

PLANNING COMMITTEE MEETING – 11th January 2023

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 22/02066/FUL
Address: Owlstone Croft, Owlstone Road Cambridge
Cambridgeshire
Determination Date: 16.01.2023
To Note:

Para 1.9 to read: The proposal would result in an appropriate level of cycle and car parking provision. The indicative construction route is considered achievable and conditions/S106 obligations have been recommended to ensure that the potential conflict with other road users is avoided. The resulting traffic movements during operation would be minimal.

Amendments to
Text:

Para 9.55 to read: Discussions with the current provider of the nursery are ongoing and options are being pursued. A potential relocation of the nursery could be to Cambridge RUFC, with extant planning consent granted under 21/02356/FUL. This site is approximately 1.5 km from the existing Owlstone Croft, located within the Newnham area and has capacity for up to 32 children and therefore would be similar in scale, range, quality and accessibility to its users. Whilst third party comments concerning this option are acknowledged, other potential locations are also being considered, for example, a current planning application pending consideration for a large nursery, in which Queens' and Pembroke Colleges would jointly provide, is proposed along Barton Road under planning application reference 22/04976/FUL. Details and location of the replacement facility would need to meet the requirements of Policy 73 in terms of quality, accessibility, range, and scale. The current on-site facilities would not be lost until a suitable off-site replacement facility is found and is operational which will be secured by condition.

Para 9.90 to read: Therefore, it is not considered that there is any basis for not redeveloping the application site in conservation terms, subject to accordance with Policy 61 and the Newnham Croft Conservation Area Appraisal (2013); the wider Local Plan 2018; the NPPF and the

statutory requirements detailed in this section of this report including Section 72 of the Planning (LBCA) Act 1990.

Para 9.233 to read: Access to the application site would be as existing. The supporting Travel Plan demonstrates that the proposed development would not result in additional vehicular trips when compared to the existing uses on the application site including the children's nursery. This supporting information states that there would be a net reduction in car movements as a result of the proposed development, resulting in less pressure on the highway infrastructure and be an improvement in terms of highway/pedestrian safety.

Para 10.0 Planning Conditions

Condition 18: c) delete "entire"

Pre-Committee
Amendments to
Recommendation:

Nothing

Decision:

APPROVE

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 20/04261/FUL
Address: Jewish Synagogue, 3 Thompsons Lane
Determination Date: 11 December 2020

To Note:

At the request of officers, the applicants have produced some explanatory plans and visualisations indicating the most recent revisions (already consulted upon) insofar as the roof design of the proposal is concerned and its relationship to Portugal Place properties. This includes a perspective visualisation on page 5 of the PDF along the rear of the site. Whilst this document is not formally put forward for approval, it helps demonstrate the confined nature of the site, its constraints and the design of the proposal as facing Portugal Place properties. It has been requested by officers to assist the Planning Committee in its decision making.

The applicant has requested that the time limit for commencement is extended from three years to five years to give them a little more flexibility for fundraising. This is acceptable in this instance.

Amendment to wording of condition 1.

Amendment to wording of condition 16.

Before the use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the Noise Assessment / Insulation Scheme (as approved / required by condition 22) and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the LPA will be required.

Amendments to
Text:

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

Additional demolition and construction environmental management plan condition 40 recommended as follows:

No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant

and personnel.

c) Site artificial lighting including hours of operation, position and impact on neighbouring properties.

d) Screening and hoarding details.

e) Access and protection arrangements around the site, including for historic retained walls.

f) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures and a single point of contact.

g) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Pre-Committee
Amendments to
Recommendation:

Amends to condition 1 (Time Limit) and 16 (Noise Insulation) and additional DCEMP condition 40 as set out above

Decision:

Circulation: First Item:

Reference Number: 22/03076/FUL

Address: Edeva Court

Determination Date: 31 August 2022

To Note:

An amended site plan has been received by Officers which now correctly shows the garden area of Flat No.3. No changes are proposed to the existing flats so this is for clarification.

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 22/02936/FUL
Address: 208 - 208A Cherry Hinton Road
Determination Date: 22 August 2022
To Note:
Amendments to
Text:
Pre-Committee
Amendments to
Recommendation:
Decision:

Circulation: First Item:
Reference Number: 22/01971/FUL
Address: 346 Milton Road
Determination Date: 21 June 2022
To Note:
Amendments to
Text:
Pre-Committee
Amendments to
Recommendation:
Decision:

TREE APPLICATIONS

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