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Planning	Plan/1	Wednesday, 4 November 2015
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PLANNING

4 November 2015
10.00 am - 3.15 pm

Present:

Planning Committee Members: Councillors Dryden (Chair), Blencowe (Vice-Chair), Gawthrope, Hart, Hipkin, Pippas, C. Smart and Tunnacliffe

Officers:

Head of Planning Services: Patsy Dell
City Development Manager: Sarah Dyer
Principal Planner: Lisa Lamb
Principal Planner: Toby Williams
Senior Planner: Catherine Linford
Senior Planner: Angela Briggs
Planner: Lorraine Casey
Planner: Michael Hammond
Planner: Sav Patel
Planner: Elizabeth Thomas
Legal Advisor: Victoria Watts
Committee Manager: Toni Birkin
Committee Manager: James Goddard

FOR THE INFORMATION OF THE COUNCIL

15/202/PlanApologies

No apologies were received.

15/203/PlanDeclarations of Interest

Councillor Hipkin declared a personal and prejudicial interest in application 15/1200/FUL as he has relatives who live in close proximity to the application site. He was not present for the consideration of the item.

15/204/PlanMinutes

The minutes of the meeting of the 7th October 2015 were agreed and signed as a correct record.

Members noted a briefing note confirming that public speakers would no longer be named in minutes of the Planning Committee, Development Control Forum or Pre-application Member Briefings. In future the minutes would be limited to street name where the individual lived.

This would not apply to those speaking in a professional capacity or representing an organisation.

15/205/Plan15/1200/FUL - Gonville Hotel, Gonville Place

The Committee received an application for full planning permission.

The application sought approval for the refurbishment of Gresham House to provide an additional 10 hotel bedrooms, extension to rear of Gresham House to provide an additional 21 hotel bedrooms, (subterranean) basement to Gresham House and provide a gym, dance studios and subterranean day spa facilities and a plant room, front extension to Gonville Hotel to provide a new dining area, and associated external works and landscaping. The Committee noted the updated information in the amendment sheet.

The Committee received representations in objection to the application from residents of Gresham Road and Gresham Place.

The representations covered the following issues:

- i. Residents whose properties front onto Gresham Road will be directly opposite the new building.
- ii. The area is a conservation area and has some listed building.
- iii. Properties are small with limited outdoor space.
- iv. Main windows will face onto Gresham Road.
- v. Scale and mass out of keeping with area.
- vi. Would be overlooked by hotel bedrooms.
- vii. Light from hotel would be intrusive.
- viii. Proposal would generate more traffic in a small street.
- ix. Turning vehicles would be dangerous as this was popular cycle route.
- x. Road was a bottleneck
- xi. Cycles would be in danger from cars and in turn, would be dangerous to pedestrians.
- xii. Light and noise from planned location of the plant room would be intrusive.

Mr Brown, the applicant's agent, addressed the Committee in support of the application.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

15/206/Plan15/1020/FUL - 141 Ditton Walk

The Committee received an application for full planning permission.

The application sought approval for the erection of 8No. 4 Bed semi-detached dwellings, 2 new 4 bedroom detached dwellings, 3 new 3 bedroom detached dwellings and 1 new 2 bedroom detached dwelling with associated car parking, access and landscaping (following expiry of planning permission 11/0596/FUL).

In response to Member's questions, the Planning Officer confirmed that the committee was being asked to delegate the final decision regarding completion of the S106 Agreement. Members suggested that there were two play area projects which could be identified as recipients of any S106 funding (Ditton Fields and Dudley Road).

The Committee:

Resolved (by 7 votes to 0 with 1 abstention) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

15/207/Plan15/1522/FUL - Daedalus House, Station Road

The Committee received an application for full planning permission.

The application sought approval for the demolition of Daedalus House and construction of a new 7 storey office building comprising of 9026 sqm (GEA) of office floorspace (class B1); cycle parking spaces; associated plant; hard and soft landscaping; a basement with 51 car parking spaces and 7 motorcycle bays; infrastructure works.

The Officer drew Members attention to amendment sheet and highlighted the changes to the disabled access route and cycle parking.

David Whittlington, the applicant's agent addressed the Committee in support of the application.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers and with additional informative as detailed in the amendment sheet.

15/208/Plan15/1303/FUL - Stephen Perse Foundation Senior School

The Committee received an application for full planning permission.

The application sought approval for Erection of teaching block and sports hall (with Multi-Use Games Area above) following demolition of administration and corridor block on Union Road together with external works and landscaping.

