

NORTH AREA COMMITTEE

26 July 2012
6.30 - 8.05 pm

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

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

FOR THE INFORMATION OF THE COUNCIL

12/39/NAC Appointment of Chair and Vice

Nominations for Chair were received for Councillor Todd-Jones and Councillor Tunnacliffe.

Resolved (by 6 votes to 5) that Councillor Todd-Jones be Chair of the North Area Committee for the ensuing year.

Nominations for Vice Chair were received for Councillor Price and Councillor Tunnacliffe.

Resolved (by 6 votes to 5) that Councillor Price be Vice Chair of the North Area Committee for the ensuing year.

12/40/NAC Apologies for Absence

Apologies were received from City Councillor Brierley and County Councillors Pellew and Sales.

12/41/NAC Minutes of the last meeting

The minutes of the 17 May meeting were approved and signed as a correct record.

12/42/NAC Declarations of Interest (Planning)

Councillor	Item	Interest
Manning	12/43A/NAC	Personal: Member of CAMRA and lives opposite the pub.
Gawthrope	12/43A/NAC	Personal: Member of CAMRA

12/43/NAC Planning Applications**12/0428/CAC - Penny Ferry, 110 Water Street**

The committee received an application for conservation area consent.

The application sought approval for the demolition of the Penny Ferry public house and clearance of the site.

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

- Clare Blair (on behalf of the Friends of Stourbridge Common)

The representation covered the following issues:

- i. The committee must determine the application on its own merits.
- ii. The building has historical and social significance and is in a conservation area.
- iii. The application does not comply with the National Planning Policy Framework (NPPF).
- iv. The application does not comply with the Cambridge Local Plan (Policies 4/10 and 4/11).

- Caroline Gohler (on behalf of Cambridge Past, Present and Future)

The representation covered the following issues:

- i. The site is of historic value and significance.
- ii. The site is key to the future of the Local Plan.

- Lynette Gilbert (on behalf of Riverside Area Residents Association)

The representation covered the following issues:

- i. The historic pub has a big impact on the character of the conservation area.
- ii. The application does not comply with the Cambridge Local Plan (Policies 4/10 and 4/11) and other options should be looked at.

- Ms Buchholz (on behalf of Save our Open Spaces)

The representation covered the following issues:

- i. The loss of the pub and five additional houses would have a detrimental affect on the riverside views.
- ii. As the only wild green open space in the City this area needed to be protected.

- Michael Bond (on behalf of Old Chesterton Resident's Association)

The representation covered the following issues:

- i. The Inspector had ignored the upcoming provisions of the new National Planning Policy framework (NPPF).
- ii. The scale and attitude of the proposal were out of character with the area.

Mr Proctor (Applicant's Agent) addressed the committee in support of the application.

Councillor Ian Manning (Ward Councillor) spoke in opposition to the application.

The representation covered the following issues:

- i. In a letter from the Minister responsible for the National Planning Policy Framework (NPPF) he states that “the interpretation and application of the Frameworks policies is for the decision taker” and when referring to paragraphs 28 and 70 states that “it may be appropriate for the decision taker to take into account these policies where the application involves or relates to a pub.”
- ii. People in the community had expressed an interest in running the pub.

The Committee:

Resolved (by 0 votes to 8) to reject the officer recommendation to approve the application.

Resolved (by 8 votes to 0) to approve the application contrary to the officer recommendations for the following reasons:

Because of its role in the community and historical position in the Riverside and Chesterton environment, the scale of the building, and context, set back from the river, providing views from Stourbridge Common and from Fen Road, the building makes a significant contribution to the special character of the Riverside and Stourbridge Common section of the City of Cambridge Conservation Area No.1 (Central). Its demolition would therefore cause harm to the conservation area, contrary to policy ENV 7 of the East of England Plan (2008), policy 4/11 of the Cambridge Local Plan (2006), and government guidance in section 12 of the National Planning Policy Framework 2012.

12/0604/FUL - 75 Histon Road

The committee received an application for full planning permission.

The application sought approval for the demolition of an existing garage and the erection of a 1 and a half storey 1 bedroom with studio house, with access from North Street along with car parking, and bins/cycle store.

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

- Mr Sadler

The representation covered the following issues:

- i. The proposal was not in keeping with the surrounding area.
- ii. Due to the width of the road the proposal would cause additional parking and traffic problems.
- iii. Ongoing development has already led to the loss of wildlife in the area.
- iv. This would set a precedent for future developments.

The Committee:

Resolved (by 8 votes to 0) to accept the officer recommendation to approve planning permission subject to the addition of the following amendment.

