

PLANNING COMMITTEE MEETING – 6th February 2019

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	18/1432/FUL	
Address:	Ridgeons 75 Cromwell Road Cambridge Cambridgeshire	
Determination Date:	10 December 2018	
	The Highway Authority has agreed to the details in the proposed demolition/construction traffic management plan. This condition is proposed to be a compliance condition.	
To Note:	The Drainage officer is satisfied that condition 16 can be re-worded so it would be prior to the removal of the balance pond rather than prior to commencement of development.	
	A revised demolition plan has been provided which confirms mitigation measures for hedgehogs.	
	8.11 The Highway Authority has no objection to the proposed demolition works subject to a condition and related informative requiring a <i>requiring compliance with the details in the submitted</i> traffic management plan. I share the Highway Engineer's view and have recommended the condition and informative.	
Amendments to Text:	8.13 The Nature Conservation Officer has requested that the demolition method statement is updated to reference protection of hedgehogs during site clearance. I have requested that the amendment is made ahead of committee and will provide an update on the amendment sheet. The applicant has provided a revised demolition statement which deals with mitigation measures for hedgehogs. The other matters relate to any future application for redevelopment of the site and have been added as informatives so the applicant is aware.	
	Condition 16 is proposed to be amended to the following:	
Pre-Committee Amendments to Recommendation:	No works shall commence until <i>Prior to the removal of the concrete balancing pond, a demolition surface water management plan for the site has been</i> shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in	

accordance with the approved details.

Reason: To protect groundwater from contamination
(Cambridge Local Plan 2018 policy 36)

Decision:

Circulation:	First	Item:
Reference Number:	18/1329/FUL	
Address:	188 - 192 Mill Road And 2B Cockburn Street Cambridge Cambridgeshire CB1 3LP	
Determination Date:	10 December 2018	
To Note:	Nothing.	
Amendments to Text:	None.	
Pre-Committee Amendments to Recommendation:	None.	

Decision:

Circulation:	First	Item:
Reference Number:	18/1150/FUL	
Address:	31 Barton Road Cambridge CB3 9LB	
Determination Date:	31 October 2018	
To Note:	Nothing.	
Amendments to Text:	None.	
Pre-Committee Amendments to Recommendation:	None.	

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 18/0858/FUL
Address: Cambridge Retail Park, Unit 10 Newmarket Road
Cambridge CB5 8WR
Determination Date: 31 July 2018

To Note: A further comment has been received from Dunelm asking that the committee is made aware of the more recent planning application (Ref. 18/2025/FL) which is for a gym at the Homebase (Unit 10, Cambridge Retail Park) site and asking that this application should not be considered in isolation to the gym application on the basis that there could be potential cumulative impacts on car parking provision in the Cambridge Retail Park; also, that the transport information submitted by the applicants do not fully address the use of/demand for the existing parking area/proposed parking demand

Amendments to Text: Add into para. 7.3 (support) following address "54 St Andrews Road"

On review and discussion with Legal Section it is agreed that the recommendation should be split into two: one to cover the legal agreement and clauses; and the other to cover the proposed external works, amending para. 10.0 as follows:

In relation to the proposed Deed of Variation
APPROVE that subject to delegation of powers to officers that the final wording of the deed of variation and its signing/completion, is subject to the following new clauses:

Pre-Committee Amendments to Recommendation: i) The deed of variation shall require that the application building is solely operated by Lidl, and in accordance with the operating details set out within the Transport Assessment and Planning and Retail Statement.
ii) The deed shall include details of the finalised Travel Plan which shall be adhered to in accordance with the approve document

In relation to the minor external works:

APPROVE subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this

permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2) The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3) Before the installation of any doors, full details of the doors, as identified on the approved drawings, to include design, materials, colours, and surface finishes/textures shall be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details and shall thereafter be retained unless the Local Planning Authority agrees to any variation in writing.

Reason: To ensure that the appearance of the development accords with the surroundings. (Cambridge Local Plan 2018 policies 55 and 57)

INFORMATIVES:

1. This planning permission should be read in conjunction with the associated deed of variation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the deed of variation Agreement you are required to notify the City Council of the date of commencement of development.
2. (as currently worded in the report)
3. The applicant is reminded that any plant, external ducting, machinery or lighting may require planning permission and that any permission is received prior to opening the store. This also applies to any Advertisement Consent needed."

In summary, it is recommended that the requirements of

conditions 3 & 4 (as set out in the report) be incorporated into the Deed of Variation rather than planning permission, with an additional condition 3 (door details) added to the latter. Conditions 5 & 6 are not relevant to either scheme and are therefore now proposed to be omitted from the planning permission and S106 variation (with an informative advising of the potential need for permission for any plant, lighting or signage added to the planning permission).

Decision:

Circulation:	First	Item:
Reference Number:	18/1637/FUL	
Address:	1 Grosvenor Court Cambridge CB3 0HU	
Determination Date:	25 December 2018	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation:	First	Item:
Reference Number:	18/0647/OUT	
Address:	198 Perne Road Cambridge CB1 3NX	
Determination Date:	20 June 2018	

To Note:	An additional representation was received from 200b Perne Road. The representation states that the owner of 200b has no objection to the principle of development but requests that the maintenance of the existing access road, which would serve the proposed property, is shared between the future occupier of the site and the owner of 200b Perne Road
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Amendments to Text:	None.
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Pre-Committee
Amendments to
Recommendation:

None.

Decision:

Circulation: First Item:
Reference Number: 18/1545/FUL
Address: Adkins Corner Perne Road Cambridge CB1 3RU
Determination Date: 6 December 2018
To Note: Nothing.
Amendments to
Text: None.
Pre-Committee
Amendments to
Recommendation: None.

Decision:

Circulation: First Item:
Reference Number: 18/1491/S73
Address: 50 Burleigh Street Cambridge CB1 1DJ
Determination Date: 28 November 2018
To Note: As this application is a S73 proposal, all relevant conditions of the original consent should be replicated (or varied where applied for). Two of the original conditions of the appeal approval have not been referenced in the recommendation in the report, and these have therefore been added to the recommendation below.
Amendments to
Text: None
Pre-Committee
Amendments to
Recommendation: Condition 4
The use hereby permitted shall be restricted to the playing of amusements with prizes machines, ancillary catering and ancillary retail sales.
(Reason – To ensure that the use makes a positive contribution to the vitality, viability and diversity of the City Centre, in accordance with Policy 11 of the Cambridge Local Plan 2018)

Condition 5

The ground floor front window of the premises shall at all times contain a retail window display.

(Reason – To ensure that the use makes a positive contribution to the vitality, viability and diversity of the City Centre, in accordance with Policy 11 of the Cambridge Local Plan 2018)

Decision:

Circulation:	First	Item:
Reference Number:	18/0960/FUL	
Address:	160 Mill Road Cambridge CB1 3LP	
Determination Date:	16 August 2018	
To Note:	A late representation has been received in support of the application, therefore insert after para 7.2 and before para 7.3 (renumbered 7.5): “7.3 Representations in support of the scheme have been made from the following addresses:	
Amendments to Text:	- 158A Mill Road 7.4 The representation is summarised as follows: the proposal would help with the housing shortage; overshadowing already exists and would be no worse; commercial use is much needed; the scheme would have a positive impact on Mill Road”	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation:	First	Item:
Reference Number:	18/1361/FUL	
Address:	16 Brookside Cambridge CB2 1JE	
Determination Date:	1 November 2018	
To Note:	Nothing	
Amendments to Text:	None	

Pre-Committee
Amendments to None
Recommendation:

Decision:
