

PLANNING COMMITTEE MEETING – 14th January 2022

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 21/01625/FUL
Address: Church Hall 6A Chapel Street
Determination Date: 31.08.2021

Following the submission of additional information, the Lead Local Flood Authority has removed their objection.

Additional information has been received from the agent in response to the latest EHO comments. An update will be provided verbally at the committee.

To Note: Officers have not sought advice from an Independent Viability Consultant in relation to the submitted viability assessment for the reasons set out in the report. If the application is refused and subsequently appealed, officers would instruct an Independent Viability Consultant to assess the submitted Viability Assessment. Following the conclusions of the consultant, there may be a requirement to amend or withdraw refusal reason 5 during the course of the appeal. Officers request delegated authority to deal with this.

Amendments to Text: Amendment to paragraph 8.36: *The Drainage Officer supports the application and recommends conditions regarding a surface water drainage scheme, a maintenance scheme and foul drainage. The Lead Local Flood Authority objected on grounds of discharge rates and sewage undertaker consent. Additional information has been submitted. The Lead Local Flood Authority has assessed the information and removed the objection. If the application was to be approved, the above conditions would be recommended.*

Amendment to the recommendation:

REFUSE. If the decision is subsequently appealed and if considered necessary, officers request delegated authority to amend or withdraw the 5th reason of refusal (affordable housing/S106 contributions) during the course of the appeal.

Amendment to refusal reason 3 to remove reference to units 1 & 2:

Pre-Committee
Amendments to
Recommendation:

3. Units 4, 5, 8, 9, 12 & 13 are accessed purely from the extension and it has not been demonstrated that it would be impracticable or unviable for the scheme to meet with the requirements of Part M4 (2) of the Building Regulations. As such, the proposal fails to provide accessible units contrary to Policies 50 and 51 of the Cambridge Local Plan 2018.

Addition of a 5th reason for refusal:

5. The application fails to provide affordable housing and S106 contributions contrary to Policies 45 and 85 of the Cambridge Local Plan 2018.

Decision:

MINOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	21/02356/FUL	
Address:	Cambridge Rugby Union Club Grantchester Road	
Determination Date:	15 July 2021	
To Note:	The submitted Education Report has been amended to include an additional nursery (Monkey Puzzle Nursery) within 2 miles of the application site.	
Amendments to Text:	Amendment to Paragraph 8.25: The applicant has provided evidence to support the identified need in the	

local area. This demonstrates that of the eight closest facilities within two miles of the application site, only two are currently accepting children. In addition, the proposed nursery would be well placed near to existing business including University Colleges, situated on the north side of Newnham. An education report has been submitted and whilst as third parties identify, within the Newnham Ward, births are slightly falling, there has been a significant increase in births within the neighbouring Trumpington Ward and within the Castle Ward, births are again rising. Overall, within the Cambridge administrative area, the number of births is growing.

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 21/03340/FUL

Address: 11 Cook Close

Determination Date: 13 September 2021

To Note:

Amendments to
Text: Nothing

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 18/1321/OUT

Address: 72 - 74 St Philips Road Cambridge Cambridgeshire

Determination Date: 22 October 2018

Amend the summary table to read the following:

To Note:

The development does not accord with the Development Plan for the following reasons:

- Does not provide adequate private amenity
- Would adversely impact residential amenity
- Would harm the visual amenity and would not preserve or enhance the character of Mill Road Conservation area

Amendments to
Text: Nothing

Pre-Committee
Amendments to
Recommendation: None

Decision:
