

PLANNING COMMITTEE MEETING – 3rd August 2022

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 22/01982/FUL
Address: Devonshire Gardens Devonshire Road Cambridge
Cambridgeshire
Determination Date: 22 July 2022
To Note:

6.5.6 Comment received from East of England Ambulance Service Trust: A106/CIL contribution will be sought to make the scheme favourable to NHS England and Cambridgeshire and Peterborough CCG and would support the capital cost of providing new additional ambulances, new additional medical equipment (both within and external to the ambulance), new additional parking space(s) for ambulances at existing ambulance stations or ability to expand is constrained to support relocating the ambulance station to an appropriate site to meet the needs of the existing and additional residents.

The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £19,845.

Amendments to
Text:

Officer note: There is no established evidence base / formula in the Financial Contributions SPD to require an ambulance contribution. Officers seek delegated authority to fully consider whether a contribution can be justified in terms of the CIL regulations.

9.3 Comment received from Cambridge Library of Things submitted a comment in support of the application highlighting: The proposals would meet a need for more 'Libraries of Things' in Cambridge; and that the proposals are innovative and community minded.

9.4 Comment received from Mill Road Traders supporting the proposals due to: The commitment to sustainable community & charity involvement and that the proposals embrace both biodiversity and sustainability; The proposals turn this brown field site, into an attractive space which will

support housing, offices and various community amenities and green spaces.

9.5 Comment Received from Cambridge Muslim Trust supporting the proposals due to: Support housing, offices and various community amenities and green spaces; there will be rental property by design. Affordable, accessible, well-designed housing is needed in Cambridge; the proposals have a community focus incorporating the central pavilion, which is going to be designed by local artists - a place for event and community gatherings; the availability of community space, a thriving community kitchen, the concept of a library of things and a space to create and exhibit art, mix of workspace and residential will complement our work and seek to improve the experience of local people.

10.91 should be read as follows: *“County Highways comments with regard to potential improvements to Devonshire Road, as well as delivery of the Chisholm Trail are also noted. Installation of a raised table within Devonshire Road at the entrance to the site will be delivered as part of S278 agreement to be entered into with the Highway Authority. A financial contribution for delivery of the Chisholm Trail and a contribution towards pedestrianisation of Devonshire Road will also be secured as part of the S106 legal agreement. If the Chisholm Trail is delivered in an alternative location either on Devonshire Road, then the Chisholm Trail contribution can be refunded / is no longer required, as the contributions would be delivered on the same street and would be a duplication”.*

10.142 The financial contribution for play space is confirmed as £10,000.

Pre-Committee
Amendments to
Recommendation:

As per the recommendation in committee report with delegated authority to fully consider whether a contribution can be justified in terms of the CIL regulations.

Decision:

Circulation: First Item:
Reference Number: 22/01432/FUL
Address: Romsey Labour Club Mill Road Cambridge Cambridgeshire
Determination Date: 5th August 2022 (Extension Of Time secured)
To Note: Amendment to condition 2 and addition of informatives to the conditions list

Condition

2. The works hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan, dated 4th May 2022
- Proposed Site Plan, drawing no. PL(90)01 Rev P1, dated February 2022
- Proposed Ground Floor Plan, drawing no. PL(21)01 Rev P1, dated February 2022
- Proposed First Floor Plan, drawing no. PL(21)02, dated February 2022
- Proposed Second Floor Plan, drawing no. PL(21)03, dated February 2022
- Proposed Third Floor Plan, drawing no. PL(21)04, dated February 2022
- Proposed Roof Plan, drawing no. PL(21)05, dated February 2022
- Proposed West and North Elevation, drawing no. PL(21)06 Rev P1, dated February 2022
- Proposed South and East Elevation, drawing no. PL(21)07 Rev P1, dated February 2022
- Proposed Section A-A and Section B-B, drawing no. PL(21)08 Rev P1, dated February 2022
- Proposed Section C-C and Section D-D, drawing no. PL(21)09, dated February 2022

Amendments to Text:

Notwithstanding the details required under conditions 48, 33 and 36.

Reason: In the interests of good planning and for the avoidance of doubt.

