

Present: Councillors Todd-Jones, Price (Chair), Ward, Abbott, Boyce, Bird, Brierley, Kerr, O'Reilly, Pitt and Tunnacliffe

Officers:

Principal Planning Officer: Tony Collins

Committee Manager: Glenn Burgess

FOR THE INFORMATION OF THE COUNCIL

13/30/NAC Apologies for Absence

Apologies for absence were received from Councillor Gawthrope.

13/31/NAC Declarations of Interest (Planning)

Councillor	Item	Interest
Tunnacliffe	13/33b/NAC	Personal: Knows the objectors

13/32/NAC Minutes

Councillor Pitt noted that the minutes did not include his apologies.

With this minor correction the minutes of the meeting held on 21 March were approved as a correct record and signed by the Chair.

13/33/NAC Planning Applications

13/33a/NAC 13-0210-FUL 49 Arbury Road

The Committee received an application for full planning permission.

The application sought approval for the erection of seven 3 x bed terrace dwellings, along with the conversion and vertical sub-division of No.49 Arbury Road into two houses (1 bed unit and 1 x 2 bed unit), together with eight car parking spaces, cycle parking and associated landscaping (following the demolition of the existing garage buildings on site).

The Applicants Agent spoke in support of the application.

The Committee received a representation in objection to the application from Mr Aplin.

The representation covered the following issues:

- (i) Speaking on behalf of local residents.
- (ii) Whilst the site should be used for housing, the current proposal did not respect neighbouring properties or the residential amenity.
- (iii) Proposal out of character with the suburban area.
- (iv) Overpowering and oppressive design.
- (v) Overshadowing of neighbouring properties.
- (vi) Lack of space for vehicle turning.

The Committee:

Resolved (by 8 votes to 0) to accept the officer recommendation to refuse the application for the following reasons:

1. Currently, 20-28 Leys Road and 51 Arbury Road enjoy a relatively open outlook to the rear of their properties. Due to the proximity of the proposed terrace of houses to the common boundaries and their design, scale and bulk, it is my opinion that the proposed houses would be oppressive and overbearing. Due to the orientation of the buildings they would also overshadow the gardens of 20-28 Leys Road. For these reasons it is my opinion that the proposed development is unacceptable as it would have a significant detrimental impact on the residential amenity of the occupiers of these dwellings, and their ability to enjoy their gardens. The proposals are therefore in conflict with policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (2006)

2. The proposed roof form, which includes pitched roofs and flat roofs is very unorthodox and the development will be a very alien form in the area. The alterations to the design to reduce its impact on neighbouring properties results in a scheme that would be poorly related to its context and out of character with the area and for these reasons the proposal does not comply with policies 3/4 or 3/12 of the Cambridge Local Plan (2006).

3. 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, 3/8, 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 Open Space Standards Guidance for Interpretation and Implementation 2010, and

2. 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

13/33b/NAC 13-0352-FUL 2A Aylestone Road

The Committee received an application for full planning permission.

The application sought approval for Separate dwelling status for the studio from 58 De Freville Avenue.

The Committee received a representation in objection to the application from Mr Johnson.

The representation covered the following issues:

- (vii) Not suitable in a conservation area.
- (viii) Proposal would overshadow the skyline.
- (ix) The separate dwelling would not be for the use and amenity of the family.

The Committee received a representation in objection to the application from Ms McNish.

The representation covered the following issues:

- (x) Long complex history of planning applications.
- (xi) Issue of rubbish outside of the property.
- (xii) Proposal would be an eyesore in the conservation area.

Mr Brisby spoke in support of the application.

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation to approve the application subject to the conditions listed below and also subject to the completion of a Section 106 agreement by 12th July 2013.

ADDITIONAL RESOLUTION: 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 12th July 2013, it is recommended that the application be refused for the following reasons: The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12, 5/14, and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

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. The lower half of the first-floor windows in the building shall be fixed shut and obscure glazed before the building is occupied as a separate dwelling. The windows shall be retained thereafter in that form.

Reason: To protect the residential amenity of neighbours.
(Cambridge Local Plan 2006 policy 3/4)

3. 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)

4. 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)

5. No use as a separate dwelling shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

Reasons for Approval

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: policies 6/1 and 9/8 Cambridge Local Plan (2006): policies 3/1 3/4 3/7 3/10 4/11 5/1 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.

