

## PLANNING COMMITTEE MEETING – 4th November 2020

### Amendment/De-brief Sheet

### MAJOR PLANNING APPLICATIONS

Circulation: First Item:  
Reference Number: 20/03373/S73  
Address: Park Street Multistorey Car Park Park Street  
Determination Date: 4 November 2020  
To Note: Nothing

#### Amendment to condition 3:

#### Currently reads:

The conditions of planning permission 19/1159/FUL (as set out below) shall continue to apply to this permission.

Where conditions pertaining to 19/1159/FUL have been discharged, the development of 20/03373/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

#### Should read:

Amendments to  
Text:

The conditions of planning permission 19/1159/FUL shall continue to apply to this permission. These are listed below, and in some cases amended to reflect updated information.

Where conditions pertaining to 19/1159/FUL have been discharged, the development of 20/03373/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

#### Amendment to condition 8:

#### Currently reads:

Notwithstanding the plans hereby approved, full details of

the privacy screens facing Portugal Place properties, including samples of glazing and drawings showing their relationship with the windows behind as well as method of attachment to the wall, shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy screens shall be implemented in accordance with the approved details prior to the occupation of the aparthotel rooms facing Portugal Place and shall be retained in situ in the approved form.

Reason: To protect the amenity of the occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

Should read:

Notwithstanding the plans hereby approved, prior to the commencement of works above ground with the exception of demolition, full details of the privacy screens facing Portugal Place properties, including samples of glazing and drawings showing their relationship with the windows behind as well as method of attachment to the wall, shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy screens shall be implemented in accordance with the approved details prior to the occupation of the aparthotel rooms facing Portugal Place and shall be retained in situ in the approved form.

Reason: Reason: To protect the amenity of the occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

Amendment to condition 12:

Currently starts:

The proposed on-site renewable and low carbon technologies set out in the Sustainability Statement (Hoare Lee, Revision R01 12 July 2019) shall be fully installed and operational prior to the occupationthe amenity of the occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).....

Should start:

The proposed on-site renewable and low carbon technologies set out in the Sustainability Statement (Hoare Lee, Revision R05 13 July 2020) shall be fully installed and

operational prior to the occupation...

Amendment to condition 16:

Currently reads:

Details of the irrigation system for the roof gardens and trough/planter planting should be submitted prior to occupation. Details should include water delivery system to planting beds, water source, automatic control system, times and amounts of water to planting beds, system maintenance details (to be included within the Management Plan).

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Should read:

Details of the irrigation system for the biodiverse roofs and trough/planter planting should be submitted prior to occupation. Details should include water delivery system to planting beds, water source, automatic control system, times and amounts of water to planting beds, system maintenance details (to be included within the Management Plan).

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Amendment to condition 26:

Currently starts:

The proposed dust mitigation and monitoring shall be carried out as specified and fully in accordance within the following documents:

- o John F Hunt - Dust Risk Assessment - revision 01 - 12th July 2019
- o John F Hunt - Park Street, Cambridge project environmental monitoring report - report reference 001 - 17th October 2019
- o John F Hunt - Construction Environmental

Management Plan (CEMP) - Managing the site environment - 15th October 2019 second issue - 20th November 2019.

Should start:

The proposed dust mitigation and monitoring shall be carried out as specified and fully in accordance within the following documents:

- o John F Hunt - Dust Risk Assessment - revision 01 - 12th July 2019
- o John F Hunt - Park Street, Cambridge project environmental monitoring report - report reference 001 - 17th October 2019
- o John F Hunt - Demolition Environmental Management Plan - Managing the site environment - 15th October 2019 second issue - 20th November 2019.

Amendment to condition 27:

Currently starts:

No occupation shall commence until details of the 'bee hotel' have been submitted to and approved in writing by the Local Planning Authority. Details should include target species, proposed scale, number, locations, orientation, materials, fixings, hole sizes, and maintenance requirements. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Should start:

No works above ground level with the exception of demolition shall commence until details of the 'bee hotel' have been submitted to and approved in writing by the Local Planning Authority. Details should include target species, proposed scale, number, locations, orientation, materials, fixings, hole sizes, and maintenance requirements. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Amendment to condition 28:

Currently starts:

Bird and Bat Boxes. No occupation shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new building. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Should start:

Bird and Bat Boxes. No works above ground level with the exception of demolition shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new building. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

**Conditions 33 – 38 missed from original consent to be added, as follows:**

Condition 33:

The new yard created between Bridge Street and Park Street, noted in the application documents as New Jordan's Yard, shall be provided prior to the first occupation of the aparthotel hereby approved. The yard shall remain fully accessible for public use thereafter, except where necessary for maintenance etc, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2018 policies 56 and 59).

Condition 34:

No above ground works, with the exception of demolition, shall commence until a detailed surface water drainage scheme for the site, based on the agreed Drainage Statement/Addendum to Drainage Statement prepared by Robert Bird & Partners Limited (ref: 443-RBG-ZZ-ZZ-RP-CV-86001 / 4443-DN-C-004) dated 12th July 2019/ 26th November 2019, has been submitted to and approved in

writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity (Cambridge Local Plan 2018 policy 28).

Condition 35:

Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018 policy 28).

