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Planning	Plan/1	Wednesday, 6 December 2017
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PLANNING

6 December 2017
10.00 am - 4.10 pm

Present:

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

Councillor Hipkin, left for item (17/1527/FUL) but returned for the remainder of the meeting.

Other Councillors Present: Councillors Cantrill and Gawthrope

Officers:

City Development Manager: Sarah Dyer
Senior Planner: Charlotte Burton
Senior Planner: Michael Hammond
Planning Enforcement Officer: John Shuttlewood
Planning Officer: Rob Brereton
Planning Officer: Sean O'Sullivan
Planning Officer: Sophia Dudding
Planning Officer: Mairead O'Sullivan
Legal Advisor: Rebecca Williams
Committee Manager: Toni Birkin
Committee Manager: Emily Watts

FOR THE INFORMATION OF THE COUNCIL

17/193/PlanApologies

Apologies were received from Councillor Nethsingha. The alternate councillor was unable to attend.

17/194/PlanDeclarations of Interest

No interests were declared.

17/195/PlanMinutes

The minutes of the meeting of the 1st November 2017 were agreed and signed as a correct record.

It was noted the application 17/0548/FUL at minute 17/180/Plan was before the committee again today and therefore it was recorded in the minutes of this meeting.

17/196/Plan17/0974/FUL - 18 Chesterton Road

The Committee received an application for full planning permission.

The application sought approval for the proposed erection of a mixed use scheme comprising 13 flats and 2 retail units following demolition of existing buildings at 18, 18a, 18b and 18c Chesterton Road, Cambridge.

The Committee received a representation in objection to the application from a resident of Riverside Court representing residents of a number of properties in Riverside Court.

The representation covered the following issues:

- i. Appreciated the Officer's recommendation of refusal.
- ii. Proposal would impact on Riverside Cottages.
- iii. Would result in a sense of enclosure.
- iv. Would cause overlooking.
- v. Scale and mass were inappropriate.
- vi. Loss of trees.
- vii. Potential root damage from replacement trees.
- viii. Problems of surface water drainage in runoff water being directed towards Riverside Court.
- ix. Impact on access routes.
- x. Conditions regarding window treatments such as obscure glazing would be hard to police in future.

Garth Hanlon the Applicant's Agent addressed the Committee in support of the application.

Councillor Sargent (West Chesterton Ward Councillor) addressed the Committee about the application as follows:

- i. The Council has an opportunity to improve the area around Mitcham's Corner.
- ii. Previous inappropriate application had been rejected in this area.
- iii. This application would be overdevelopment.
- iv. The Emerging Local Plan offers opportunities to create a strong regional identity in this location.
- v. Design was poor.
- vi. Important views from Jesus Green would be lost.
- vii. Progress in the area was to be welcomed but it needed to be protected progress.

The Committee:

Unanimously resolved to refuse the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report.

17/197/Plan17/1527/FUL - 213 Mill Road

The Committee received an application for full planning permission.

The application sought approval for residential led mixed use development with a retail unit. 14 Residential units comprising three 3xbed terrace dwellings, five 2xbed mews units, three 2xbed flats and three 1xbed flats along with access, car and cycle parking and associated landscaping following the demolition of the existing buildings on site.

The Committee noted the clarification on cycle parking detailed in the amendment sheet.

The Committee:

Resolved (by 4 votes to 0 and 3 abstentions) 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.

17/198/Plan17/1349/FUL - Brookfields Hospital, 351 Mill Road

The Committee received an application for full planning permission.

The application sought approval for a proposed car parking scheme to provide an additional 53 car parking spaces (including additional disability spaces) and an additional 20 cycle spaces.

The Committee noted the amendment sheet.

The Chair corrected the text of the amendment sheet as follow (words in bold added).

*“While I am not able to support the proposal due to the loss of trees and the amenity space required for replacement planting, if the scheme is otherwise acceptable, the arboricultural objection alone is insufficient to justify a **recommendation of refusal.**”*

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.

