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Planning	Plan/1	Wednesday, 6 June 2018
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PLANNING

6 June 2018
10.00 am - 3.40 pm

Present:

Planning Committee Members: Councillors Blencowe (Vice-Chair, in the Chair), Baigent, Hart, Hipkin, Holt, McQueen, Nethsingha, Sinnott, Thornburrow and Tunnacliffe

Officers:

Interim Planning Delivery Manager: Eileen Paterson
Principal Planner: Nigel Blazeby
Principal Planner: Lorraine Casey
Planner: Eloise Limmer
Senior Planning Officer: Lewis Tomlinson
Arboricultural Officer: Joanna Davies
Planner: Rob Brereton
Planner: Mairead O'Sullivan
Environmental Protection Officer: Ben Walther
Legal Advisor: Rebecca Williams
Committee Manager: Toni Birkin
Committee Manager: James Goddard

FOR THE INFORMATION OF THE COUNCIL

18/94/Plan Apologies

Apologies were received from Councillors Smart and Page-Croft. Councillors Baigent and Holt attended as Alternates.

18/95/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	18/98/Plan & 18/101/Plan	Personal: Made objections to application prior to being nominated to sit on Planning Committee. Did not fetter discretion.
Councillor Baigent	18/103/Plan	Personal: Friend of objectors.

		Left the room and took no part in the decision.
Councillor Thornburrow	18/106/Plan	Personal: Lived at 24 High Street 20 years ago.

18/96/Plan Minutes

The minutes of the meetings held on 28 March and 25 April 2018 were approved as a correct record and signed by the Chair.

18/97/Plan 17/2196/FUL - Hinton Grange Nursing Home, 55 Bullen Close

The Committee received an application for full planning permission.

The application sought approval for demolition of the existing buildings and redevelopment of the site to provide a replacement care home (Use Class C2) arranged over three storeys together with associated car parking, landscaping and amenity space

The Planner updated her report by referring to the amendment sheet. This in turn was revised at committee (as shown in bold and struck through text):

Pre-Committee Amendments to Recommendation: The wording of the travel plan condition has been amended from 'prior to occupation' to 'within 6 months of first occupation of the building' as the Travel Plan cannot be finalised until staff are in place and have been interviewed.

15. Within 6 month of the first occupation of the building, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2006, policies 8/2, 8/3 and 8/4).

The Committee received a representation in objection to the application from a resident of Bullen Close.

The representation covered the following issues:

- i. The nursing home backs onto her property. The application would replace a garden with a carpark where the two properties adjoin.
- ii. Expressed concerns about:
 - a. Light, noise and emission pollution from the car park.
 - b. The lack of a solid barrier between her property and the large unmonitored car park. This would create security issues.
 - c. Loss of privacy and overlooking.
- iii. Requested (if planning permission were granted):
 - a. A secure traffic planning condition.
 - b. Controls over lighting in the car park etc to mitigate the impact on neighbouring properties.
 - c. Redesigning (garden) screening so that neighbours' properties are not overlooked.

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

Councillor Herbert (Coleridge Ward Councillor) addressed the Committee about the application.

The representation covered the following issues:

- i. Referred to his representation on P58 of the Officer's report.
- ii. Expressed specific concern regarding:
 - a. Increased height and scale of building would dominate neighbouring properties on Cherry Hinton Road and Bullen Close.
 1. Suggested the new building would be 6m from the boundary not 14m as per the Officer's report.
 2. Neighbours felt this was an overdevelopment of site and had general security concerns. The number of nursing home residents would increase to 64.
 3. There appeared to be confusion in the Officer's report about the impact of the application on 428 and 430 Cherry Hinton Road.
 - b. Security of neighbouring property (43 Bullen Close).

1. Screening would be removed so people could access 43 Bullen Close through the nursing home's large unattended carpark. Requested a solid boundary wall and security camera be installed as part of planning conditions.
- c. The need to protect trees on the nursing home property, particularly during building work.
 1. Requested condition 7 be amended to protect new and existing trees.
- d. The impact of the application on existing nursing home residents. The Officer's report only referred to new residents.
 1. Queried why the existing building would be demolished instead of renovated.
 2. Queried what information had been given to existing residents about timescales and where they will be moved to. Information had not been forthcoming from Care UK who managed the nursing home.

