

**PLANNING COMMITTEE MEETING – 5<sup>th</sup> November 2014**

**Amendment/De-brief Sheet for Minor and general items**

CIRCULATION: First

ITEM: APPLICATION REF: 14/0964/FUL

Location: Mickey Flynn's American Pool, 103 Mill Road

Target Date: 08.08.2014

To Note:

- 1.1 A representation on this case and 14/0966 has been received from Dr Julian Huppert MP. The text of his representation is as follows.

Dear Mr John Evans,

I am writing to express very strong concerns about planning applications which have been submitted for Mickey Flynn's American Pool, the Pool and Snooker Club on Mill Road.

It is of great concern that the applicants have opted for broad and unspecified changes of use for the facility. This poses a serious risk to maintaining the individual character of Mill Road, a place which has been designated for small independent traders in the Cambridge Local Plan.

The safety of the road also appears to be compromised by the current plans. Mill Road is a busy, narrow road, and there are already issues between cars, buses, cyclists, and pedestrians; yet the current application does not pay heed to these safety concerns.

I am not alone in raising these concerns. Mill Road Society also strongly share my concerns, and feedback from communities in the area show that a change of use for the building also demonstrates similar anxieties.

I have laid out these concerns in greater detail below in bullet form, both in relation to the application for Change of use from Pool and Snooker Club to A1 (Shop) and A2 (Financial & Professional Services, A3 (Restaurant & Cafes) and A4 (Drinking Establishment).

- 1) The proposals do not address the need to protect Mill Road's character, as set out in the Cambridge Local Plan, or "safeguard the independent, cosmopolitan feel of the street" (Policy 23).
- 2) The fact that the application for change is for use as an A1 shop raises concerns that there will be a repeat bid for a supermarket-chain convenience store, which would be a threat to Mill Road's independent traders and character.
- 3) If approved, Mill Road would see the loss of the only leisure facility available. This contravenes Cambridge Local Plan Policy 6/1 ('Protection of Leisure Facilities') and subsequent NPPF policies.
- 4) If approved, the site would be serviced by vehicles stopping on Mill Road several times a day. This would obstruct the road, posing significant risk to road safety. Indeed, the area is already known as an 'accident blackspot'. This runs contrary to Cambridge Local Plan Policies 8/2 ('Transport Impact') and 8/9 ('Commercial Vehicles and Servicing').
- 5) The application makes no provision for car parking spaces. This would lead to an increased pressure on the already limited parking available in the area and might lead to more instances of illegal parking on Mill Road. This seems to contravene Cambridge Local Plan Policy 8/2 ('Transport Impact').

6) In the event of the site being occupied by a convenience store, the application provides no information concerning noise impacts caused by externally venting refrigeration and air conditioning systems or from deliveries. This would appear to contravene Cambridge Local Plan 4/13 ('Pollution and Amenity').

7) There is no provision for waste and cage storage in the application.

8) As with the previous two applications, another supermarket-chain convenience store would be a threat to the vitality and viability of the Mill Road centre. This appears contrary to Cambridge Local Plan Policies 6/7 ('Shopping Development and Change of Use in District and Local Centres'), including:

6.16: "Shopping policies [...] seek to enhance the vitality and viability of the City Centre and support the role of the District and Local Centres[...]"

6.17: "Applications for retail developments will, where appropriate, be subject to the demonstration [...] that there will not be an adverse impact on existing centres, and that transport and environmental matters have been considered."

Please note that all of points 1 to 8 relate to the application for A1 (shops). Points 2, 4, 5, and 8 refer both to the application for Change of use from Pool and Snooker Club to A1 (Shop) and A2 (Financial & Professional Services, A3 (Restaurant & Cafes) and A4 (Drinking Establishment).