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& Fri 9am - 5:15pm, Weds 9am - 6pm

13/33d/NAC 13-0353-FUL The Studio

Application withdrawn

13/33d/NAC13-0201-FUL 418A Milton Road

The Committee received an application for full planning permission.

The application sought approval for demolition of 418A Milton Road and construction of 7x1 bedroom flats and 1x2 bedroom flats. General Housing C3 use along with parking, cycle and refuse storage.

The Applicant spoke in support of the application.

The Committee:

Resolved (by 8 votes to 0) subject to the conditions listed below, and the following two additional conditions with respect to trees listed on the amendment sheet:

New Condition 13 *(by 8 votes to 0)*

No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been submitted to and approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory implementation of tree planting in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

New Condition 14 *(by 8 votes to 0)*

If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11).

and the two informatives below, and also subject to the completion of a Section 106 agreement by 12th July 2013.

INFORMATIVE (*by 6 votes to 1*): The applicant is advised to ensure that bathrooms on the ground floor allow adequate space for disabled use and that bathroom doors open outwards.

INFORMATIVE (*by 8 votes to 0*): The applicant is urged to ensure that the whole layout of ground floor flats within the scheme enables use by disabled persons.

ADDITIONAL RESOLUTION (*by 8 votes to 0*): 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 12th July 2013, it is recommended that the application be refused for the following reasons: The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12, 5/14, and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

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 agreement of the local planning authority in writing, 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: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

5. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

6. Prior to the commencement of development, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area (Milton Road facade dominated by traffic), be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and noise reduction for buildings-Code of Practice'. The scheme shall be carried out in accordance with the agreed details.

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

7. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety, Cambridge Local Plan 2006 policy 8/2.

8. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

9. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

10. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

11. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6) b12. Prior to occupation of the development hereby approved, a management plan for the premises shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 3/4.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a

Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

Reasons for Approval

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

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.

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13/33e/NAC 13-0166-FUL 192 High Street

The Committee received an application for full planning permission.

The application sought approval for change of use from A1 retail to tanning salon (sui generis) in the alternative

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation to approve the application 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.

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: Cambridge Local Plan (2006): 3/1, 3/4, 4/11, 6/7, 8/2 and 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.

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13/33f/NAC 13-0182-FUL land rear of 115 Chesterton Road

The Committee received an application for full planning permission.

The application sought approval for erection of detached dwelling together with the extension of a dropped kerb following the demolition of the existing garage and store.

The Applicants Agent spoke in support of the application.

The Committee:

Resolved (by 7 votes to 2) to accept the officer recommendation to approve the application subject to the satisfactory completion of the s106 agreement by 31 August 2013 and subject to the following conditions and reasons for approval:

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. 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)

3. 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 and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

4. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

5. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

6. No new windows shall be installed until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

7. Full details of the obscure glazed sliding screen on the southern elevation shall be submitted to and approved in writing by the local planning authority prior to installation.

Reason: To prevent overlooking (Cambridge Local Plan 2006, policies 3/10 and 3/12)

8. Prior to installation details of the louvers shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the impact on 113 Chesterton Road is acceptable. (Cambridge Local Plan 2006, policy 3/10 and 3/12)

9. The windows shown as obscure glazed on the submitted plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: To prevent overlooking of neighbouring properties. (Cambridge Local Plan 2006, policy 3/7)

10. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 Sound Insulation and noise reduction for buildings-Code of Practice. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

Reason: To ensure the living accommodation provided is satisfactory. (Cambridge Local Plan 2006, policies 3/10 and 3/12)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: The occupiers of the new dwelling will not qualify for Resident's Parking Permits.

Reasons for Approval

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

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.

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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 31 August 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, waste facilities, waste management and monitoring 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, and the Open Space Standards Guidance for Interpretation and Implementation 201

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

13/34/NAC General Items

13/34a/NAC Planning Enforcement Report-186A Victoria Road

The Committee received a planning enforcement report regarding the illegal display of an advertisement at 186a Victoria Road, Cambridge.

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation that the Head of Planning Services be authorised to close the investigation into unauthorised operational development at 186A Victoria Road on the grounds that it is not expedient to pursue the matter further.

13/34b/NAC Planning Enforcement Report- 33 Searle Street

The Committee received a planning enforcement report regarding unauthorised development at 33 Searle Street, Cambridge.

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation that the Head of Planning Services be authorised to close the investigation into unauthorised operational development at 33 Searle Street, Cambridge on the grounds that it is not expedient to pursue the matter further.

The meeting ended at 7.25 pm

CHAIR