The Planner responded to points made in the representations:

- i. The security of 43 Bullen Close could be addressed through Condition 6 which relates to boundary treatment. A security camera could not be requested.
- ii. The Planning Department required details of lighting to be submitted before occupation of the building through condition 14.
- iii. Condition 7 contained an error. It should refer to new and existing trees. The Planner summarised revised wording for the Committee.
- iv. The new building would be 14m from the boundary. The 'T' shaped part of it would be 6m from the boundary.
- v. The new building would provide 63 bedrooms and increase from the existing 58 bedrooms.

Councillor Thornburrow proposed amendments to the Officer's recommendation to include a condition requiring tree protection during construction.

Councillor Blencowe proposed amendments to the Officer's recommendation to include conditions requiring:

- i. A carpark management and monitoring plan.
- ii. A construction traffic management plan.

The amendments were **carried nem con**.

The Committee:

Resolved (by 8 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; plus amendments to conditions 7 and 15, three new conditions regarding construction traffic management, car park management and monitoring and tree protection.

7. If within 5 years of implementation of the permission, any tree or shrub show on Drawing PL03 Rev E is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally shown on the plan shall be planted at the same place, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

15. Within 6 month of the first occupation of the building, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2006, policies 8/2, 8/3 and 8/4).

22. No demolition or construction shall commence on site until a traffic management plan has been agreed in writing by the Local Planning Authority. Works shall thereafter be in accordance with the approved details.

Reason: in the interests of highway safety in accordance with policy 8/2 of the Cambridge Local Plan (2006)

- 23 Prior to the occupation of the replacement care home a Car Park Management and Monitoring strategy shall be submitted to and approved in writing by the Local Planning Authority. Management and monitoring of the car park shall thereafter be in accordance with the approved details.

Reason: to ensure the car park is management in a way which would not adversely impact on the amenity of 43 Bullen Close (Cambridge Local Plan 2006 policy 3/7).

- 24 Prior to the commencement of development a site visit will be arranged with the City Council's Tree Officer to agree on tree protection measure for the protection of the retained trees on site, as shown in Drawing PL03 Rev E, during construction. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4).

18/98/Plan 18/0190/FUL - 307 Mill Road

The Committee received an application for full planning permission.

The Committee proposed an additional condition requiring the provision of natural light via a high level or roof window to the smaller bedroom of plot 8. Wording of the condition was delegated to officers.

This amendment was **carried unanimously**.

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 plus an additional condition requiring a high level window to be incorporated into the bedroom of unit 8.

- 21 Prior to the commencement of above ground works a plan shall be submitted for written agreement by the Local Planning Authority for the inclusion of a high level or roof window to serve the bedroom of plot 8. Works shall thereafter be in accordance with the approved details.

Reason: To ensure that plot 8 would provide a high quality living environment for future occupiers (Cambridge Local Plan policies 3/7 and 3/10).

18/99/Plan 17/1107/FUL - Cambridge Brewhouse, Malcolm Place

The Committee received an application for full planning permission.

The application sought approval for change of use from ancillary residential storage to ancillary storage for public house (retrospective).

The Committee noted the amendment sheet.

Gavin Cooper (Applicant's Agent) addressed the Committee in support of the application.

Councillor Bick (Market Ward Councillor) addressed the Committee about the application and made the following comments:

- i. The site of the business unit alongside social housing was uncomfortable.
- ii. Over time the business had expanded.
- iii. Environmental Health had been involved to resolve noise and odour issues.
- iv. Questioned the applicants assertion that they were good neighbours.
- v. Highlighted a number of retrospective planning applications.
- vi. Stated that neighbours had suggested that the additional storage was evidence that the business was operating beyond the micro-brewery level and was supplying for off-site consumption, in contravention of existing planning regulations.

Ben Walther, Environmental Protection Officer, addressed the Committee regarding Environmental Health visits to the site. He stated that the source of the resident's noise complaint could not be identified but was satisfied it did not emanate from the ancillary storage area.

The Committee proposed an additional condition, as suggested by the applicant's agent, requiring the use of trolleys to move barrels around the site to reduce the noise.

This amendment was **carried unanimously**.

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 with an amendment to Condition 3.

3. Wooden trolleys shall be used for the transfer of barrels between the public house and the storage area. Transfer of barrels between the public house and the storage area shall only occur between 09:00hrs and 18:30hrs

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13).

