

The application sought approval for a two storey rear extension and single storey side extension to community house and first floor flat (key worker)

Mr M Khan and Mr P Khan addressed the committee in support of the application.

The committee received representation in objection to the application for the following:

- Mr Gary Kerr

The representation covered the following issues:

- i. Highlighted the findings of the Judicial Review.
- ii. Questioned the information presented by the public speaker at the previous meeting.
- iii. Felt that the centre served a much wider area than indicated in the submitted Mission Statement.
- iv. Felt that the development would result in loss of amenity for local residents.
- v. Highlighted the objection petition signed by 23 residents – all of whom lived within 25meters of the proposed development.

Mike Todd-Jones (Ward Councillor for Arbury) addressed the committee regarding the application.

The representation covered the following issues:

- i. Noted that the principal and design of the development was acceptable and in accordance with the Local Plan and related policies.
- ii. Noted that there was a recognised need for additional community facilities and an improved learning environment at the Community House.
- iii. Emphasised that existing conditions relating to numbers and hours would remain in place.
- iv. Highlighted that the Community House had submitted a draft Management Plan and further detail would follow.

The Committee:

Councillor Tunnacliffe proposed that the application be deferred pending submission of a full Management Plan.

Resolved (by 5 votes to 4) not to defer the application.

Resolved (by 7 votes to 3) to accept the officer recommendation to refuse planning permission for the following reasons:

1. The proposed extension is unacceptable because it would increase the size, scale and intensity of the existing community centre, which is in close proximity to neighbouring residential dwellings and situated on what is a relatively quite residential street, to a level which is over and above what is reasonably acceptable to maintain the residential character and amenity of the area. This

would be likely to have a significant adverse impact on the residential amenities currently enjoyed by occupiers, by reason of the comings and goings of visitors, some of which are likely to arrive by car, and the gathering of members before and after prayers and other events. In so doing the proposed development fails to respond positively to the site context and would not make a positive contribution to the character of the area in terms of its impact on existing residential amenity. The development is therefore contrary to Cambridge Local Plan 2006 policies 3/4 and 3/7.

11/50c /NAC: 11/0776/FUL - Land To Rear Of 43 - 59 Elizabeth Way

The committee received an application for full planning permission.

The application sought approval for the construction of five new family homes on land to the rear of 43-59 Elizabeth Way following the demolition of number 57 Elizabeth Way and existing outbuilding.

The Committee:

Resolved (by 7 votes to 1) to accept the officer recommendation to approve planning permission, subject to the association S106 Agreement by 1 December 2011, and subject to conditions, for the following reasons:

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), 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, ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8, P9/1

Cambridge Local Plan (2006): 3/1, 3/4, 3/6, 3/7, 3/8, 3/10, 3/11, 3/12, 4/4, 4/11, /13, 5/1, 5/4, 5/14, 8/2, 8/4, 8/6, 8/10.

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.

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The meeting ended at 7.40 pm

CHAIR