Change to Meeting Chair

Vice Chair Councillor Smart took the Chair for the Consideration of application 17/1527/FUL.

Councillor Hipkin was not present for the consideration of this application.

17/199/Plan17/0548/FUL - 60 Trumpington Road

The Committee received an application for full planning permission.

Planning Committee considered this application at the meeting of 1 November 2017 and resolved to accept the officer recommendation. Planning permission has not been issued in the light of concerns raised by a local resident.

The purpose of bringing the item back to Committee is to enable the resident to address the Committee again but with the benefit of reference to annotated plans. The agent/applicant had been advised of this course of action and had been invited to address the Committee in the interests of fairness.

The application sought approval for the demolition of former restaurant, with redevelopment of the site for the erection of 2x3 bedroom and 1x2 bedroom

detached linked dwellings; 1x2 bedroom apartment; 2x1 bedroom apartments; associated cycle and car parking provision and landscaping

The Committee received a representation in objection to the application from the resident of North Cottages who had also spoken in objection on the 1 November.

The representation covered the following issues:

- i. North Cottages were 17 unique properties.
- ii. The application encroached on land belonging to the owners of the cottages.
- iii. Suggested the site plan was inaccurate.
- iv. Raised concern about fire risk, stated– ‘There should be suitable access for a pump appliance to all existing dwellings on North Cottages and the existing access to the lane should not be made worse’. The comments from the Fire and Rescue Team sent to Mr Hammond had not been uploaded online.
- v. Highlighted ‘The developer had declared he does not own any part of North Cottages but noted that the owner of North Cottages has not counter signed the application when it was submitted. Another planning officer at the council explained if the correct certificate had not been signed, or if certificate D had not been signed but no notice correctly served the Council would invalidate the application and would not consider the application until it had been made valid’
- vi. Issues from a previous application had not been addressed:
 - a. Lack of green space.
 - b. Overbearing.
 - c. Overlooking and impact on neighbour’s amenities in 1 North Cottage.
 - d. No assessment of the impact on neighbour’s window.
- vii. Stated that a complaint would be made to the ombudsman if this application was granted

Mr Kirby (Applicant’s Agent) addressed the Committee in support of the application.

The Committee:

Resolved (by 5 votes to 0 and 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.

Change of Meeting Chair

Councillor Hipkin resumed his position as Chair of the meeting

17/200/Plan17/1625/FUL - 83 Lovell Road

The Committee received an application for full planning permission.

The application sought approval for a change of use from single C3 Use Class dwelling house to 2 self-contained 1 bedroom flats and 1 self-contained 2 bedroom flat. Single storey rear extension, roof extension incorporating rear dormer, and Juliet balcony at first floor. Associated hardstanding's, amenity space, and parking.

The Committee noted the amendment sheet.

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

The representation covered the following issues:

- i. Objected to the change of use from a family home in to a number of smaller dwellings. Affirmed that this would set a precedent in the area.
- ii. Highlighted the demand for family homes in the area and raised concern that this proposal provided the opposite type of dwelling needed.
- iii. Stated that the proposal would increase demand for parking.
- iv. The noise implications would have a detrimental impact on the surrounding neighbours.
- v. Rubbish regularly blew off this site onto surrounding neighbours property, raised concern that this issue would worsen if the proposal was approved.

Councillor Gawthroe (Kings Hedges Ward Councillor) addressed the Committee about the application.

- i. Highlighted that the application would cause the loss of amenity space.
- ii. Stated that Cambridge North Station had already caused parking issues in the area and this application would contribute further to the problem.
- iii. Raised concern that the proposed Juliet Balcony at the rear of the property would overlook property numbers 81 and 85.

- iv. In a street of family homes this kind of development would set a precedent which was not in keeping with the area, the risk of overdevelopment needed to be taken seriously.

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.

17/201/Plan17/0898/FUL - 111 Grantchester Meadows

The Committee received an application for full planning permission.

