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Planning Committee

Plan/1

Wednesday, 7 March 2012

PLANNING COMMITTEE

7 March 2012

9.30 - 10.10 am

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

Officers: Cara de la Mare (Legal Advisor), Patsy Dell (Head of Planning Services), Sarah Dyer (City Development Manager), James Goddard (Committee Manager), Catherine Linford (Planning Officer), Sophie Pain (Planning Officer) and Toby Williams (Principal Planning Officer)

FOR THE INFORMATION OF THE COUNCIL

12/11/PLAN Apologies

Apologies were received from Councillors Blencowe and Dryden.

12/12/PLAN Minutes

The minutes of the 8 February 2012 meeting were approved and signed as a correct record.

12/13/PLAN Declarations of Interest

Name	Item	Interest
Councillor Saunders	12/14/PLANb	Personal: Member of Cambridge Cycling Campaign.

12/14/PLAN Planning Applications

12/14/PLANa 11/1494/FUL Cripps Court

The committee received an application for full planning permission.

The application sought approval for refurbishment of the existing Cripps Court building to provide en-suite facilities and DDA improvements. Works would include a new 4th floor; enlarged window openings to the north elevation and cloister; modifications to the existing garage block to the west of Cripps Court to provide a fitness room, additional cycle storage and bin storage; and provision of a freestanding water softener.

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

- Mr and Mrs Meeks

The representation covered the following issues:

- (i) Welcomed the Case Officer's emphasis in paragraph 8.4 of the Officer's report regarding the distinctive penthouses of the existing building.
- (ii) Welcomed the Design and Conservation Panel's suggestions in paragraph 6.6 of the Officer's report regarding possible further measures to preserve a distinctive architectural feature, in addition to the consideration so far given to it by the architects.
- (iii) Referred to paragraph 8.6 of the Officer's report and asked Councillors to consider whether it might be appropriate to explicitly state in conditions that there was a need to preserve the distinctive roof materials feature.

Mr Travers and Mr Downer (Applicant's Representatives) addressed the committee in support of the application.

The Committee:

Resolved (unanimously) to accept the officer recommendation to approve planning permission as per the agenda.

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:

East of England Plan 2008: SS1, ENV6, ENV7

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/14, 4/11, 7/7, 8/16, 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.

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.

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 07 June 2012, or if Committee determine that the application be refused, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for transport mitigation measures, public art, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7 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 Western Corridor Area Transport Plan 2003.

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.

12/14/PLANb 11/1539/FUL Wessex Place

The committee received an application for full planning permission.

The application sought approval for change of use from carehome (C2) to student accommodation (sui-generis) including internal alterations, minor external alterations, provision of cycle stands and shelter.

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

- Mr Parr

The representation covered the following issues:

- (i) Concern over increased demand for parking in the area if the application was approved.
- (ii) Concern over increased noise levels in the area at night if the application was approved, and the disturbance this may cause to residents.
- (iii) Contractors were already on-site to clear it, although no formal planning permission had yet been granted for the application.

Councillor Tunnacliffe proposed an amendment that a protected pathway informative should be included.

This amendment was carried unanimously.

Councillor Tunnacliffe proposed an amendment that a landscape condition should be included.

This amendment was carried unanimously.

The Committee:

Resolved (unanimously) to accept the officer recommendation to approve planning permission as per the agenda, subject to amendments set out below and the inclusion of the following:

Prior to the occupation of the approved use, full details of both hard and soft landscape works for the service yard to the north west shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage

units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/11)

INFORMATIVE: The applicant is advised that if the opportunity arises to upgrade the permissive path, this should be undertaken.

Pre-Committee Amendments to Recommendation:

APPROVE subject to the satisfactory expiry of the consultation with English Heritage without objection, satisfactory completion of the s106 agreement by 29th June 2012 and subject to the following conditions and reasons for approval:

6. Prior to the installation of the agreed thermal performance and energy efficiency measures, information regarding the levels in carbon reduction being achieved shall be submitted to and agreed in writing by the local planning authority in consultation with the Sustainability Officer. The approved measures shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (East of England Plan 2008 policy SS1 and Cambridge Local Plan 2006 policy 3/1).

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:

East of England plan 2008: SS1, T9, T14, ENV3, ENV7, WM6

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

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

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.

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 30th June 2012, or if Committee determine that the application be refused, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public art and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 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 Public Art Supplementary Planning Document 2010. Also in the absence of an amendment to the Traffic Regulation Order, which controls access to on street parking facilities, the development would have a significant adverse impact on the residential amenity currently enjoyed by local residents contrary to policies 3/4 and 3/7.

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.

12/15/PLAN General Items

12/15/PLANa Request for Variation of Section 106 Agreement - Cambridge Retail Park

The committee received a request for variation of Section 106 Agreement to allow a wider range of goods to be sold from the Cambridge Retail Park.

The application sought approval that the Principal Deed of the Section 106 agreement is further varied in relation to Unit 9, Cambridge Retail Park, Newmarket Road, Cambridge, CB5 8WR to allow the sale of 'Selected Home Products' and 'Ancillary Goods and Services' as already defined on the Beehive Retail Park and to amend criterion (d) to include floor coverings and criterion (i) to include furnishings (including soft furnishings).

The Committee:

Resolved (6 votes to 0) to accept the officer recommendation to approve the variation of Section 106 Agreement to allow a wider range of goods to be sold from the Cambridge Retail Park.

12/15/PLANb Sandy Lane Variation Report

The committee received a request for variation of two Section 106 Agreements pertaining to two implemented planning consents on Sandy Lane.

The application sought approval for a delay in payments from implementation of development to practical completion of the first dwellinghouse for each application.

The Committee:

Resolved (unanimously) to accept the Officer recommendation to approve:

- (i) That the S106 agreement dated 21 October 2004 in relation to application 03/0406/FUL is varied under the 4th, 5th, 6th and 7th schedules to amend the trigger for payment for contributions for open space, community facilities, education and off-site affordable housing from 'within fourteen days of implementation of development' to "within fourteen days after practical completion of the first dwellinghouse built under the planning permission'.
- (II) That the S106 agreement dated 20 May 2005 in relation to application 03/1241/FUL is varied under the 4th, 5th, 6th and 7th schedules to

amend the trigger for payment for contributions for open space, community facilities, education and off-site affordable housing from 'within fourteen days of implementation of development' to "within fourteen days after practical completion of the first dwellinghouse built under the planning permission'.

The meeting ended at 10.10 am

CHAIR