

**NORTH AREA COMMITTEE**

27 September 2012

6.30 - 7.05 pm

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

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

**FOR THE INFORMATION OF THE COUNCIL**

**12/52/NAC Apologies for Absence**

Apologies were received from Councillor Gawthrop and Councillor O'Reilly.

**12/53/NAC Minutes of the last meeting**

The minutes of the 26 July 2012 meeting were approved and signed as a correct record.

**12/54/NAC Declarations of Interest (Planning)**

None

**12/55/NAC Planning Applications**

**12/0626/FUL - 1 Searle Street, Cambridge**

The committee received an application for full planning permission.

The application sought approval for alterations and additions to ground floor accommodation following part demolition of existing garage/store and existing extension.

The applicant spoke in support of the application.

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

- Mr Coffin

The representation covered the following issues:

- i. The loss of the off street car parking would lead to more competition for on street car parking and would set a precedent.
- ii. The design and pitch of the roof would be out of character and fill in the skyline.
- iii. The roof pitch would be steeper than the existing and the ridgeline was too long and high.
- iv. A flat roof design would be less Intrusive.

Councillor Todd-Jones (Ward Councillor) spoke in opposition to the application.

The representation covered the following issues:

- i. Height, scale and massing along the boundary wall would result in domination of the rear garden of the neighbouring property and lead to a sense of enclosure and a loss of amenity.
- ii. The removal of the garage and decanting of a parking space would put additional pressure on parking in the area.
- iii. The detailing of the boundary wall would have a detrimental impact on the Conservation Area.

The Committee:

**Resolved** (by 5 votes to 2) to accept the officer recommendation to refuse planning permission for the following reasons:

1. The proposed development includes an increase in the height of the boundary wall to Fisher Street and the projection of the side elevation of the proposed extension above the new boundary wall which would have a dominant and enclosing effect on the streetscene. In so doing the extension would be out of character with the area and detrimental to the visual amenities of the streetscene. The development is contrary to East of England Plan (2008) policies ENV6 and ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11 and to guidance provided by the National Planning Policy Framework.

**12/0204/FUL - 82-84 Victoria Road, Cambridge**

The committee received an application for full planning permission.

The application sought approval for change of use from HMO and A1 shop to sui generis 9 bedroom HMO.

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

- Heather Richards

The representation covered the following issues:

- v. The proposal would have an adverse affect on the appearance of the Conservation Area.
- vi. Moving the entrance would increase noise and disturbance.
- vii. The police had been called recently to address a disturbance at the property.
- viii. The proposal was inappropriate for the character of the area which mainly housed families and the elderly.

The Committee:

Councillor Tunnacliffe proposed and Councillor Pitt seconded that a condition be added to create a green space on the forecourt of the building.

The proposal was carried by 5 votes to 3.

**Resolved** (by 6 votes to 0) to accept the officer's recommendation not to contest the appeal but to add the following to the Council's list of suggested conditions:

1. Within three months of the date of this permission, full details of a landscape scheme to create a green space on the forecourt of the building shall be submitted to the local planning authority for approval and these works shall be carried out as approved within six months of their approval. These details shall include proposed hard surfacing materials, planting plans, schedules of plants (noting species, plant sizes and proposed numbers) and an implementation programme.

Reason: To ensure an acceptable level of amenity for future occupiers and to maintain the quality of the street scene and the character of the conservation area. (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 4/11)

The meeting ended at 7.05 pm

**CHAIR**