The Committee noted the amendment sheet.

The Committee expressed concerns about the impact of additional traffic in the area. It was suggested that a more robust travel plan was required

The Committee delegated authority to Officer's to draft and implement a stronger travel plan.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers and including the amended condition as detailed below.

DELEGATED AUTHORITY given to agree re-wording of condition no.25 (Travel Plan) which was subsequently altered to the following:

"No occupation of the development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall comprise immediate, continuing and long-term

measures to promote arrangements to encourage the use of public transport, cycling and walking and in particular measures to encourage the use of alternative means of transport to the private car by pupils, staff and visitors. The travel plan shall also include details of a management plan to control the pick-up and drop-off of pupils from the site and shall include staff post code data to highlight those staff who could use alternative to the private car. Details of the cycle parking and where additional cycle parking will be located if there is obvious demand with details of how the demand will be monitored shall also be provided. The Travel Plan shall thereafter be implemented in accordance with the approved document.

Reason: In order to deliver sustainable transport objectives (Cambridge Local Plan 2006, policies 8/2, 8/3 and 8/4)”

Change of Meeting Chair

Councillor Dryden left the meeting to attend to Mayoral duties and Councillor Blencowe took the Chair.

15/209/Plan15/1302/FUL - Whichcote House, Springfield Road

The Committee received an application for full planning permission.

The application sought approval for Demolition of existing building and construction of a replacement graduate student accommodation building including creation of new/altered pedestrian and vehicular accesses and landscaping including works to trees.

Mr Shrimplin, the applicant's agent addressed the Committee in support of the application.

The Committee:

Resolved (by 6 votes to 1) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

15/210/Plan15/1163/FUL - 104 Wulfstan Way

The Committee received an application for full planning permission.

The application sought approval to erect a detached two-storey 2-bedroom dwelling on the land to the rear of 104 and 104a Wulfstan Way.

The Applicant's Partner addressed the Committee in support of the application.

The Committee:

Resolved (by 5 votes to 1) to refuse the application for planning permission in accordance with the officer recommendation.

15/211/Plan15/1000/FUL - 61 Norfolk Street

This item was withdrawn at the Applicant's request.

15/212/Plan15/1314/FUL - 40 Cambridge Place

The Committee received an application for full planning permission.

The application sought approval for a two storey building to provide three one-bedroom flats on the ground floor and two one-bedroom flats on the first floor. The proposal also includes cycle and bin storage provision.

The Committee received a representation in objection to the application from a resident of Glisson Road.

The representation covered the following issues:

- i. Referred to scheme details on the Council website.
- ii. Expressed specific concerns regarding:
 - a. Loss of light.
 - b. Privacy.
 - c. Annexation of part of her land.
 - d. Accuracy of planning drawings.
 - e. Boundary treatment.

The Committee:

Unanimously resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

15/213/Plan15/0926/FUL - Meadowcroft House, 16 Trumpington Road

The Committee received an application for full planning permission.

The application sought approval for the conversion of the existing bin store into 1 new one-bedroom studio apartment, with the replacement of the existing roof and provision of additional parking space and cycle storage. The bin store would be relocated to the north of the site.

The Committee received a representation in objection to the application from a Trumpington Road resident.

The representation covered the following issues:

- i. Planning permission had previously been granted in 2004, with several conditions including provision of a bin store.
- ii. Arrangements in the current application for a bin store etc were different to those outlined in previous planning permission.
- iii. Expressed specific concerns regarding:
 - a. Change of bin store location. It was now near the amenity area.
 - b. Loss of view.
 - c. People's safety when accessing facilities.

Councillor Meftah (Trumpington Ward Councillor) addressed the Committee about the application.

The representation covered the following issues:

- i. He had visited the site and met with residents.
- ii. Expressed specific concerns regarding:
 - a. The proposed flat was too close to the car park access ramp. Residents would be disturbed and have poor amenities.
 - b. The bin store would make the site unattractive.
 - c. The new building would take away some of the public amenity space for private use.
- iii. Please refuse the application.

The Committee:

Resolved (by 6 votes to 1) to reject the officer recommendation to approve the application.

Resolved (by 6 votes to 0) to refuse the application contrary to the officer recommendations for the following reasons:

- 1) The converted bin store building will be in close proximity to the ramp serving the underground car parking to spaces under the principal building, Meadowcroft House. The use of the ramp would expose the occupants of the proposed dwelling to noise and disturbance and fumes to the detriment of their residential amenity. In so doing the proposed development fails to provide satisfactory living accommodation contrary to Policy 5/2 of the Cambridge Local Plan 2006.
- 2) The proposed new dwelling by virtue of its small scale and associated surface level parking would relate poorly to the existing flats at Meadowcroft House and would detract from the visual appearance of the area contrary to Policy 3/10 of the Cambridge Local Plan 2006.