18/100/Plan18/0183/FUL - 65 Mill Road

The Committee received an application for full planning permission.

The application sought approval for first floor rear extension and change of use to 6 bed (7 person) HMO.

The Committee:

Resolved (by 9 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.

18/101/Plan18/0575/FUL - 84 Cromwell Road

The Committee received an application for full planning permission.

The application sought approval for roof extension incorporating hip to gable extension and front and rear dormers, external insulation with rendered finish.

The Committee discussed the relationship between the proposed extension and the existing street scape.

The Committee:

Resolved (by 6 votes to 3) to reject the officer recommendation to approve the application.

Resolved (by 8 votes to 2) to refuse the application contrary to the officer recommendation for the following reason:

The proposed rear roof extension, by virtue of its increased ridge height, design and materials would unbalance the terrace of properties and appear dominant and incongruous in the streetscene, particularly when viewed between the gap in the houses from the south of the site. The increased height of the building would also harm the uniform quality of the roof heights on the terrace. The proposal would be contrary to policies 3/4, 3/7, and 3/14 of the Cambridge Local Plan (2006).

18/102/Plan18/0275/FUL - 18 Mill Road

The Committee received an application for change of use.

The application sought approval for change of use of the first and second floors and part of the ground floor at No. 18 Mill Road to create 2 studio apartments and the provision of a new door accessing the ground floor.

The Committee:

Resolved (by 8 votes to 2) 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.

18/103/PlanTPO 06/2018 - 22 Garden Walk

The Committee received an application to confirm, not to confirm, or confirm subject to modifications the Tree Preservation Order **06/2018** that relates to 22 Garden Walk.

The Committee received a representation in objection to the application from a resident of Garden Walk who made the following comments:

- i. The size of the tree is out of keeping with the area.
- ii. The tree was not a protected species.
- iii. Shadow, seeding and leaf fall cause problems for neighbours.
- iv. Proximity to nearby buildings would result in damage.
- v. Bulk of tree was problematic.
- vi. Not worthy of preservation.

The Committee:

Unanimously resolved to accept the officer recommendation and grant permission to confirm the TPO that was the subject of the application.

18/104/PlanTPO 02/2018 - Hilda Street

The Committee received an application to confirm, not to confirm, or confirm subject to modifications the Tree Preservation Order **02/2018** that relates to a Hilda Street.

The correction detailed in the amendment sheet were noted.

The Committee:

Resolved (by 9 votes to 1) to accept the officer recommendation and grant permission to confirm the TPO that was the subject of the application.

18/105/PlanTPO 05/2018 - Hinton Grange

The Committee received an application to confirm, not to confirm, or confirm subject to modifications the Tree Preservation Order **05/2018** that relates to a Hinton Grange.

Councillor Blencowe read out a statement from a local resident in support of the TPO.

The Arboricultural Officer confirmed that the TPO related to 5 trees. The Committee expressed concerns that the sixth tree included in the visual information was not included in the TPO.

The Committee requested that the Arboricultural Officer investigate the possibility of a TPO for the remaining tree.

The Committee:

Unanimously resolved to accept the officer recommendation and grant permission to confirm the TPO that was the subject of the application.

18/106/PlanTWA 17/412/TTPO - High Street, Trumpington

A tree work application, 17/412/TTPO, was received proposing the removal and replacement of an Ash tree located in the rear garden of 24 High Street, Trumpington. The application was made because the tree is considered to be too close to the property and is too tall and full of ivy to effectively manage.

The Committee received an application for the removal of the tree subject to conditions requiring replacement planting.

The Committee received a representation in objection to the application from a resident of Trumpington who made the following comments:

- i. The tree is in the grounds of an important house of historical interest.
- ii. The property was built on the site of an old orchard.
- iii. The Ash tree is very visible from the street.
- iv. The tree provided wildlife habitat to support the biodiversity of the area.
- v. The tree was in need of care and attention but could live for many more years.
- vi. Removal would be detrimental to the area and to other trees.

The Committee:

Resolved (by 8 votes to 1) to accept the officer recommendation and grant permission to fell the tree that was the subject of the application subject to conditions requiring replacement planting.

The meeting ended at 3.40 pm

CHAIR