

PLANNING COMMITTEE MEETING – 7th December 2022

Amendment/De-brief Sheet

MINOR PLANNING APPLICATIONS

Circulation: First Item: 1

Reference Number: 22/02969/FUL

Address: 73 Newmarket Road

Determination Date: 24 August 2022

To Note: None

Amendments to
Text:

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item: 2

Reference Number: 22/02761/HFUL

Address: 45 Barrow Road

Determination Date: 10 August 2022

To Note: None

Amendments to
Text:

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item: 3

Reference Number: 18/2013/FUL

Address: 78 Arbury Road

Determination Date: 14 February 2019

To Note:

The Case Officer has since measured the side access to ensure a pedestrian wheeling a cycle can pass through to access the rear cycle store. This access width measures 1m in width which is insufficient to allow access for a pedestrian wheeling a cycle. As such, Officers now recommend that a condition secures the provision of a new purpose built cycle store in the front garden. This should be sited close to the existing building to minimise the impact of the structure on the street scene. This will replace the previously recommended condition 4.

Paragraph 10.23:

Amendments to
Text:

The proposal would convert the existing structure in the rear garden into a cycle store for 12 cycles. The side access as measured out on site is only a width of 1m. Therefore, while the cycle shelter proposed is proportionate to the number of occupiers of the HMO as well as providing for guests, the access to the cycle store is insufficient in width to allow a pedestrian to wheel their cycle through to the cycle store in the rear garden. As such, Officers consider it reasonable and necessary to impose a condition which secure the provision of a new purpose built cycle store in the front garden. This should be sited close to the existing building to minimise the impact of the structure on the street scene.

Condition 4:

Pre-Committee
Amendments to
Recommendation:

The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Decision:

Remains officer recommendation of approval subject to conditions.

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