

## EAST AREA COMMITTEE MEETING – 18<sup>th</sup> August 2011

### Pre-Committee Amendment Sheet

#### PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 11/0255/FUL

Location: 102 Mill Road, Cambridge

Target Date: 03.05.2011

#### To Note:

Amended plans were submitted to show that adequate waste storage can be provided in the yard area, to the rear of the premises. These amended plans also attempt to demonstrate that the premises will be used as a mixed A1/A3 Unit. These plans are attached to the Amendment Sheet as Appendix 1. The plans attached to the Committee Report are the original (now superseded) plans, and were attached in error.

Attached to the Amendment Sheet (Appendix 3) are letters demonstrating that the Owner, Mr Arshad, is a valued member of the Community and is very charitable. These letters are noted, but only in exceptional circumstances can the personal circumstances of the applicant be accorded any weight in the determination of a planning application. I do not consider that such circumstances exist in relation to this application.

Further representations of support have been received. These do not raise any additional issues, but the content of them is attached to the Amendment Sheet as Appendix 4.

#### Amendments To Text:

The site history should read as follows:

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
C/97/0466	Change of use from shop with ancillary residential flat over (A1/C3) to hotfood takeaway use (A3) and self-contained flat (C3).	REF
C/98/0524	Change of use from class A1 to class A3 (takeaway) and change of use from class A1 to residential (part ground floor).	REF Appeal dismissed
C/01/1382	Change of Use of ground floor from Class A1 to mixed shop (Class A1)	A/C

C/03/0688	and hot food takeaway use (Class A3) (upper floors retained as self contained flat, Class C3 Use) Continuation of existing mixed Class A1 (shops) and Class A3 (food and drink) use without compliance with condition 8 of planning permission C/01/1382/FP [Condition 8 stated – At no time shall the sale of hot food for consumption either on or off the premises become the predominant use.]	Withdrawn
C/04/0351	Change of use from Class A1 shop to a mixed Class A1 shop and Class A3 food and drink use.	REF

Planning application ref C/01/1382 was a temporary permission, which lapsed on 19 June 2003. No further planning permission has been granted.

Addition to paragraph 8.4 – The amended plans and the letter from the applicant sent to Members and Officers (attached to the Amendment Sheet as Appendix 2), attempt to demonstrate that the premises it to be mixed A1/A3 Use, and more predominantly an A1 Use. The letter explains that 62% of the total floor area will be used as A1 and the remaining 38% of the total floor area will be used as A3, and therefore the predominant use of the premises will be A1. The area specified as 'Seating Area' on the amended plan does equate to approximately 40% of the public floor space. However, in my opinion, a small additional area should be attributed to the A3 part of the business, as the area to the front of the snacks/serving counter would be used either by customers to place orders or by waiters/waitresses.

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0460/FUL

Location: Norman House, Cambridge Place, Cambridge

Target Date: 22.06.2011

To Note:

Further representations have been received from the following properties:  
**15, 38, 40 and 47 Cambridge Place,**

The following additional points are made:

- There are inherent dangers posed by the restricted access to and from Hills Road.
- With large numbers of young people in the area there will be a dangerous hazard to arise from traffic movements which may result in severe injuries or fatalities.
- It is questioned whether the change of use is in the interests of public safety and young people.
- In the Norman House application it is not material whether the size of the College remains the same or not. What will increase with this proposed development is the number of students crossing and recrossing a particularly dangerous part of Cambridge Place between their classrooms and the new recreation/library facility.
- The College's students are prone to congregating on the highway to smoke and socialise apparently without adult intervention and oblivious of the dangers of passing vehicles entering or exiting Cambridge
- Abbey College could easily suggest themselves or be required to implement mitigating factors as a condition of being granted planning permission - for example:
  - 1 They could be required to do away with the three car park spaces in front of the building and turn them into a forecourt for student use to stop them congregating on the highway to socialise and smoke.
  - 2 They could undertake to ensure the students in their charge are properly warned of the dangers in the street as part of their own statutorily required Risk Assessments and undertake to ensure that adults enforce sensible behaviour walking to and from the buildings.
  - 3 They could be asked to fund under a Section 106 Agreement -:
    - a) the cost of repaving and levelling the hazardous pavements that run either side of the entrance to Cambridge Place so that it is possible for pedestrians to use them safely and so that child push- buggies and wheelchairs/disabled transport could ride on them without toppling over into the street.
    - b) the cost of signs to be affixed to the walls of the two buildings either side of the entrance to Cambridge Place saying "no bicycles to be propped against the wall" in order to avoid the consequences of obstructing the pavement and the danger of the bicycles toppling over into the street in front of a vehicle.
- The College has not provided its cycle parking.

### Officer Comments

I recognise that Cambridge Place is a narrow street, which joins Hills Road, a key arterial route into the City. While I note there is at times congestion at the entrance of Cambridge Place with students gathering, the use of the street as a shared space between vehicles and pedestrians is considered acceptable. The use of Norman House as an ancillary study/common room will improve the current management problem of students gathering on the street, which at times causes conflict with other road users. I

do not feel there is reasonable justification for planning contributions, because the development will not result in an increase in pedestrian or vehicle trips.

Due to an oversight by the College the cycle parking as part of the previous application (09/1194/FUL) have not yet been provided. This can however be ensured to be provided through the imposition of the proposed planning condition.

The applicant has responded to the recent representations received which I have attached to this amendment sheet.

Amendments To Text: No amendments.

Pre-Committee Amendments to Recommendation: No amendments

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0694/FUL

Location: 27 Missleton Court, Cambridge

Target Date: 10.08.2011

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0288/FUL

Location: 15 Swanns Road, Cambridge

Target Date: 11.05.2011

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0540/FUL

Location: 32 Natal Road, Cambridge

Target Date: 21.07.2011

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 11/0355/FUL

Location: **Andrew Northrop Butchers, 114 Mill Road, Cambridge**

Target Date: 23.06.2011

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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