No development shall take place until details of the provision for the storage and collection of refuse and recycling have been submitted to and approved in writing by, the local planning authority. The approved arrangements shall be put in place prior to occupation and shall not be changed thereafter.

Reason: to ensure satisfactory waste storage provision. (Cambridge Local Plan (2006) policy 3/12)

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. 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Except with the prior written agreement of the local planning authority in writing 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 in writing no deliveries or collections in connection with the construction work or demolition shall be carried out or plant operated other than between the following hours: 0700 hours to 1900 hours Monday to 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)

5. Prior to the commencement of the use hereby permitted, 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)

6. The car parking space laid out within the site in accordance with the approved plans shall be retained and shall not be used for any purpose other than the parking of vehicles. Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

7. 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)

8. 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)

9. Prior to the first occupation of the development hereby permitted, the two velux windows, which serve the first floor bedroom as approved on drawing 11/1295:010, shall be located so that no part of the windows are lower than 1.7 m from finished first floor level. These windows shall not thereafter be altered in size and position. Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policy 3/7)

10. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the Technical Guidance to the National Planning Policy Framework, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall: provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development. Reason: To control surface water management. (East of England Plan (2008) polices WAT2 and WAT4 and Cambridge Local Plan (2006) policy 8/18).

INFORMATIVE: The Local Highway Authority has advised that following development occupants of neither the existing nor the future residential units will qualify for residents' parking permits within the residential parking schemes operating in the local area.

INFORMATIVE: The demolition of the workshop/garages may give rise to dust and therefore the applicant/developer is advised to ensure that appropriate measures to minimise the spread of airborne dust from the site are employed. Further guidance can be obtained from the Section on dust pollution in the Councils Sustainable Design and Construction supplementary planning document.

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. An informative is recommended advising that the agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site.

INFORMATIVE: The Housing Act 2004 introduces the HHSRS as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc. The applicant/agent is advised to contact The Housing Standard Team of the Refuse and Environment Service at Cambridge City Council on telephone number (01223) 457890 for further information.

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, SS2, T1, T14, ENV7, WAT2, WAT4 and WM6 Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 and P9/9

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

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

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or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

12/0381/FUL - 19 Alpha Road

The committee received an application for full planning permission.

The application sought approval for change of use from C3 Dwelling House to a House in Multiple Occupation (Sui Generis) (seven bedrooms).

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

- Mrs Boyle

The representation covered the following issues:

- i. She was attending the meeting to represent the views of many local residents.
- ii. There were ongoing issues relating to student disturbance and noise.
- iii. The area abuts a conservation area.

Mrs Jacklin (Applicant) addressed the committee in support of the application.

The Committee:

Resolved (by 9 votes to 0) to include an additional condition requiring a Management Plan.

Resolved (by 8 votes to 1) to accept the officer recommendation to approve planning permission subject to the addition of the following amendment.

No development shall take place until a management plan for the operation of the building as an HMO, which includes measures to avoid the creation of noise nuisance, has been submitted to and approved in writing by, the local planning authority. The approved arrangements shall be put in place prior to occupation and shall not be changed thereafter except with the written approval of the local planning authority.

Reason: to protect neighbour amenity. (Cambridge Local Plan (2006) policy 3/4)

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. The proposed House in Multiple Occupation (19 Alpha Road) shall not be occupied by more than 7 persons at any one time. Reason: In the interest of residential amenity. (East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 4/13 and 5/7).
3. 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 To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 4/13 and 5/7).
4. No development shall commence until details of facilities for the covered, secure parking of 7 number bicycles for use in connection with the development hereby permitted have been 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 satisfactory provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)
5. The existing outbuilding to the rear shall only be used for storage purposes and not for habitable accommodation. Reason: To protect the amenity of the neighbouring occupiers. (East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policy 5/7).

INFORMATIVE: The applicant is reminded that the property will not benefit from on street Resident Parking except for visitor parking.

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: East of England plan 2008: SS1 and ENV7 Cambridge Local Plan (2006): 3/1, 3/4, 4/13 and 5/7
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

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12/0674/FUL - 74 Alex Wood Road

The committee received an application for full planning permission.

The application sought approval for the erection of a PVCU White Conservatory with double glazed window sealed units.

The Committee:

Resolved (by 10 votes to 0) to accept the officer recommendation to approve planning permission.

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. 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)

3. 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: ENV7 Cambridge Local Plan (2006): 3/4 and 3/14

4. 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

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The meeting ended at 8.05 pm

CHAIR