15/214/Plan15/1602/FUL - 40B Green End Road

The Committee received an application for full planning permission.

The application sought approval for a mixed use development comprising ground floor retail (use Class A1), with a non-speculative student accommodation scheme of 26No. Bedrooms on the upper floors to be occupied by Abbey College, along with cycle parking, following demolition of existing buildings on site

The Committee received a representation in objection to the application from a Green End Road resident.

The representation covered the following specific concerns:

- i. Height of building.
- ii. Ugly design.
- iii. Loss of light and overshadowing.
- iv. Blocking of access to neighbour's amenities.
- v. Parking issues.
- vi. Bin storage arrangements.

The Committee:

Unanimously resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

15/215/Plan15/1760/FUL - 23-25 Hills Road

The Committee received an application for full planning permission.

The application sought approval for mixed use development comprising ground floor retail (use Class A1), with a non-speculative student accommodation scheme of 26No. bedrooms on the upper floors to be occupied by Abbey College, along with cycle parking, following demolition of existing buildings on site.

The Committee received a representation in objection to the application from a Cambridge Place resident.

The representation covered the following issues:

- i. There was no on-site service vehicle parking spaces.
- ii. Service vehicles would regularly need to access the site, if no spaces were available, they would be forced to park illegally in the road and would block the narrow entrance to Cambridge Place.
- iii. Referred to car parking standards and said the application did not adhere to these.
- iv. Raised safety concerns:
 - a. There were no on-street rubbish bin collection points.
 - b. A lack of outside amenity space in the proposal would lead to students congregating on the street.
- v. The site cannot operate sustainably as it does not meet emerging or Local Plan 2006 criteria.

Mr McKeown (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Resolved (by 5 votes to 2) to reject the officer recommendation to approve the application.

Resolved (by 5 votes to 0) to refuse the application contrary to the officer recommendations for the following reason:

1. The development fails to make proper provision for servicing of the proposed student accommodation units and in so doing fails to provide for the adequate management and maintenance of the development. The development is therefore contrary to policy 3/7 of the Cambridge Local Plan 2006.

Change of Meeting Chair

Councillor Dryden rejoined the Committee and took the Chair.

15/216/Plan15/1364/FUL - 50 Alice Bell Close

The Committee received an application for change of use.

The application sought approval for change of use from a residential dwelling (use class C3) to a large 7-bedroom House in Multiple Occupation (Sui Generis), incorporating single storey rear extension and internal alterations

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

15/217/Plan15/0804/FUL - 2 Barrow Road

The Committee received an application for full planning permission.

The application sought approval for a new dwelling to rear of site with access from Trumpington Road.

The Committee received a representation in objection to the application from a Trumpington Road resident.

The representation covered the following issues:

- i. Was happy to support the principle of developing the site, but took issue with the design of this application.
- ii. Raised specific concerns about:
 - a. Proximity of the development to her property.
 - b. Overlooking.
 - c. Privacy.
 - d. Lack of light.
 - e. Noise.

Mr Thompson (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

15/218/Plan15/0893/FUL - Land West of ARM 1, Peterhouse Technology Park

The Officer's report sought Members' approval to change the requirement for fire hydrant provision to be secured by way of a condition rather than via the S106 agreement for ARM, Peterhouse Technology Park for the demolition of ARM2; the construction of new buildings for B1 use; two multistorey car parking structures; additional temporary car parking spaces; new cycle parking spaces; hard and soft landscaping works; new internal roads, foot and cycle paths; ancillary and associated facilities and site infrastructure.

The Committee:

Unanimously resolved that the fire hydrants should be secured by way of a condition attached to the planning permission as set out below, rather than through a S106 legal agreement.

Condition wording: Prior to the commencement of each phase of the development a scheme for the provision of fire hydrants serving that phase shall be submitted and approved in writing by the local planning authority. The approved scheme shall be fully operational prior to the first occupation of that phase of development, or as agreed in writing with the local planning authority. No development shall take place otherwise than in accordance with the approved scheme.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (Cambridge Local Plan 2006 saved policies 3/7, 3/12 and 8/18).

The meeting ended at 3.15 pm

CHAIR

