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Planning

Plan/1

Wednesday, 1 July 2020

PLANNING

1 July 2020

9.00 am - 4.30 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Green, Lord, McQueen, Porrer, Thornburrow and Tunnacliffe

Officers:

Assistant Director Delivery: Sharon Brown

Delivery Manager Development Management: Nigel Blazeby

Area Development Manager: Lorraine Casey

Principal Planner: Ganesh Gnanamoorthy

Senior Planner: Aaron Coe

Senior Planner: Andy White

Planner: Mary Collins

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Tom Mears

FOR THE INFORMATION OF THE COUNCIL

20/1/Plan Apologies

No apologies were received.

20/2/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Extinction Rebellion and the Cambridge Cycling Campaign.
Councillor Baigent	20/6/Plan	Had been involved with the application but considered that he would consider the application objectively and would still participate and vote on the application.
Councillor Smart	20/4/Plan	Personal: Porter at Cambridge University Hospital

20/3/Plan Minutes

The minutes of the meeting held on 4 March 2020 were approved as a correct record and signed by the Chair.

20/4/Plan 19/1098/FUL - 121-125 Chesterton Road (Mitchams Corner)

The Committee received an application for full planning permission.

The application sought approval for the part demolition of the existing building and provision of a mixed use scheme comprising 19 no. self-contained shared residential units (4-8 bedrooms each) (within Class C4/Sui Generis). The proposal also includes 2no. 'flexible use' retail units (Units 1 and 2) (Class A1-A5 use) fronting Chesterton Road and 1no. 'flexible use' unit (Unit 3) (Class D2 (yoga studio) or Class A1-A5 use) fronting Croft Holme Lane at ground floor level. Provision of private and communal amenity space for shared residential units, with associated landscaping, cycle and refuse/recycling storage.

The Senior Planner updated his report by referring to details on the amendment sheet:

- i. Revised recommendation: APPROVE subject to: (i) the prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 with the delegated authority for officers to negotiate secure and complete such an Agreement and (ii) conditions.
- ii. Revised wording of conditions 10 and 16.
- iii. Removal of paragraph 8.64 and replacement with revised text.

The Committee received a representation in objection to the application from a resident of 2 Croftholme Lane:

- i. With the appearance of a new apart hotel in the Mitcham's Corner area, had experienced a noticeable increase in antisocial behaviour at night, with much under-age drinking, sometimes on their virtual doorstep. The new project seemed to be a further threat to the relatively peaceful life of the neighbourhood.
- ii. Their entire property would be completely overlooked by the proposed multi-storey development, leading to loss of privacy.
- iii. Significant loss of light created by the proposed multi-storey buildings would have an adverse effect on their quality of life.

- iv. Would welcome a neighbourhood-friendly residential redevelopment, comprising family accommodations, matching the height of the existing buildings in Croftholme Lane.

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

Councillor Baigent proposed an amendment to the Officer's recommendation to include an informative requesting short stay accommodation should not be used for Airbnb.

This amendment was **carried unanimously**.

Councillors Smart and Thornburrow proposed an amendment to the Officer's recommendation that the s106 agreement would be brought to Chair, Vice Chair and Spokes for approval. If they did not approve the s106 agreement, it would be brought back to committee for consideration. Members would also receive a briefing on claw back clause details.

This amendment was **carried unanimously**.

Councillor Tunnicliffe proposed an amendment to the Officer's recommendation that the community should not be gated.

This amendment was **carried by 4 votes to 4 – and on the Chair's casting vote**.

Councillor Thornburrow proposed an amendment to the Officer's recommendation that postboxes should be located in the reception area.

This amendment was **carried unanimously**.

The Committee:

Resolved (4 votes to 4 – and on the Chair's casting vote) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 with the delegated authority for officers to negotiate and secure an Agreement subject to the final details being agreed by Chair, Vice Chair and Spokes in respect of (i) a viability review

mechanism establishing for the payment of a developer's financial contribution for an off-site commuted affordable housing contribution in circumstances where the development generates a greater revenue than the viability assessment provided by the applicant with the planning application; (ii) a financial contribution covering the costs of tree planting, public realm improvements and surfacing improvements of the public highway on Croft Holme Lane and Victoria Road corner junction; and (iii) that all nineteen shared living units shall remain as rented accommodation for a period of ten years from the date of the first occupation of each unit; and

- ii. the planning conditions set out in the Officer's report; [and]
- iii. informatives included on the planning permission in respect of:
 - a. The applicant is advised to provide a facility for post-boxes to serve unit No's 1-13 within the concierge space at the entrance to the shared living accommodation.
 - b. The applicant is advised to enable access to the communal courtyard space during day time hours to promote inclusive access to outdoor spaces.
 - c. The applicant is reminded that the shared living accommodation shall not be used for Air BnB short term let accommodation.