The application sought approval for the extension of the garage roof including installation of solar panels.

The Committee received a representation in objection to the application from a resident of Grantchester Meadows.

The representation covered the following issues:

- i. Stated that he had raised an objection when the application had previously come to committee in August 2017, referred to the objections in section 7 of the Officer's report.
- ii. Highlighted that the applicant had not considered the advice previously given, to use solar panels which looked more like slates rather than the standard solar panels.
- iii. Raised concern that the proposal design was not in keeping with the Conservation Area.

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

- i. Stated that he supported the use of solar panels but felt that the proposed product, the standard design solar panel was not in keeping with the Conservation Area and rural surround.
- ii. Highlighted that the position of the building was fundamentally important to the objection, because it meant that the panels could be seen whilst walking the entire length of South Green Road. Additionally, due to the size of the proposed panelling it would dominate the street scene.

The Committee:

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

The Committee adjourned at 14:15 to consider the appropriate text necessary to express the reason for refusing the application

The committee reconvened at 14:20

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

Due to the extent and monotonous appearance of the proposed solar panels on the south-facing roof slope of the building, the development would have a harmful visual impact in the street and be detrimental to the character and appearance of the Conservation Area. The development would therefore be contrary to Policies 3/7, 3/14 and 4/11 of the Cambridge Local Plan 2006.

17/202/Plan17/1164/FUL - 11 Chedworth Street

The Committee received an application for full planning permission.

The application sought approval for a ground floor extension to the side and rear.

The Committee noted the amendment sheet.

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

The representation covered the following issues:

- i. Stated that the proposal was overbearing but the excessive height could be overcome by using alternative materials.
- ii. Confirmed that the owners of the neighbouring property had indicated that if this application was successful, they too would consider building a similar extension. Highlighted how it would set a precedent for the area which needed to be considered.
- iii. Many plants, shrubs and an apple tree would be damaged or lost due to the building work.

Helene Kotter (Applicant's Agent) addressed the Committee in support of the application.

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

- i. Recognised the changes made by the applicant to address the issues previously raised about the proposal being overbearing.
- ii. Stated that the changes alleviated the impact on neighbouring property number 9 but it did not address the issues for the other neighbouring property, number 13. As such, he was still not sufficiently happy to approve 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.

17/203/Plan17/1614/FUL - Withdrawn from agenda

This item was withdrawn from the agenda before reaching Committee.

17/204/Plan17/1624/FUL - 1-2 Purbeck Road

The Committee received an application for full planning permission.

The application sought approval for the conversion and extension of existing dwellings to provide 10 new student rooms.

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

The representation covered the following issues:

- i. She had no objection to a new development on this site but she did object to the current application being submitted.
- ii. Stated that the applicant had previously applied, and was subsequently granted planning permission to provide affordable homes on the site. However, the latest application sought to build student accommodation instead.
- iii. Highlighted the demand for affordable housing in Cambridge.

- iv. Affirmed that this proposal would also mean the loss of developable housing stock.
- v. Stated that approving this application would set a precedent and send a message to developers who could also do the same thing.

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.

The Committee took a break at 14:45

17/205/Plan17/1534/FUL - 4 Green End Road

The Committee resumed at 14:50

The Committee received an application for full planning permission.

The application sought approval for change of use from outbuilding to form new 1 Bed dwelling including forming a first floor by raising the eaves and ridge height and a single storey front extension

The Committee noted the amendment sheet.

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.

17/206/Plan17/1697/FUL - 1A and 1B Malletts Road

The Committee received an application for full planning permission.

The application sought approval for the erection of a new dwelling (Land r/o 1a, 1b and 1 Mallets Road).

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.

17/207/Plan17/1646/FUL - 30 Dudley Road

The Committee received an application for full planning permission.

The application sought approval for the construction of a single storey dwelling within the rear garden of 30 Dudley Road.

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.

