

EAST AREA COMMITTEE25 July 2013
7.00pm - 10.10 pm

Area Committee Members: Councillors Blencowe (Chair), Owers (Vice-Chair), Benstead, Brown, Hart, Johnson, Marchant-Daisley, Moghadas, Roberts, Saunders and Smart

Area Committee Members: County Councillors Walsh and Whitehead

Officers:

Principal Planning Officer: Tony Collins
 Head of Community Development: Trevor Woolams
 Safer Communities Section Manager: Lynda Kilkelly
 Committee Manager: Glenn Burgess

Other in Attendance:

Police Sergeant: Colin Norden
 Fire Safety Officer: Jim Meikle

FOR THE INFORMATION OF THE COUNCIL**13/48/EAC Apologies For Absence**

Apologies were received from Councillors Bourke, Herbert and Kavanagh.

13/49/EAC Declarations Of Interest

Name	Item	Interest
Smart	13/56a/EAC	Personal: Had approved the plans as part of the rolling housing programme through her role as Executive Councillor for Housing. Left the table during the discussion and did not take part in the vote.
Roberts	13/56d/EAC	Personal: Works near to the premises. Decided not to vote on this item.

13/50/EAC Minutes

The minutes of the 6 June 2013 meeting were approved and signed as a correct record subject to the following amendments shown in **bold**:

- (i) 13/43/EAC (Open Forum Q1 response): “Councillor Johnson said that.....a separate proposal had been put forward to improve council and emergency vehicle access to **the green in the middle of the close**”
- (ii) 13/43/EAC (Open Forum Q3 response): “Councillor Whitehead had discussed remedial work with **Evan Laughlin**”

13/51/EAC Matters & Actions Arising From The Minutes

- (i) **Devolved decision-making and developer contributions: taking forward East Area Priority Projects - to clarify the budget available for play area improvement.**

Officers had confirmed that the total figure for ‘provision for children and teenagers’ contributions was £77,500.

- (ii) **Environmental Improvement Programme: access to Stone Street/Ainsworth Street for larger vehicles.**

No response had been received from officers.

- (iii) **Environmental Improvement Programme: access to Silverwood Close green area for council maintenance staff.**

Councillor Johnson agreed to follow up with Bob Carter.

- (iv) **Environmental Improvement Programme: Greville Road/Charles Street TRO**

Councillor Moghadas confirmed that a response had been received but that she would request further information.

13/52/EAC Open Forum

- 1. Ms Sinnott asked when the Bath House play park would be refurbished.**

Councillor Brown responded that, as Petersfield ward had a higher number of play areas per % of young population, Coleridge had been given a higher priority at the last meeting. It was hoped however that the refurbishment would be prioritised in the next round of projects.

Councillors Walsh, Marchant-Daisely, Johnson and Moghadas expressed support for this to be prioritised during the next round.

- 2. Mr Harvey asked what specific changes had been made to the Local Plan as a result of the public consultation. He also highlighted the difficulty in obtaining a hard copy of the final document.**

Councillor Blencowe responded that, as a result of the issues and options consultation, a number of changes to the wording and the 'emphasis' of the overall plan had been made. It was noted that subtle changes had been made to the wording of R10 emphasising the need to carefully review highway access. The Local Plan had been discussed at a number of council committees and at a Full Council meeting, and had been amended as a result of the public consultation.

Councillors Brown and Walsh confirmed that resident's views regarding R10 had been fed into the process and the issues had been raised with officers.

Action Point: Councillor Roberts to liaise with Mr Harvey outside of the meeting to obtain a hard copy of the Local Plan.

- 3. Dr Eva asked for an update on the agreed 12 month programme to ensure that buildings with a community or civic interest had adequate free and safe cycle stands.**

Councillor Smart confirmed that she had raised the issue of Polling Stations with officers and they had agreed to add cycle parking to the list of criteria for selecting stations. However it was noted that this would be one of many different considerations and would have to be balanced against other criteria when the final selection of venues was made.

