

NORTH AREA COMMITTEE

21 March 2013
6.00pm - 6.35 pm

Present: Councillors Todd-Jones, Price (Vice-Chair: in the Chair), Ward, Bird, Brierley, Gawthrope, Kerr and O'Reilly

Officers:

Principal Planning Officer: Tony Collins
Committee Manager: Glenn Burgess

FOR THE INFORMATION OF THE COUNCIL**13/16/NAC Apologies for Absence**

Apologies were received from Councillor Abbott.

13/17/NAC Declarations of Interest (Planning)

| Councillor | Item | Interest |
|------------|-----------|--|
| Todd-Jones | 13/23/NAC | Personal: Knows the applicant and the objectors. Councillor Todd-Jones decided to speak on the application but not vote. |

13/18/NAC Minutes of the last meeting

Councillor Boyce confirmed that whilst he had declared a personal interest and chose not to vote on item 13/6/NAC, he had only left the table, and not the room as indicated in the minutes.

With this minor correction the minutes of the 31 January 2013 meeting were approved and signed as a correct record.

13/19/NAC Planning Items

13/20/NAC 12/1583/FUL - 21 Belvoir Road

The Committee received an application for full planning permission.

The application sought approval for a side and rear roof extension.

The Committee received a representation in objection to the application from Mrs Brundish (written statement read out by Mrs Atkins):

The representation covered the following issues:

- i. The issue had been ongoing for 5 years.
- ii. Pleased with the officer's recommendation to refuse the application.
- iii. The extension would be overbearing and dominant and have an adverse impact on neighbouring properties.
- iv. The balcony was unsuitable.
- v. Suggested that the extension should be removed and reinstated to its original condition.
- vi. Delaying tactics were being used by the applicant.

The Committee received a representation in objection to the application from Mrs Atkins

The representation covered the following issues:

- i. The extension was too large, too close to neighbouring properties and too high.
- ii. The extension would be overbearing due to its mass, and have an adverse visual impact.
- iii. There would be privacy issues for neighbours.
- iv. The proposed materials did not complement the area.
- v. Would not respect the conservation area.
- vi. Would affect residential amenity
- vii. The applicant should comply with the enforcement notice.

The Committee:

Resolved (by 7 votes to 0) to accept the officer recommendation
To refuse the application for the following reasons:

1. The scale, massing, materials and fenestration of the proposed rear projection do not reflect or successfully contrast with the form or materials of the existing building. The monopitch roof is juxtaposed awkwardly with both the box form on the main roof and the lean-to on the ground floor, while the proposed windows make no reference to those in the original house or the 'as built' roof extension. The resulting disjointed design would be prominent in views from adjoining gardens and could be seen obliquely from Aylestone Road. It follows that the proposal has failed to respond to its context or to draw inspiration from key characteristics of the surroundings and is therefore contrary to Cambridge Local Plan 2006 policies 3/4 and 3/14 or to government guidance in Section 7 of the Framework.

2. The additions proposed are intrusive and have a harmful, overbearing and dominating affect upon No.19 which will cause the occupants of that property to suffer a sense of enclosure that will unduly detract from and be harmful to the level of amenity they should reasonably expect to enjoy. For these reasons the proposal is contrary to Cambridge Local Plan 2006 policy 3/14.

13/21/NAC 12/1353/FUL - Units 1-3 Chesterton Mill

The Committee received an application for full planning permission.

The application sought approval for proposed change of use from Use Class B1C (Light Industrial) to Use Class D2 (Assembly and Leisure)

The Committee:

Resolved (by 7 votes to 0) to accept the officer recommendation to approve the application with the addition of the following additional condition:

New Condition 5 Waste and recycling

Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority.

Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: In the interest of neighbour amenity. (Cambridge Local Plan 2006 policy 3/4)

subject to the completion of a Section 106 Agreement by 31st May 2013, and, notwithstanding the table at paragraph 8.23 of the officer report, subject to the open space contributions in that Section 106 agreement being £476 for outdoor sports facilities, £538 for indoor sports facilities, and £484 for informal open space

and subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Hours of opening to be between the following hours only: 09.00 hours to 18.30 hours Monday to Saturday and 11.00 hours to 17.00 hours on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the nearby residential properties and be in accordance with policies 3/4 and 3/7 of the Local Plan (2006).

3. When amplified music and/or amplified vocals are being played in the gym at levels above background all external doors and external windows to the gym shall be kept shut.

Reason: To protect the amenities of nearby residents and to be in accordance with policies 3/7 and 4/13 of Local Plan (2006).

4. The building shall only be used as a gymnasium and not for any other uses which fall under D2 (Assembly and Leisure) Use Class within The Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To protect the amenities of nearby residents and the occupiers of neighbouring buildings and to comply with Local Plan (2006) policies 3/7 and 4/13.

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:

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8, P9/9

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 4/13, 6/2, 7/1, 7/3, 8/2, 8/4, 8/6, 8/9, 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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

13/22/NAC 13/0018/FUL - 109 Chesterton Road

The Committee received an application for full planning permission.

The application sought approval for 1 detached building to the rear of Whitworth House, containing 2 no. 1 bed units for supported housing

The Committee:

Resolved (by 7 votes to 0) to accept the officer recommendation to approve the application subject to the satisfactory completion of the s106 agreement by 18 April 2013, subject to the following conditions and reasons for approval, and subject to no further representations raising new issues having been received by 27 March 2013

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 18 April 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/12 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 Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice, except as required or modified by other conditions on this permission.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

4. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policy 4/13 of the Cambridge Local Plan (2006)

5. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries;
- ii. Contractor parking;
- iii. Movements and control of all deliveries;
- iv. Control of dust, mud and debris.

Reason: In the interest of neighbour amenity and highway setting. (Cambridge Local Plan 2006 policies 3/4 and 8/2)

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

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:

Cambridge Local Plan (2006):

3/1,3/4,3/7,3/12,4/11,4/13,5/1,5/7,8/2,8/6,8/10;

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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

13/23/NAC 3/0035/FUL - 235 Victoria Road, Cambridge

The Committee received an application for full planning permission.

The application sought approval for the demolition of existing single storey rear extension and replace with smaller two storey rear extension and alterations.

The applicant spoke in support of the application.

The Committee received a representation in objection to the application from Mrs Blakemore.

The representation covered the following issues:

- i. Had worked with the neighbours to try and accommodate a compromise.
- ii. Was not against any development, but it should be restricted as not to affect the neighbours.
- iii. The proposed ground floor extension should be limited to 5m (not 7m) in length and the first floor extension limited to 2m (not 3m).
- iv. The site was restricted and other extensions in the area had larger gardens.
- v. The application would result in loss of light to neighbouring properties.
- vi. Suggested that Councillors visited the site.

The Committee:

Resolved (by 4 votes to 2) to accept the officer recommendation to refuse the application for the following reasons:

1. The first-floor element of the proposed rear extension, by virtue of its depth, its proximity to the boundary and its position in relation to the first-floor window of the neighbouring property at No.233 Victoria Road, would cause a loss of light and outlook to the neighbouring property, to the detriment of the level of amenity the occupiers should reasonably expect to enjoy. In so doing the development fails to respect the site context and constraints. The development is therefore contrary to policies 3/4, and 3/14 of the Cambridge Local Plan 2006 and to advice provided by National Planning Policy Framework (2012).

The meeting ended at 6.35 pm

CHAIR