17/208/Plan17/0998/FUL - 98 Paget Road

The Committee received an application for full planning permission.

The application sought approval for a two storey side, and single storey front and rear extensions

The Committee noted the amendment sheet.

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.

17/209/Plan17/1091/FUL - 8 Mill Road

The Committee received an application for full planning permission.

The application sought approval for a change of use from a charity shop to a restaurant and new ventilation system.

The Committee noted the amendment sheet.

Roi Vaquero (Applicant) 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.

17/210/Plan17/1740/FUL - 31 Peverel Road

The Committee received an application for full planning permission.

The application sought approval for the erection of one 3 bedroomed detached dwelling.

The Committee noted the amendment sheet.

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.

17/211/Plan17/1420/FUL - Brookmount Court

The Committee received an application for full planning permission.

The application sought approval for a change of use application from B1(a) office use to a car licence testing centre (sui generis) use.

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.

17/212/PlanEN/0143/16 - 17 Richmond Road

The Committee received a report requesting authorisation to take formal enforcement action.

The report had regard to an alleged unauthorised change of use of a domestic residential dwelling house into a commercial short-term visitor accommodation letting use at the premises.

The report sought authority to serve one change of use Enforcement Notice directed at remedying the harm caused as a result of the breach occurring. The recommendation looked to ensure compliance in the short term and onwards.

The Committee noted the amendment sheet.

The Committee:

Unanimously resolved to accept the officer recommendation:

- i. Authorised an enforcement notice under S172 of the Town and Country Planning Act 1990 (as amended) alleging that there had been a breach of planning control within the last ten years, namely without planning permission, the unauthorised change of use from C3 dwelling house to short term visitor accommodation lets (sui generis) at the premises, specifying the steps to comply and the period for compliance set out in paragraphs 9.2 to 9.4, for the reasons contained in paragraph 9.5.
- ii. Authorised the Head of Planning Services (after consultation with the Head of Legal Services) to draft and issue the enforcement notice.
- iii. Delegated authority to the Head of Planning Services (after consultation with the Head of Legal Services) to exercise the Council's powers to take further action in the event of noncompliance with the enforcement notice.

17/213/PlanEN/0335/15 - 83 Searle Street

The Committee received a report from the Planning Enforcement Officer requesting that members instruct officers to withdraw the enforcement notice and close the enforcement investigation.

A Planning Enforcement Notice was served for the removal of a loft dormer following retrospective refusal of planning permission and subsequent dismissal of an appeal by the Planning Inspectorate. New information had to come to light during the enforcement appeal process that on the balance of probabilities shows the dormer likely to be immune from enforcement action.

The Committee:

Unanimously resolved to accept the officer recommendation:

- i. Authorised the withdrawal of the enforcement notice as per withdrawal notice description set out below:

NOTICE IS HEREBY GIVEN that Cambridge City Council, in accordance with its powers contained in Section 173A of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) (and without prejudice to its powers to issue another Enforcement Notice) **HEREBY WITHDRAW** the Enforcement Notice issued on the 15th August 2017 relating to 83 Searle Street, Cherry Hinton, Cambridge, Cambridgeshire, CB4 3DD ("the Premises") which required you within the period of six calendar months from the date when the Enforcement Notice would take effect to: -

- Permanently remove the rear loft dormer erected (outlined in blue on attached plan for identification purposes only) at the Land.
- Make good the works undertaken and restore the roof to its former condition using matching materials and colour of the existing roof.
- Remove all resulting materials from the premises.

The said Enforcement Notice was appealed against to the Planning Inspectorate before it came into effect from 14th September 2017. The said Enforcement Notice has no effect as it has been withdrawn due to information received by the local planning authority as part of the said appeal. Dated this 6th of December 2017

- ii. Authorised the Head of Planning Services (after consultation with the Head of Legal Services) to draft and issue the withdrawal notice and notify the Planning Inspectorate of the decision.

The meeting ended at 4.10 pm

CHAIR