20/5/Plan 19/1734/FUL - Clerk Maxwell Road

The Committee received an application for full planning permission.

The application sought approval for erection of 35 dwellings involving the re-positioning of existing access onto Clerk Maxwell Road, provision of new spine road, parking, cycle provision, landscaping and associated infrastructure.

The Principal Planner updated his recommendation:

Approve subject to: (1) the prior completion of a s106 Agreement under the Town & Country Planning Act 1990 to secure the planning obligations specified in para 8.86 of the Officer's report and the Amendment Sheet; and (2) the conditions contained within the Officer report

The Committee received a representation in objection to the application from the Chairman of Clerk Maxwell Road Residents Association:

- i. Specific concerns regarding:

- a. Lack of green space.
 - b. Water run off management.
 - c. Impact on animals.
 - d. Impact on neighbours.
 - e. No overspill parking.
 - f. Not enough cycle parking.
 - g. Lack of cycle path lighting.
- ii. A tree protection order and tree maintenance was required.

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

Councillor Thornburrow proposed an amendment to the Officer's recommendation that a condition should be added requiring tree maintenance/replacement for 5 years.

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's report, subject to:

- i. the prior completion of a s106 Agreement under the Town & Country Planning Act 1990 to secure the planning obligations specified in para 8.86 of this report and the Amendment Sheet;
- ii. the planning conditions set out in the Officer's report; and
- iii. the following additional condition requiring tree maintenance/replacement for 5 years.

20/6/Plan 19/1444/FUL - 51-53 Argyle Street

Councillor Thornburrow did not participate in the discussion or debate for this item as she was unable to be present for the consideration of the whole item.

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing garage and ancillary structures (Class B1) and the erection of two new dwellinghouses (Class C3).

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

- i. He had lived adjacent to the property for 40 years and had a strong personal investment in the development being done correctly.
- ii. The proposal would restore the pre-existing structure to the street.
- iii. Expressed concerns regarding height and shadowing.
- iv. Commented that shadowing from the proposal would mean that Stockwell Street would have no sunlight at all.
- v. The panelling design of the front windows was un-necessary.
- vi. Proper sound insulation should be installed.
- vii. Expressed concern about dust during construction.
- viii. Expressed concern about loss of income as they lived and worked in the house.
- ix. Stated that parking should not occur on double yellow lines.
- x. Welcomed the proposal long-term.

Ze'ev Feigis (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

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's report, subject to:

- i. the planning conditions set out in the Officer's report; and
- ii. the following additional conditions with delegated authority to Officers to draft the conditions:
 - a. the green and brown roof condition would be in perpetuity;
 - b. a scheme for ecological enhancement.

20/7/Plan 19/1770/FUL - 32 St Andrews Street

The Committee received an application for full planning permission.

The application sought approval for the change of use of the former Cambridge Building Society branch (A2/B1) to an (A4) public house use with ancillary staff accommodation and associated development including the insertion of new openings and the relocation of the entrance.

Ed Durrant (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's report, subject to:

- i. the planning conditions set out in the Officer's report;
- ii. the following amendment to condition 12 with delegated authority to Officers to draft the amended condition:
 - a. that only bedrooms 1 and 2 as shown on the plans could be used as sleeping accommodation.
- iii. informative included on the planning permission with delegated authority to Officers to draft the information in respect of:
 - a. the protected stairwell.

20/8/Plan 20/01318/FUL - 248 Coldhams Lane

Councillor McQueen left the meeting before the consideration of item 20/8/Plan.

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing single storey bungalow and the erection of a terrace of 3no. 3 bedroom houses along with new parking arrangements and associated works.

The Committee:

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's report, and subject to the conditions recommended by the Officer.

The meeting ended at 4.30 pm

CHAIR

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