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Planning

Plan/1

Wednesday, 30 August 2017

PLANNING

30 August 2017

10.00 am - 3.20 pm

Present:

Planning Committee Members: Councillors Hipkin (Chair), Smart (Vice-Chair), Blencowe, Hart, Page-Croft, Nethsingha, Sarris and Tunnacliffe

Officers:

City Development Manager: Sarah Dyer

Principal Planner Nigel Blazeby

Principal Planner: Lorraine Casey

Principal Planner: Toby Williams

Senior Planner: Charlotte Burton

Senior Planner: Michael Hammond

Senior Planner: Sav Patel

Senior Planner: Mark Wadsworth

Planning Assistant: Mairead O'Sullivan

Legal Advisor: Rebecca Williams

Committee Manager: James Goddard

Committee Manager: Emily Watts

FOR THE INFORMATION OF THE COUNCIL

17/139/PlanApologies

Apologies were received from Councillor Holt. Councillor Page-Croft attended as the Alternate.

17/140/PlanDeclarations of Interest

No declarations of interest were made.

17/141/PlanMinutes

The minutes of the meeting held on 2 August 2017 were approved as a correct record and signed by the Vice Chair.

17/142/Plan17/0928/FUL - Mount Pleasant House, Mount Pleasant

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing office building and removal of the 145 associated car parking spaces (use class B1a) and construction of college accommodation, landscaping and access arrangements (use class sui generis).

Matthew Bullock, Master of St Edmunds 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.

17/143/Plan17/0850/S73 - Land to the West and South West of Addenbrookes Campus, Robinson Way

The Committee received a Section 73 application to vary condition 26 of 06/0796/OUT.

The condition previously stated:

“Unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13)”.

The condition now states:

26. Construction Times

Other than in respect of the specific extended construction hours for the new Papworth Hospital authorised by this permission, unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria C of the Construction Environmental Management Plan, no construction work shall be

carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays.

With regards to the New Papworth Hospital, no construction work shall be carried out or plant operated other than between the above hours except for carrying out of the internal work activities as set out in condition 68. Such activities shall only be carried out within the following extended hours 0700 to 2000 Monday to Friday, 0700 to 1600 on Saturdays and 0700 to 1600 on Sundays and Bank or public holidays.

Reason: To protect the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

A further condition will be added which lists the permitted activities during the extended construction hours (Condition 68).

The Committee:

Unanimously resolved to grant the Section 73 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.

17/144/Plan16/1873/FUL - Whichcote House, Springfield Road

The Committee received an application for full planning permission.

The application sought approval for change of use and conversion of Whichcote House from student accommodation to provide 10 no. C3 (dwelling house) units. Addition of a third floor extension to provide a further 1no. 3-bed flat. Associated cycle parking, bin store, car parking and landscaping.

The Senior Planner made reference to a pre-committee amendment to condition 9 as set out on the Amendment Sheet.

The Committee:

Resolved (by 6 votes to 2) to reject the officer recommendation to approve the application.

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

The impact of the increased height and massing on Springfield Road and Springfield Terrace would be unduly dominant and fails to respond well to the site context contrary to Cambridge Local Plan (2006) policy 3/4 and fails to create an attractive frontage to positively enhance the streetscape contrary to Cambridge Local Plan (2006) policy 3/7 and would represent poor design contrary to the National Planning Policy Framework (2012).

17/145/Plan17/0489/FUL - Whichcote House, Springfield Road

The Committee received an application for full planning permission.

The application sought approval for the erection of 3 No. terrace dwellings with associated parking, access and landscaping arrangements fronting Milton Road.

The Committee:

Resolved (by 5 votes to 3) 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.

17/146/Plan17/0847/FUL - 57 Highworth Avenue

The Committee received an application for full planning permission.

The application sought approval for demolition of Bungalow and construction of 2 No 4 bedroomed semi-detached houses, car and cycle parking and landscaping proposals.

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

The representation covered the following concerns:

- i. Substantial and permanent effect on neighbour's amenities.
 - a. Overbearing, which was an issue of concern in previous applications.
 - b. The proposed house would be close to the boundary at the narrowest part of the plot (circa 1m).

- ii. Loss of privacy for son's bedroom and living space below through overlooking from Plot 2.
 - a. Concern over angled dormer windows as mentioned in previous iterations of the application.
- iii. Overdevelopment of site, which is out of character with the area.

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

The Committee:

Resolved (by 7 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.

17/147/Plan17/0675/FUL - Land to the r/o 1 Fen Road and r/o 179-183 Water Street

The Committee received an application for full planning permission.

The application sought approval for demolition of existing garages and erection of three 2 bed dwellings with associated landscaping and access arrangements.