Yours sincerely,

Julian Huppert  
Member of Parliament for Cambridge

2.1 In addition to the addresses listed on the agenda, representations objecting to 14/0964 and 14/0966 have also been received from the following addresses:

133 Birdwood Road	9 Kingston Street
17 Caius Terrace	21 Kingston Street
60 Catherine Street	17 Langham Road
55 Great Eastern Street	5 Mawson Road
17 Guest Road	92A Mill Road
80 Gwydir Street	33 Perowne Street
155 Gwydir Street	18 Romsey Road
165 Gwydir Street	5 Ross Street
178 Gwydir Street	27 St Phillips Road
3 Kingston Street	15 Shelley Gardens
5 Kingston Street	6 Sturton Street
6 Kingston Street	80 Vinery Road

2 Willis Road

2.2 The content of these representations overlaps with that of the representations listed in the Committee report, and the issues raised are covered in that report.

2.3 In addition to the addresses listed on the agenda, a representation neither objecting to nor supporting 14/0964 and 14/0966 has also been received from the following address:

267 Coldhams Lane

2.4 The issues raised in this representation overlap with those raised in representations listed in the Committee report, and the issues raised are covered in that report.

2.5 In addition to the addresses listed on the agenda, representations in support of the proposals in applications 14/0964 and 14/0966 have also been received from the following addresses:

Carl Hunter House, Adam &  
Eve Street

84 Coleridge Road

101 Ditton Fields

110 Howard Road

27 James Court

1 Malcolm Place

10 Mill Road

6 Mustang Drive

18 St Barnabas Road

109 Sedgwick Street

2 Somerset Close

19 The Paddocks

94 Woodhead Drive

162 York Street

Cambridge Road, Fulbourn

49 Exning Road, Newmarket

12 Peel House, Newmarket

- 2.6 The reasons given for support coincide with those listed in the Committee report.
- 2.7 A number of representations, both in support of, and objecting to, the proposals, have not been listed here or on the Committee report because they provided no address.
- 3.1 Since the completion of the Committee report the applicants have submitted to the case officer and members a DVD showing vehicle movements.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 14/0966/FUL

Location: Mickey Flynn's American Pool, 103 Mill Road

Target Date: 08.08.2014

To Note: See notes on 14/0964/FUL above

Amendments To Text: See notes on 14/0964/FUL above

Pre-Committee Amendments to Recommendation: See notes on 14/0964/FUL above

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 14/1248/FUL

Location: 19 New Square

Target Date: 26.09.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 14/1245/FUL

Location: 39 Long Road

Target Date: 25.09.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 14/1301/FUL

Location: 8 and 8A Oak Tree Avenue

Target Date: 06.10.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 13/1706/FUL

Location: 190A Green End Road

Target Date: 19.06.2014

To Note:

A representation has been received from 10 Tenison Road objecting to the amended application. No additional issues have been raised.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation: None.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 14/1123/FUL

Location: 21 – 25 Fitzwilliam Road

Target Date: 03.09.2014

To Note: None.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation: None.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 14/1228/FUL

Location: 184 Kendal Way

Target Date: 24.09.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 14/1291/FUL

Location: 83 Gough Way

Target Date: 10.10.2014

To Note:

Attached Appeal Decision dated 29 November 2011 relating to planning application 11/0372/FUL.

In addition to the addresses listed in the report, a representation objecting to the proposal has been received from the following address:

- 13 Gough Way

The objection does not raise any new issues not already covered in the officer report.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: Enforcement Report- EN/0290/14

Location: Kings Parade advertisements

Target Date: N/A

To Note: Nothing

Amendments To Text: Paragraph 5.2 add "and for officers/baliffs to remove signs"  
Full paragraph to read:

"Option 1- To serve notice(s) as required under Sections 225 and 225A of the TCPA

1990 (as amended) for the removal of the signs and structures used to support them displayed along Kings Parade requiring the signs to be permanently removed from display within the Central Conservation Area and for officers/baliffs to remove signs.”

Pre-Committee Amendments to Recommendation:     None

**DECISION:**