It was also noted that providing cycle stands at buildings owned by the City Council would be more straightforward than at buildings owned by third parties, where additional funding may be required.

Councillor Johnson confirmed that funding for four new cycle racks at the River Lane Centre had been agreed.

Dr Eva further emphasised the need for more detail on the number of buildings identified, the percentage with adequate cycle parking provision and the likelihood that the programme would be completed by December 2013.

Action Point: Councillor Blencowe to discuss the issue further with the City Council's Cycling and Walking Officer.

- 4. Dr Eva highlighted the longstanding issue of large parts of Riverside being used as a car park.**

Councillor Whitehead confirmed that she had discussed this with Evan Laughlin and it was agreed that the issues needed to be progressed.

Councillor Johnson confirmed that he had raised the issue with the Project Delivery and Environment Team. He had been informed that, in relation to funding for the Stourbridge Common end of the Riverside, funding was available from the Minor Highways Budget. In relation to the Riverside bridge restriction near to the Tesco footpath/cycle path, no feedback had been received following public consultation and the County Council had not received any formal objections.

It had been agreed with the officer that they would double check that this was the case before progressing to the next stage of making the order. An update on TRO's, including the riverside restrictions would then be included in the next Environmental Improvement Programme report brought to East Area Committee.

Action Point: Councillor Whitehead to keep Dr Eva informed of progress on the issue.

- 5. Dr Eva raised the issue of the Riverside Moorings Consultation and questioned the delay in the results being brought back to the Environment Scrutiny Committee.**

Councillor Roberts confirmed that he had arranged a meeting with the Executive Councillor for Public Places to discuss the issue in more detail.

Councillor Johnson expressed his frustration at the delay and highlighted the need for a quick resolution.

Councillor Blencowe confirmed that the Executive Councillor would be responsible for making the final decision, with the Environment Scrutiny Committee holding her to account.

Action Point: Councillor Blencowe to discuss the reasons for the delay with the Executive Councillor and council officers and keep Dr Eva informed.

13/53/EAC Policing and Safer Neighbourhoods

The Committee received a report from Sergeant Norden regarding the policing and safer neighbourhoods trends.

The report outlined actions taken since the Committee on 26 March 2013. The current emerging issues/neighbourhood trends for each ward were also highlighted (see report for full details). Previous priorities and engagement activity noted in the report were theft of cycles in the East area, alcohol-related anti-social behaviour (ASB) in the Petersfield and Mill Road area, and drug dealing in the Riverside and Stourbridge Common area.

The Committee discussed the following policing issues:

- (i) Drug dealing in phone boxes.
- (ii) Anti-social behaviour (ASB) on the benches on Petersfield Green.
- (iii) Shoplifting across the East area.
- (iv) ASB in Brooks Road.
- (v) The need to address alcohol related ASB issues through Licencing Reviews.
- (vi) Drug dealing in Budleigh Close and Tiverton Close.
- (vii) Inappropriate parking in Mill Road.
- (viii) Fire setting at Burnside allotments.
- (ix) ASB in Newmarket Road.
- (x) ASB in Ditton Fields play area.

In response to members' questions Sergeant Norden, the Fire Safety Officer and the Safer Communities Section Manager confirmed the following:

- (i) The Police were aware of the ASB at Petersfield Green and had been monitoring the situation. CCTV had been installed in the summer of 2012 but the images had been obstructed by foliage.

Councillor Marchant-Daisely confirmed that she had spoken to officers about the overhanging foliage, and Councillor Brown agreed to follow up if required.

