

PLANNING COMMITTEE MEETING – 5th October 2022

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 22/01995/FUL
Address: Aylesborough Close Cambridge Cambridgeshire
Determination Date: 22 July 2022
To Note:
Amendments to
Text:
Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item:
Reference Number: 22/00583/FUL
Address: Land At Aragon Close And Sackville Close Cambridge Cambridgeshire
Determination Date: 10 May 2022
To Note:
Amendments to
Text:
Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item:
Reference Number: 22/00922/FUL
Address: The Perse Upper School Hills Road Cambridge Cambridgeshire
Determination Date: 24 May 2022
To Note: Members to note minor spelling errors and amendments to

the wording of conditions for clarity.

Paragraph 3.0 - minor typo, it should read "field"

Paragraph 7.84 - minor typo, it should read "severe" in the fifth line.

Paragraph 11.131 - refers to No.19 Hills Road it should be No.19 Long Road.

Proposed re-wording of the following conditions:

Amendments to Text:

Condition 4 – the wording that reads "No laying of service" to be changed to "No laying of drainage"

Condition 4 i)– to include the wording "if required" as the development is not a residential development and urban creep should not be considered.

Condition 5 – to amend the wording "including preparatory works" with the wording "excluding preparatory works". As there are some works that can be carried out that do not constitute development.

Condition 10 – amend the trigger to "Prior to external works" rather than "No development above ground".

Condition 24 – minor typo, where the following condition 24 should read Condition 25.

Pre-Committee Amendments to Recommendation:

None.

Decision:

APPROVE

Circulation:

First

Item:

Reference Number:

21/05549/FUL

Address:

The Emperor 21 Hills Road Cambridge CB2 1NW

Determination Date:

25.03.2022

To Note:

Members to note changes to clarity of report concerning the fire strategy and disabled access.

Paragraph 6.54 text to read: The means of escape from the basement kitchen in the event of fire is acceptable under Part B of the building regulations for the following reasons:

Amendments to Text:

- No more than a total of 60 people using the entire basement storey.
- A max travel distance of 18m to the nearest exit (ground floor level.)

- The kitchen is an inner room, however, there are 2 options of escape from it – via Dining or via Store/Plant. The kitchen would need to comply with the requirements for inner rooms, such as a smoke alarm fitted in these 2 rooms (dining room or store/plant room) to notify occupants in the kitchen of a fire in either of these access rooms.

Additional paragraph after 10.53 to read to the following:

Whilst it is noted that the description of the pub's basement floor use states 'dining' and the ground floor use states 'pub', the internal layout is indicative at this stage and use of these spaces will depend on the requirements of the prospective licensee. Nevertheless, it is envisaged that the ground floor will provide both dining and drinking space for all users including those with limited mobility. A disabled WC is provided on this ground floor level. Therefore, it is considered that the proposal provides all users with good access to the proposed public house in accordance with Policy 56 of the Local Plan 2018. Notwithstanding this, subject to planning approval, the business would need to comply with the Equality Act 2010 to ensure that disabled users have equal access to these facilities.

Pre-Committee
Amendments to
Recommendation: None

Decision: APPROVE

Circulation: First Item:

Reference Number: 21/01065/FUL

Address: Land Adj Sandy Lane Cambridge Cambridgeshire

Determination Date: 7 June 2021

To Note:

Amendments to
Text:

Pre-Committee
Amendments to
Recommendation:

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 19/1453/FUL
Address: Shah Jalal Mosque 107 Darwin Drive Cambridge CB4
3HQ
Determination Date: 16 December 2019
To Note:
Amendments to
Text:
Pre-Committee
Amendments to
Recommendation:
Decision:

Circulation: First Item: 11
Reference Number: 22/00778/FUL
Address: The Varsity Hotel and Spa, 24 Thompsons Lane
Cambridge, Cambridgeshire
Determination Date: 26 April 2022
To Note: Members to note changes to report to provide clarity on the
impact to amenity, Officers conclude there would be no
harm to the amenity of surrounding properties.

Amendments to
Text: Paragraph 10.52 to be amended to read as follows:
*The applicant has not made an assessment regarding the
impact of neighbouring buildings in terms of the
surrounding urban microclimate and impacts in regard to
wind, overlooking, overshadowing and sunlight and
daylight as is required by Policy 60. However, in this case,
given that the proposal would be sited on the roof of an
existing building it is not considered to result in significant
adverse impacts in terms of microclimate.*

The following text to be deleted from paragraph 10.53:
*“Notwithstanding this, Officers will consider the proposal
with the information available.”*

Paragraph 10.56 is amended as follows: *“The proposal
would adequately respect the residential amenity of its
neighbours and the constraints of the site and therefore,
would be compliant with Cambridge Local Plan (2018)*

policies 35, 58 and 60.

Revised wording to reason for refusal 1 which removes the following text; *“In addition, the proposal fails to meet the criteria of Policy 61 including a consideration of amenity and microclimate”*. Full revised wording to reason 1 is as follows;

Pre-Committee
Amendments to
Recommendation:

Policy 60 requires that any proposals for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form must demonstrate that the proposal would result in a high-quality addition to the Cambridge Skyline, that would preserve the character of the surrounding area, heritage assets, amenity and the public realm. The proposed development would be considered to result in a poor quality, insensitive addition to the Cambridge skyline that would aggressively contrast with the existing delicate and historic features through its excessive scale, bulk, mass, height and form. The application is accompanied by very little information to demonstrate that the proposal would successfully fit within the existing townscape. The proposed development fails to contribute positively to its surroundings and the Cambridge Skyline. The proposal is not compliant with Cambridge Local Plan (2018) policies 55, 56, 58, 59, 60 and the NPPF (2021)

Decision: REFUSE

Circulation:	First	Item:
Reference Number:	22/01504/FUL	
Address:	196 Green End Road Cambridge Cambridgeshire CB4 1RL	
Determination Date:	14 June 2022	
To Note:		
Amendments to Text:	Nothing	
Pre-Committee Amendments to Recommendation:	Nothing	

Decision:

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