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

The representation covered the following issues:

- i. Referred to Local Plan Policy 3/10 (subdivision of plot).
- ii. Suggested that Number 79 was being used as a prototype and expressed concerns due to:
 - a. Noise.
 - b. Landscaping.
 - c. Materials out of character with the area.
 - d. 3 buildings on site should be reduced to 2.
- iii. Asked that Number 23 Fen Road be used as design benchmark instead as it had more appropriate design and materials.

Mr McKeown (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.

17/148/Plan17/0898/FUL - 111 Grantchester Meadows

The Committee received an application for full planning permission.

The application sought approval for a roof extension to the existing garage to incorporate the installation of solar panels on the southern roof slope.

The Senior Planner updated her report to say guttering and eaves were shown as overhanging a neighbouring property in the submitted plans. The plans had been updated just before committee to remove the overhang from Number 113.

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

The representation covered the following issues:

- i. A single storey garage was not an appropriate site for solar panels.
- ii. Residents in the road objected to the proposed solar panels. They would be clearly visible.
- iii. The design was out of character with the Conservation Area. Also with the rural setting of the general area.
- iv. Expressed concern the design set a precedent for the city.
- v. Current building used 'historic' themed materials, whereas the panels would look 'modern'. This caused a mismatch.

Cllr Cantrill (Newnham Ward Councillor) addressed the Committee about the application.

The representation covered the following issues:

- i. South Green Road was a rural setting.
- ii. A single storey garage was not an appropriate site for solar panels:
 - a. Impact on resident's amenities.
 - b. Loss of light.
 - c. Impact on Conservation Area.

- iii. A normal roof on the proposed garage would be acceptable, but reiterated solar panels were not as they were out of character of the area with its rural setting.

The Committee:

Resolved (by 6 votes to 2) to reject the officer recommendation to approve the application.

Resolved (by 6 votes to 0) to defer the application to seek more information on materials to be brought back to committee.

17/149/Plan17/0732/FUL - Land to the East of 37 and to the r/o 27-37 Romsey Terrace

The Committee received an application for full planning permission.

The application sought approval for erection of two new dwellings with associated car parking, landscaping, and infrastructure.

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

The representation covered the following issues:

- i. Welcomed the whole site, of which this application forms part, would be used for family housing.
- ii. Wanted to protect the sense of community in the area.
- iii. Asked for neighbours to be informed when boundary wall work would be undertaken.
- iv. The application would impact on the streetscape.
- v. Proposed materials would be out of keeping with the area. Queried why this received no comment from the Urban Design Team.
- vi. Queried if the application was 1 or 2 storeys.

Ms Voyias (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.

17/150/Plan17/1023/FUL - 207 Green End Road

The Committee received an application for full planning permission.

The application sought approval for the erection of a new development comprising of 2 No. hot food takeaway units (A5 use) and 7 No. one bed flats.

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

The representation covered the following concerns:

- i. Overlooking – asked for obscured and limited opening windows.
- ii. Overshadowing.
- iii. Security – the garage forms part of the boundary. Queried what would happen if it were demolished.

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.

17/151/Plan17/1112/FUL - 34 Cherry Hinton Road

The Committee received an application for change of use.

The application sought approval for proposed change of use from 14 bedroom large HMO (sui generis) to 15 bedroom student HMO (sui generis) with housekeepers flat. Rendering of side and rear elevations, increase in height of single storey lean-to, alterations to fenestration and landscaping works.

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

The representation covered the following issues:

- i. Welcomed obscure glazing in windows opposite his property.
- ii. A private lane between Number 34 and a neighbouring property provided access for the whole terrace. Expressed concern that the boundary line on the plan was incorrect and would impact on the lane and access to the terrace as a whole.

Mr Martin (Applicant's Agent) addressed the Committee in support of the application. Mr Martin agreed verbally to remove the hedge adjacent to the boundary of the lane that was shown on the proposed plans.

The Committee:

Unanimously resolved to grant the application for change of use in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers plus revision to wording of condition 6 as set out below and on the amendment sheet:

The housekeepers flat, as shown on drawing No. D.07 - Revision 03, shall be provided for the housekeeper only and retained thereafter for use by the housekeeper unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the HMO is appropriately managed (Cambridge Local Plan 2006 Policies 3/7 and 5/7).

17/152/Plan17/0715/FUL - 65 Humberstone Road

The Committee received an application for full planning permission.

The application sought approval for erection of ancillary outbuilding in rear garden

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

The representation covered the following issues:

- i. The application was not appropriate for the area.
- ii. The application was out of scale with neighbours as it was too big/high.
- iii. Could find no reference in the Officer's report to trees although the application was set in an orchard.

The Committee:

Resolved (by 4 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.

17/153/Plan17/1141/FUL - Norfolk Street Deli, 67 Norfolk Street

The Committee received an application for change of use.

The application sought approval for change of use from retail to residential flat including external alterations

The Committee:

Resolved (by 4 votes to 3) to refuse the application for change of use in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

The meeting ended at 3.20 pm

CHAIR