Informatives

1. The applicant's attention is drawn to comments of the Access Officer and suggestions for internal fit out.

2. All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).
3. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
4. Residents of the new dwelling will not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets.
5. Demolition and Construction Dust: In order to achieve the requirements of the dust condition, the applicant will need to provide details in accordance with Sections 3.6.155–3.6.161 (Pages 122 and 123) of the Council's "Sustainable Design and Construction" SPD (January 2020). The SPD is available to view at the following link:
<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-constuction-spd>
6. As the premises / approved use is intended to be run as or includes a food business, the applicant is

reminded that under the Food Safety Act 1990 (as amended) the premises / use will need to be registered with Cambridge City Council, as required by law. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

Pre-Committee
Amendments to
Recommendation:

Decision: Approve subject to conditions

Circulation: First Item:
Reference Number: 21/05549/FUL
Address: The Emperor 21 Hills Road Cambridge CB2 1NW
Determination Date: 25.03.2022
To Note:

Delete paras. 10.147 – 10.149 and replace with the following paras:

Amendments to
Text:

10.147 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.148 The current scheme would provide employment use within the Hills Road Local Centre and in a highly

sustainable location achieving BREEAM excellent and a biodiversity net gain. The proposed land uses are acceptable and policy compliant. The application has been amended since the earlier withdrawn scheme to improve its overall appearance and respond to issues raised by officers and third parties. It is appropriate in design, scale and massing, would retain the most important part of the public house facade and would reflect the urban grain of the surrounding context. The scheme has the support of the Council's Urban Design and Conservation Officers.

10.149 Although by virtue of the loss part of the rear part existing pub building minor harm has been identified to the character and appearance of the Conservation Area, the Conservation Officer has noted that any harm is mitigated by the quality of design and its coherence. The benefits of the proposal, in addition to those set out under para. 10.148, are that a long term reconfigured public house offering can be secured through the development which utilises a retained and restored existing pub façade onto Hills Road. The newly configured public house has been advised by the Council's independent consultant that as fully fitted out in the manner described, in this location, is capable of being traded by a reasonably efficient operator on a viable long-term basis and that the internal layout is improved. Together these benefits are sufficient to pass the public benefit test as set out in NPPF para. 202 and to satisfy the requirement of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amendment to condition 37 to read:

Pre-Committee
Amendments to
Recommendation:

Prior to any demolition of any part or parts of any buildings on the site (other than for internal demolition works or works as otherwise agreed in writing by the local planning authority which shall not put the building at risk or give rise to public harm) a development contract shall be secured

which provides for the complete redevelopment and delivery of the site in accordance with proposal hereby approved. Such evidence in relation to the development contract as the local planning authority shall reasonably require to establish compliance with this condition shall be provided to the local planning authority in writing.

Decision:

Reason: To ensure that a public house facility is provided in good time and in the interests of preserving the character and appearance of the Conservation Area in accordance with policies 61 and 76 of the Local Plan 2018.

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 22/02111/FUL
Address: Kings College Kings Parade Cambridge Cambridgeshire
Determination Date: 1 July 2022
To Note: Nothing
Amendments to Text: None
Pre-Committee Amendments to Recommendation:

Decision:

Circulation: First Item:
Reference Number: 22/02520/FUL
Address: Midsummer Common, Stourbridge Common And Two Locations Along The River Cam - Please See The Location Plan For Details. Easting And Northings Provided Of First

Sculpture.
Determination Date: 22 July 2022
To Note: Nothing
Amendments to Text: None

Amendment to condition 7 to read:

Pre-Committee Amendments to Recommendation: The sites must be returned to the state in which they were prior to the sculptures being positioned. This must include all hard and soft landscape works required to return the sites to the original state. Such works shall be undertaken fully within 3 months following the removal of the sculptures or in accordance with an alternative phasing programme otherwise agreed in writing with the local planning authority.

Reason: In the interests of visual amenity. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

Decision:

Circulation: First Item:
Reference Number: 22/00469/FUL
Address: 157 Green End Road Cambridge CB4 1RW
Determination Date: 8 April 2022
To Note:
Amendments to Text:
Pre-Committee Amendments to Recommendation:

Decision:

Circulation: First Item:
Reference Number: 22/02030/FUL
Address: Land R/o 1 Priory Street Cambridge Cambridgeshire CB4 3QH
Determination Date: 24 June 2022
To Note: Nothing
Amendments to Text: None
Pre-Committee Amendments to Recommendation:
Decision:

Circulation: First Item:
Reference Number: 22/01952/FUL
Address: 108 Suez Road Cambridge Cambridgeshire CB1 3QD
Determination Date: 21 June 2022
To Note:
Amendments to Text:
Pre-Committee Amendments to Recommendation:
Decision:

Circulation: First Item:
Reference Number: 22/01348/FUL
Address: Land At 64 Cromwell Road Cambridge Cambridgeshire
Determination Date: 16 May 2022
To Note:
Amendments to Text:
Pre-Committee Amendments to Recommendation:

Decision:

ENFORCEMENT

Monthly report