

PLANNING COMMITTEE MEETING – 2nd March 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	
To Note:	None	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation:	First	Item:
Reference Number:	21/01137/FUL	
Address:	511 Coldhams Lane	
Determination Date:	17.09.2021	

Transport Note (TN)

To Note:	The applicants have submitted a Transport Note (TN) which looks to provide further comfort on the likely HGV movements arising from the proposed development, along with further mitigation to limit the impact of HGV movements within the local area. The TN sets out net change in HGV trips associated with the proposed development by providing a comparison of trips associated with the extant B8 land use at the application site and forecast trips. It also sets out TP's commitment to a Delivery and Servicing Plan, which will address HGV routing and management to mitigate conflict with existing traffic and residential areas.
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The note estimates that based on the existing lawful use (i.e. Class B8 storage and distribution), the application site currently attracts up to 11 HGV trips in the AM peak hour

and up to 6 HGV in the PM peak hour, with up to 115 HGV movements across a day.

		Trip Rates (per 100sq.m)		
		AM Peak (0800-0900)	PM Peak (1700-1800)	12-hour (0700-1900)
		0.22	0.132	2.506
Unit	GFA (sq.m)	HGV Trip Attraction		
B	840.49	2	1	21
C1	543.85	1	1	14
C2	273.88	1	0	7
D	1,158.5	3	2	29
E	1,746.86	4	2	44
Total	4,563.58	11	6	115

Table 2.2: Existing HGV Trip Attraction Summary

In terms of the proposed use, it is estimated the site will accommodate 5no. x HGVs and 3no. x transit vans, each making two – four customer deliveries per day; the site will also receive approximately 10no. deliveries per day from external suppliers. Based on this information, the total daily HGV trip attraction associated with the proposed development is provided in Table 2.3 below.

Trip Description	Total Deliveries Made	Total Two-Way Trips
5 x Travis Perkins HGVs	20	40
10 x Supplier HGVs	10	20
Total	30	60

Table 2.3: Forecast HGV Trip Attraction

The applicants have agreed to accept a planning condition (prior to occupation) for the production of a Delivery and Servicing Plan (DSP), which will primarily consider HGV routing options. The relevant planning condition would provide the local authority further opportunity to comment on the reasonableness and practicality of the proposed delivery strategy.

The Transport Note concludes that the proposed use of the site will result in a reduction to HGV trips in comparison to the extant lawful planning use; therefore, the impact on the operation of the highway network will be reduced to the benefit of highway safety, for cyclists, pedestrians and residents within the Cherry Hinton residential area.

Amendments to
Text:

Additional Condition

Prior to the occupation of the development hereby approved, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out a range of measures to define and manage HGV routes (including timing of deliveries) to and from the site in order to mitigate and manage conflict with existing traffic and residential areas.

Reason: In the interests of residential amenity, highway safety and health impacts (Cambridge Local Plan 2018 policies 35, 36, 81).

Amended Condition

Pre-Committee
Amendments to
Recommendation:

Condition 13 has been amended to remove 'including demolition'. The condition will read as follows:

Prior to the commencement of development (excluding demolition) hereby approved, the following shall be submitted to and approved in writing by the local planning authority:

(a) A supplementary site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination in the area of the historical fuel tanks as identified in Ground Investigation Report by Soiltechnics, ref: STS5133-G01, rev 01, dated 17th December 2020.

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including any controlled waters.

The development shall commence in accordance with the approved details.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Decision:

Circulation:	First	Item:
Reference Number:	21/04948/S73	
Address:	149 Cherry Hinton Road	
Determination Date:	9 February 2022	
To Note:	No. 21 Derby Road has withdrawn the objection to the application on the 22nd February. The only other comments submitted is neutral and can be covered by conditions. 7.1 The owners/occupiers of the following addresses have made representations: 135 Cherry Hinton Road – objection withdrawn 139 Cherry Hinton Road – neutral comment 21 Derby Road – objection withdrawn 7.2 The representations can be summarised as follows: Rooflines of building B, C and D have raised by about 1 metre. No objection to this but do not want a series of minor revisions to significantly add to the height of the development Introduction of louvres supported over obscure glazing if adequately angled to ensure privacy as it will reduce light pollution. 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.	
Amendments to Text:		
Pre-Committee Amendments to Recommendation:	Due to third party objections being removed from the application Officers recommend that the application is deferred for Officers to decide under delegated powers.	
Decision:		

MINOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	21/02332/FUL	
Address:	Anstey Hall Maris Lane	
Determination Date:	15 July 2021	
To Note:	Nothing.	
Amendments to Text:	None.	
Pre-Committee Amendments to Recommendation:	None.	

Decision:

Circulation:	First	Item:
Reference Number:	21/02333/LBC	
Address:	Anstey Hall Maris Lane	
Determination Date:	15 July 2021	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation:	First	Item:
Reference Number:	21/01279/FUL	
Address:	Land At 64 Cromwell Road	
Determination Date:	15 May 2021	
To Note:	The application has been withdrawn and therefore has been withdrawn from the Committee agenda.	
Amendments to Text:		
Pre-Committee Amendments to Recommendation:	Withdrawn	

Decision: Withdrawn

Circulation:	First	Item:
Reference Number:	21/04576/S73	
Address:	1 Redfern Close	
Determination Date:	13 December 2021	

To Note:	Drainage Officers have issued their response, stating that the information provided adequately addresses the drainage condition added to the previous permission (). “The information provided on foul water drainage is acceptable. Anglian water have confirmed the arrangements are acceptable and details of the connection are provided on drawing 2664-02 Drainage Plan.
Amendments to Text:	It is not possible to remove the requirement for a condition that considers surface water drainage at this stage. The information does not provide evidence that BRE365 infiltration testing has been undertaken to confirm the proposed arrangements are suitable. If testing has already been undertaken and the infiltration rate is adequate in relation to the proposed soakaway design then we would be able to recommend removal/or discharge of this condition.”
Pre-Committee Amendments to Recommendation:	Following the submission of further details highlighting the results of BRE365 infiltration testing conducted on site, the drainage officer has confirmed the proposed arrangements are suitable.
Pre-Committee Amendments to Recommendation:	None
Decision:	

Circulation:	First	Item:
Reference Number:	21/05482/ADV	
Address:	Advertising Right, City Adshel Bus Shelter Fronting No. 676 Newmarket Road	
Determination Date:	9 February 2022	
To Note:		
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	
Decision:		

Circulation: First Item:
Reference Number: 21/05484/ADV
Address: Advertising Right, City Adshel Bus Shelter O/S Tesco
Newmarket Road
Determination Date: 9 February 2022
To Note:
Amendments to Text: None
Pre-Committee
Amendments to Recommendation: None
Decision:

Circulation: First Item:
Reference Number: 21/03799/S106A
Address: Former Scotsdale Nursery and Laundry Site, 295 - 301
Histon Road
Determination Date: 19 October 2021
To Note:
Amendments to Text: None
Pre-Committee
Amendments to Recommendation: None
Decision:

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