- (ii) Cycle theft from Cambridge Leisure Park was no longer a major problem and the site now had its own Management Team in place.
- (iii) Agreed to liaise with Councillor Marchant-Daisely outside of the meeting regarding use of Section 27 Powers over the last 3 months.
- (iv) 'Immobilise' was a free website where members of the public could register their possessions. The site was then used by Police Forces across the country to locate the owners of recovered stolen property.
- (v) Recent fire setting activity had taken place in Dennis Road and Barnwell Road.
- (vi) Two people had been arrested for drug dealing in the Budleigh/Tiverton Close area.
- (vii) During the summer months ASB on open spaces would be monitored.
- (viii) Parking on zig-zag road markings could be enforced by both Police Officers and PCSO's.
- (ix) Issues regarding speed cameras should be reported to the Safety Camera Partnership.
- (x) The Police were now monitoring the 'Shape Your Place' website for any reported issues.
- (xi) Updates were not yet available on speed checks in the Coldhams Lane and Whitehill Road areas.
- (xii) If the Committee felt that shop lifting was an ongoing issue it could be added to the list of priorities.

In response to a question from Councillor Walsh regarding the support offered to members of the streetlife community, Councillor Smart confirmed the following:

- (i) The City Council funded local charities, assisted with projects such as Jimmy's Night Shelter and provided training programmes at local hostels.
- (ii) The City Council was the most successful of the three Making Every Adult Matter (MEAN) Project Pilots.

- (iii) A detailed report on streetlife anti-social behaviour was taken to the Strategy and Resources Scrutiny Committee in October 2012 and could be accessed via the website.
- (iv) A detailed report on the new Sub Regional Single Homelessness Service was taken to the Community Services Scrutiny Committee in June 2013 and could be accessed via the website.
- (v) Three multi-agency workshops had been held recently to look at the issues and identify solutions.

The following priorities were unanimously **agreed**:

- (i) Reduce cycle theft and shoplifting in the East area.
- (ii) Tackle alcohol related ASB in the Petersfield area.
- (iii) Tackle the supply of drugs in the East area.

13/54/EAC Safer City Grant Scheme 2013/14: Consideration of Applications

The Committee received a report from Safer Communities Section Manager regarding the Safer City Grant Scheme 2013/14.

In response to members' questions the Safer Communities Section Manager confirmed the following:

- (i) Applications could be submitted up until December, with any underspend then being returned to the central grant pot.
- (ii) Any further grant applications would be determined by the Director of Customer and Community Services in consultation with Ward Councillors.
- (iii) Support with the application process was available from the Safer Communities Project Officer.
- (iv) Projects could be managed by other agencies on behalf of Resident's Associations if required.

Members resolved (unanimously) to:

Approve the application from the Rustat Neighbourhood Association for a Safer City grant of up to £5,000 (with a minimum requirement of £3,124.06) to pay for the installation of a column light on the path between Flamstead Road and Derby Road.

13/55/EAC East Area Community Facilities Capital Grants Programme

The Committee received a report from the Head of Community Development regarding Community Development Capital Projects and an application from Barnwell Baptist Church.

In response to questions from Mr Frank Gawthrop the Head of Community Development confirmed the following:

- (v) The City Council are working with www.Cambridgeshire.net to promote community facilities.
- (vi) £20,000 had been allocated from the Newtown Capital Programme for community facilities to provide a community room at Rock Road Library.
- (vii) The New Town Capital Fund could only be used for improving community facility buildings and not for the provision of play areas.
- (viii) The New Town Forum could not make decisions on the allocation of funding, but was a consultative body and could make proposals to the Executive Councillor or South Area Committee.

In response to members' questions the Head of Community Development confirmed the following:

- (i) Officers were looking at ways to increase the flexibility of use at Ross Street Community Centre, including childcare provision
- (ii) All capital grants were monitored to ensure they were benefiting the local community.
- (iii) As a condition of a grant over £15k, the venue had to remain a community facility for 11 years or else repay some of the capital.
- (iv) Officers were waiting to hear back from the Leper Chapel regarding possible improvements, but the issue could be complicated as it is a listed building.
- (v) There was around £200,000 available to East Area Committee for improving community facilities in addition to the £40,000 that remained for Abbey ward.
- (vi) Ross Street Community Centre would be added to the list of projects being brought back to the committee in the autumn so that members could decide whether improvements should be prioritised.

Members resolved (unanimously) to:

Award a capital grant of £3,500 for the improvement of kitchen facilities at Barnwell Baptist Church, subject to the completion of the Council's Agreement for small capital grants.

13/56/EAC Planning Applications**13/56a/EAC 13/0649/FUL - Scout Headquarters, 40 Stanesfield Road**

The Committee received an application for full planning permission.

The application sought approval for the relocation of an existing Scout Hut with 8 additional affordable and private sale new dwellings, associated car parking and cycle parking and private and shared amenity space. This is as part of the Cambridge City Council Affordable Housing Framework

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation to approve planning permission subject to the revised and additional conditions below and conditions 1, 9, 10, 11, 12, 14 and 15 from the original agenda, Authority delegated to officers to reorder and renumber the 27 conditions into a logical sequence.

Revised Conditions:

2. No unbound material shall be used in the surface finish of any road or vehicle manoeuvring space on the application site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety and to comply with policy 8/2 of the Local Plan 2006.

4. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site and to comply with policy 8/2 of the Local Plan 2006.

5. The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway and to comply with policy 8/2 of the Local Plan 2006.

6. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Reason: In order to protect neighbours amenities and to comply with policy 4/13 of Local Plan 2006.

7. 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: In order to protect neighbours amenities and to comply with policy 4/13 of Local Plan 2006.

8. 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: In order to protect neighbours amenities and to comply with policy 4/13 of Local Plan 2006.

9. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.
- (a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
- (b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
- (c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

- (d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- (e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
- (f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure

report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to protect neighbours and future occupiers amenities and to comply with policy 4/13 of Local Plan 2006.

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 National Planning Policy Framework Technical Guidance, and the results of the assessment provided to the local planning authority. The submitted details shall:
- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site including calculations and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) the results of any infiltration tests;
 - iii) include a timetable for its implementation; and
 - iv) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: In order to protect neighbours and future occupiers amenities and to comply with policy 4/13 of Local Plan 2006.

Additional conditions:

15. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

16. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all

landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

17. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

18. No development shall take place within the area indicated until the applicant, or their agents 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).

19. The first floor level WC and bathroom windows on the houses and flat shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use 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: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12).

20. No development 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 treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied 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).

21. 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)

22. Before the development hereby permitted is commenced, a dust suppression method statement shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid unreasonable harm to neighbours amenities and for highway safety reasons and to comply with policies 4/13 and 8/2 of the Local Plan (2006).

23. 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.
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Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

24. Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of protection barriers and any other protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Reason: To protect trees on site and accord with policy 4/4 of the Local Plan (2006).

25. Prior to the commencement of development a pre-start meeting is to be held on site with the Local Planning Authority tree officer, project arboriculturalist and developer to agree tree works and proposed tree protection.

Reason: To protect trees on site and accord with policy 4/4 of the Local Plan (2006).

26. The approved Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. The project arboriculturalist will monitor the site and tree protection at regular intervals and provide a written report of findings to the Local Planning Authority. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect trees on site and accord with policy 4/4 of the Local Plan (2006).

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 30 November 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, education and life-long learning facilities, transport mitigation measures, 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 the Cambridgeshire and Peterborough Minerals and Waste Development Plan (Core Strategy Development Plan Document July 2011) policy CS16 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012.

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

13/56b/EAC 13/0523/CLUED - 142 Tenison Road

The Committee received an application for a certificate of lawfulness under Section 191 for the use as additional letting bedrooms and ancillary accommodation to a hotel.

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

The representation covered the following issues:

- (i) The site had a long planning history and little seemed to have changed since the previous application.
- (ii) The Fire Service did not record the premises as part of the hotel and this was dismissed in the officer's report.
- (iii) Previous reports stated that there had been no evidence of a change of use.

Mr Dale Barker (Applicants Agent) addressed the Committee in support of the application.

