

SOUTH AREA COMMITTEE

9 September 2010

7.30 - 8.12 pm

Present: Councillors Taylor (Chair), Blackhurst (Vice-Chair), Sanders, McPherson, Newbold, Stuart and Swanson

Officers Present

Environmental Improvement Manager – Andrew Preston

Principal Development Control Manager – Peter Carter

Committee Manager – Martin Whelan

10/42/SAC Apologies for Absence

Apologies were received from City Councillors Al Bander, Dryden, Newbold and County Councillor Heathcock. Councillor Newbold arrived during item 10/48/SAC.

10/43/SAC Declarations of Interest

There were no declarations of interest.

10/44/SAC Minutes of the meeting held on 8th July 2010

The minutes of the meeting held on 8th July 2010 were approved as a true and accurate record of the meeting.

10/45/SAC Matters and Actions Arising from the Minutes

There were no actions identified in the previous minutes.

10/46/SAC Open Forum

There were no issues raised during the open forum.

10/47/SAC Environmental Improvement Projects

The committee received a report from the Environmental Improvement Manager seeking a decision on whether to implement the Wulfstan Way Local Centre scheme subject to positive consultation at an estimated cost of £101,000. The committee were also advised that additional funding had been identified up to a total of £173k for the whole scheme, and that the entire scheme would be subject to approval at the Environment Scrutiny Committee on 5th October.

Members of the committee made the following comments;

1. It was agreed that additional cycling racks were not required. The Environmental Improvement Manager agreed to amend the proposals to reflect this.
2. Clarification was sought on the proposal for the tree outside of the Mace Shop. The Environmental Improvement Manager advised that it was proposed to replace the existing tree with a non-fruiting tree. In response it was recommended that planters, which could be updated seasonally, should replace the proposed tree. It was also agreed that the lighting outside of the Mace Shop should be reviewed due to the existing poor lighting in that area. The Environmental Improvement Manager agreed to amend the proposals to reflect this.
3. Disappointment was expressed that more consultation was required because any delay may affect the community event on 14th December, and it was questioned how much difference an additional round of consultation would make. The Environment Improvement Manager advised that not all traders/residents had attended the stakeholder meeting, but that members should guide him on the need for additional consultation. The committee asked officers to proceed subject to the outcome of the Environment Scrutiny Committee on 5th October.

4. A member of the public addressed the committee expressing concern and seeking clarification on a number of issues. These included parking provision, provision of benches and the potential for increased litter and anti social behaviour problems and changes to the paving and green spaces. Members agreed that these issues should be discussed outside of the meeting.
5. The Environmental Improvement Manager was invited to the community event in December, and it was noted that it was hoped that there could be noticeable progress by the time of that event.

Resolved

- i. The committee resolved to implement the Wulfstan Way Local Centre Scheme at a cost of £101,000 subject to the Environment Scrutiny Committee on 5th October and the amendments suggested by the committee.

10/48/SAC Planning

7a 10/0700/FUL - Erection of single storey dwelling at land to the rear of 71 Mill End Road.

The committee received an application for full planning permission. The application sought full planning permission for a 3-bedroom, single-storey dwelling.

The committee received representation in opposition to the application from Mr Martin Bacon. Mr Bacon was unable to attend so the Committee Manager read out a statement submitted in advance of the meeting on his behalf.

The representation covered the following issues;

- Issue 1: Loss of amenity and adverse impact on the character of the neighbourhood.
- Issue 2: Environmental and Wildlife impact
- Issue 3: "Garden grabbing"

The Applicant Agents (Lee Freer) addressed the committee in support of the application.

Councillor McPherson addressed the committee as a Ward Councillor in opposition to the application.

The Committee resolved by 4 votes to 1 to approve the application for the following reasons

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (or a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

- Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8; Cambridge Local Plan (2006): 3/4, 3/7, 3/10, 3/12, 5/1, 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.

2. Unless prior agreement has been obtained from the Head of Development Services, and 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 09 November 2010 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, in accordance with the following policies, standards and proposals

- 3/7, 3/8, 5/14, 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2010.

The meeting ended at 8.12 pm

CHAIR