Condition 36:

Notwithstanding the approved plans, prior to the screed finishing of the ground floor level slab of the cycle park, revised details of its layout, proposed rack types, security, signage, lighting and management arrangements (including arrangements for the removal of abandoned cycles) shall be submitted to and approved in writing by the Local Planning Authority. The revised details shall specifically make provision for off-gauge cycle provision (i.e. cargo bikes, recumbent cycles) and consider the needs of a variety of rack types to meet user's needs, including for electric bike charging points. Sheffield stands or similar racks shall be concreted and secured into the finished floor slab so that fixings are not visually exposed. The cycle park shall be fitted out and its management undertaken in accordance with the approved details.

Reason: In order to ensure the cycle parking is fit for

purpose, secure and encourages wide use (Cambridge Local Plan 2018 policy 82).

Condition 37:

No development, apart from demolition, shall take place within the site until the applicant, or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted by the applicant and approved in writing by the Local Planning Authority or their Archaeological Advisers on their behalf. The pre-commencement aspects of archaeological work should include:

- 1a) Submission of a Written Scheme of Investigation that sets out the methods and timetable for the investigation of archaeological remains in the development area, which responds to the requirements of the Local Authority archaeology brief including a strategy for the local or museum-based display of selected evidence;
- 1b) Completion of mitigation fieldwork in accordance with an approved Written Scheme of Investigation.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2018 policy 61)

Condition 38:

The post-fieldwork sections of the archaeology programme shall be fully implemented in accordance with the timetable and provisions of the approved Written Scheme of Investigation. This stage of the programme can occur after the commencement of development:

- 2a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;
- 2b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be

completed within 18 months of the approval of the Updated Project Design, unless otherwise agreed in advance with the Local Planning Authority;

2c) Deposition of the physical archive in the Cambridgeshire Archaeological Archive Facility or another appropriate store approved by the Local Planning Authority and deposition of the digital archive with the Archaeology Data Service or another CoreTrustSeal certified repository within 1 year of completion of part 2b).

Reason: To secure satisfactory mitigation measures and to conserve the interest of the historic environment evidence in compliance with paragraph 199 of the NPPF.

Pre-Committee  
Amendments to  
Recommendation:

**Decision:**

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## MINOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	19/1214/FUL	
Address:	Former 56 - 58 Chesterton Road	
Determination Date:	28 October 2019	
To Note:	Nothing	

Amendments to Text:	The southern boundary of the site abuts the edge of the De Freville Conservation Area, and the proposal would be within the setting of the conservation area. The physical works proposed within this application are internal only, so would not affect the external appearance of the building. The proposal would therefore preserve the setting of the conservation area in accordance with Policy 61 of the Cambridge Local Plan 2018.
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Pre-Committee Amendments to Recommendation:	None
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**Decision:**



Circulation:	First	Item:
Reference Number:	20/0034/FUL	
Address:	Jesus Green Moorings Thompsons Lane	
Determination Date:	25 March 2020	
To Note:	<p>The punt operators have a trade licence from the City Council and are licenced to operate from 9am to sunset.</p> <p>There are no operating hours specified by a planning permission.</p> <p>The construction of riverside Walkway (between Jesus Green and Quayside) was approved 04.02.1983. reference C/82/0656.</p> <p>The landing stages were transferred from St John's College to the City Council in 1989.</p> <p>Officers consider the existing landing stage is lawful. The use for punting tours has been ongoing since 2008 and is also considered lawful.</p> <p>The Conservation Officer has reviewed the revised information that has been submitted. The information on the balustrade showing some modern stainless steel 'yacht' wire appears to be acceptable for the pontoon edge. The depiction of the 'scissor lift' steel structure and glazed sides also appears to be acceptable but the gates &amp; balustrade show a 'traditional' iron railing-type design but there is nothing to show how this integrates with the existing fittings on the riverside path.</p>	
Amendments to Text:	<p>Amendments to wording of Condition 5: Prior to commencement of development hereby approved, full details of safety rails, passenger lift(s)(including details of integration with the existing fittings on the riverside path) and any other projections above the deck of the pontoons shall be submitted to and approved in writing by the Local Planning Authority. Projections, etc. shall be installed thereafter only in accordance with the approved details and prior to the first use of the pontoon.</p> <p>Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)</p> <p>Amendments to wording of Condition 8: The development hereby permitted shall be carried out in accordance with the mitigation measures proposed in the submitted Flood</p>	

Risk Assessment by Ellingham Consulting Ltd, Nov 2019 (ECL0046b) and the mitigation measures shall be retained thereafter.

Reason - To minimise flood risk (Cambridge Local Plan 2018 policy 32.)

Pre-Committee  
Amendments to  
Recommendation:

**Decision:**

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Circulation:	First	Item:
Reference Number:	20/01738/FUL	
Address:	Land at Lilac Court	
Determination Date:	11 May 2020	
To Note:	It should be noted that supporting comments from Wellington House, East Road (paragraph 7.5) are from the applicant	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	Officers request delegated authority to submit a statement of case to the Planning Inspectorate outlining the recommended position of the Council following the applicant's appeal against the non-determination of the application.	

**Decision:**

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Circulation:	First	Item:
Reference Number:	20/0050/FUL	
Address:	54A Cherry Hinton Road	
Determination Date:	13 March 2020	
To Note:	Nothing	
Amendments to	None	

Text:

Pre-Committee  
Amendments to       None  
Recommendation:

**Decision:**

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Circulation:               First                               Item:

Reference Number: 20/03202/FUL

Address: 523 Coldhams Lane

Determination Date: 17 September 2020

To Note: Nothing

Amendments to  
Text: No Amendments

Pre-Committee  
Amendments to       None  
Recommendation:

**Decision:**

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