

NORTH AREA COMMITTEE17 May 2012
6.30 - 7.24 pm

Present: Councillors Nimmo-Smith (Chair), Ward (Vice-Chair), Abbott, Boyce, Bird, Brierley, Gawthrope, Pitt, Price, Todd-Jones and Tunnacliffe

Officers: Tony Collins (Principal Planning Officer) and Glenn Burgess (Committee Manager)

FOR THE INFORMATION OF THE COUNCIL

12/30/NAC Apologies for Absence

Apologies were received from City Councillors Kerr and O'Reilly and County Councillor Sales.

12/31/NAC Minutes of the last meeting

The minutes of the 22 March meeting were approved and signed as a correct record.

12/32/NAC Declarations of Interest

Councillor	Item	Interest
Todd-Jones	12/33a/NAC	Personal: Knows the applicant
Price	12/33a/NAC	Personal: Had met and held discussions with the applicant
Pitt	12/33b/NAC	Personal: Trustee of Arbury Community Association
Todd-Jones	12/33b/NAC	Personal: Member of Arbury Community Association and knows representatives from the Sikh Community.
Ward	12/33b/NAC	Personal: Has been undertaking Planning Policy work on preserving pubs through his role as Executive Councillor.

Councillors Gawthrope and Abbott confirmed that, as they had not yet received planning training, they would not vote on the applications. They would however reserve the right to make comment.

12/33/NAC Planning Applications

12/33a/NAC 12/0368/FUL - 49 St Albans Road, Cambridge

The committee received an application for full planning permission.

The application sought approval for a two-storey side extension.

Mr Donnelly (Applicant) addressed the committee in support of the application.

The Committee:

Resolved (by 0 votes to 7) to reject the officer recommendation to refuse the application.

Resolved (by 7 votes to 0) to approve the application contrary to the officer recommendations 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. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

for the following reasons:

1. This development has been approved, conditionally, because subject to those requirements it is considered adequately to respond to the context of the site, and to conform to the Development Plan as a whole,

particularly East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/14;

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.

12/33b/NAC 11/1501/FUL - The Grove, Arbury Court, Cambridge

The committee received an application for full planning permission.

The application sought approval for change of use from Public House (A4) to Community Centre and Place of Worship (D1) and alterations to car-parking area.

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

- Mr Alan Soer

The representation covered the following issues:

- i. A community centre should be open and accessible to all, regardless of faith.
- ii. This centre should be the focus of the whole community and not limited to holding events, which abide by the Sikh faith.
- iii. A single faith group taking ownership of community centre would adversely affect community cohesion.

Dr Srai (Applicant's Representative) addressed the committee in support of the application.

Resolved (by 7 votes to 0) to accept the officer recommendation to approve planning permission subject to the following amendment to condition 2 (as per the officers report):

The wording of condition 2 should be as follows:

The approved use shall only be open between the hours of 07:00 hrs and 23:00 hrs Monday to Friday, Saturdays, Sundays and Bank Holidays unless prior agreement is sought from the local planning authority.

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

And following additional condition and informative:

Condition:

The change of use hereby permitted shall not take place until a detailed layout of the car parking area, showing exact dimensions of the parking spaces for disabled users, including the hatched areas for access, have been submitted to, and approved in writing by, the local planning authority, and those parking spaces have been laid out on site, and marked for disabled use, in accordance with the approved details.

Reason: To ensure satisfactory car parking provision for disabled users. (Cambridge Local Plan 2006, policy 8/10).

Informative:

The applicant is advised that the Council is concerned that both the position and the inward-opening configuration of the toilet for disabled users may not be satisfactory. The applicant is advised to contact the Council's Access Officer, Mark Taylor, on 01223 457075, for further advice on this matter.

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: T9, T14, ENV7 and WM6
Cambridge Local Plan (2006): 3/4,3/7,4/13,5/12,8/2,8/6,8/10

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.

The meeting ended at 7.24 pm

CHAIR

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