On the advice of the Case Officer, and due to the confusing nature of the wording, the Committee agreed to amend the wording of the recommendation on page 105 of the agenda as follows (~~amendment struck though~~):

That a certificate of lawfulness be granted under Section 191 of the Town and Country Planning Act 1990 (as amended) for 142 Tenison Road, Cambridge.

~~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. Application for a certificate of lawfulness under Section 191 for the use as additional letting bedrooms and ancillary accommodation to a hotel.~~

~~3. 142 Tenison Road, Cambridge, as identified outlined in RED on the location plan attached to this Certificate.~~

The Committee:

Resolved (by 6 votes to 1) to accept the officers amended recommendation to grant the certificate of lawfulness under Section 191 of the Town and Country Planning Act 1990 (as amended) for 142 Tenison Road, Cambridge for the use as additional letting bedrooms and ancillary accommodation to a hotel.

Reasons for granting:

- 1) Sufficient evidence has been provided to prove on the balance of probabilities continuous hotel use 10 years preceding the date of the application.
- 2) Further information from a former employee and regular guest has been provided.
- 3) The applicant has made a statutory declaration.

13/56c/EAC 13/0102/FUL - Garages to r/o 76 Abbey Road and 12 Riverside

The Committee received an application for full planning permission.

The application sought approval for a proposed conversion of existing lock-up garages to form 2 No. 1.5 storey dwellings

The Committee:

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

13/56d/EAC 13/0612/S73 - Snakatak, 230 Mill Road

The Committee received an application for removal of Condition 3 of Planning Permission C/96/0364 to allow take away food to be served.

Mrs Kirsty Bailey (Applicant) addressed the Committee in support of the application.

The Committee:

Resolved (by 10 votes to 0) to accept the officer recommendation to approve planning permission as per the agenda

13/56e/EAC 13/0569/FUL - McDonalds Restaurants Ltd, 639 Newmarket Road

The Committee received an application for full planning permission.

The application sought approval for reconfiguration of the drive thru lane and car park to provide a side-by-side order point with the construction of a new signage island and reconfigured kerb lines including associated works to the site. Alterations to the circulation within the car park to accommodate new layout with the relocation of the existing corral. Small booth extension for improved internal operations (1.3 sqm). The installation of 2 no. Customer Order Displays (COD) with associated canopies. Amendments to the existing signage suite with additional signs.

The Committee:

Resolved (by 8 votes to 0) to accept the officer recommendation to approve planning permission as per the agenda

13/56f/EAC 13/0349/FUL - 30 Birdwood Road

The Committee received an application for full planning permission.

The application sought approval for side and rear roof extension and change of use from dwelling house (C3) to house in multiple occupation (sui generis) - 8 bedrooms

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation to approve planning permission as per the agenda

13/57/EAC Enforcement Items**Planning Enforcement Report - 435 Newmarket Road**

The Committee received a report regarding enforcement action for unauthorised development at 435 Newmarket Road.

The Committee asked for clarity on what further action would be taken in the event of non-compliance with the enforcement action (as highlighted in recommendation (iii) of the officer's report). The Case Officer was unable to provide sufficient information and the Committee therefore agreed that, in the event of further action being required, a report would be brought back to the committee for consideration.

The Committee:

Resolved (by 7 votes to 2):

- (i) To authorise the service of an enforcement notice under S172 of the Town and Country Planning Act 1990 (as amended) in respect of a planning control, namely without planning permission the material change of use of a single dwelling house to two separate flats, specifying the steps to comply and the period for compliance set out in

paragraphs 4.2 and 4.3, for the reasons contained in paragraph 4.4 of the officers report.

- (ii) To authorise the Head of Planning Services (after consultation with the Head of Legal Services) to draft and issue the enforcement notice.
- (iii) That a further report be brought back to the committee if further action was required in the event of non-compliance with the enforcement notice.

The meeting ended at 10.10 pm

CHAIR