

PLANNING COMMITTEE MEETING – 26th April 2023

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:

Reference Number: 22/04356/FUL

Address: 185-189 Newmarket Road and 1 Godesdone Road

Determination Date: 3 January 2023

To Note: Consultation responses from both the LLFA and Anglian Water have been submitted in response to the revised Flood Risk Assessment. The LLFA now have no objections to the application, subject to conditions for works to be carried out in accordance with the Flood Risk Assessment and the submission of a long-term maintenance plan for the surface drainage system. The LLFA concluded that the revised Flood Risk Assessment demonstrates that the surface water from the proposed development can be managed through the use of permeable paving over the internal hardstanding areas and discharge through the existing outfall to the Anglian Water surface water sewer. This leads to a betterment over the existing surface water arrangements. The agent is currently in conversations with Anglian Water to ensure they are satisfied with this arrangement. An update to follow at Committee.

Replace paragraph 9.34 and 3.35 with the above paragraph. Revised conditions will be presented at planning committee.

Amendments to Text: Remove reference to S106 in para 9.41 as set out below

9.41 Subject to conditions and ~~S106 mitigation~~ as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

Pre-Committee
Amendments to
Recommendation:

Decision:

MINOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	22/04491/FUL	
Address:	2-14 Fitzroy Street	
Determination Date:	6 December 2022	
To Note:	-	
Amendments to Text:	-	
Pre-Committee Amendments to Recommendation:	-	
Decision:	-	

Circulation:	First	Item:
Reference Number:	22/05493/S73	
Address:	1 Fitzwilliam Road	
Determination Date:	14 February 2023	

Revised plans were reconsulted on the 5th of April (these are the plans in the drawing packs). The following comments were made by consultees:

Landscape: The proposed changes do not have an impact on the approved landscape design or site layout and so we have no comments.

To Note:

Local Highway Authority: The proposed alterations do not change the Highway Authority's original comments and it is requested that the condition sought by the Highway Authority and required by the Planning Authority under application 19/1141/FUL be reapplied.

Conservation: The application has been assessed and it is considered that the proposal would not give rise to any harm to any heritage assets.

Three third party comments have been received considering the revised plans, the comments repeat concerns as highlighted in the officer's report and therefore new comments on other issues not in the officer's report will be addressed in the below paragraph. The officer's response is in italics:

- Cycle storage in the garden of plot 3 will impact the visual amenity of no.4 Glenalmond Avenue on this prominent corner- *The cycle store will be located behind 3 car spaces and circa 21m from no.4, the proposed cycle store will be 2m high. Due to separation distance between these properties, officers do not consider the location of the bike store will visually impact this property.*
- Supporting letter refers to the removal of 1 car space when 6 are shown- *The letter refers to the removal of a parking space when compared to the previously approved drawings under reference 19/1141/NMA1. The original drawings showed 7 car spaces, this proposed scheme shows 6, therefore there has been a removal of one space.*
- Notification that the item would be taken to committee was not received- *The applications with the updated plans were reconsulted on the 5th of April for 14 days, the end of this period is the 21st of April. Regarding the notice of public speaking, our system states that this notification was sent out on the 13th of April, the Council cannot take responsibility for the safe arrival of these letters and email once they have left our domain.*
- Loss of on street car parking- *Please refer to the parking section of the officer's report.*
- Cycle parking remains poor. Access to the rear parking would be difficult due to long distance from the road- *Officers consider adequate access to the rear gardens has been provided, in addition cycle parking has been provided out the front for occupant use.*
- The three spaces on Clarendon Road should be

replaced with cycle parking- *Please refer to the car parking section of the report as to why these proposed car spaces are considered acceptable. The current scheme provides enough cycle parking for the dwellings.*

- Clarity if the wooden bin stores will be built or not- *Condition 16 of the conditions list requires these details to be submitted. Officers consider these details can be addressed via this condition.*

Amendments to
Text:

Paragraph 3.2 refers to the removal of one car space to side of dwellings, due to a change in plans this shall now read the removal of one car space to the front of plot one. The provision of parking remains at 6 spaces overall. This shall also apply to paragraph 8.8.

Paragraph 3.3 refers to the Proposed Site Plan reference PL(90)01, this plan has been updated and should read as Proposed Site Plan reference PL(90)01 Rev P4.

Insertion of an additional condition to control proposed obscure glazing as follows:

Pre-Committee
Amendments to
Recommendation:

28. Those windows shown to be obscure glazed on the approved plans shall be obscured to at least Pilkington level 3 prior to occupation of the dwelling(s) and shall be retained as such for the lifetime of the development. Any openings shall be above 1.7m from the internal finished floor level nearest the respective window unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity (Cambridge Local Plan policies 55, 56, 57)

Decision:

Circulation:	First	Item:
Reference Number:	22/05093/S73	
Address:	1 Fitzwilliam Road	
Determination Date:	17 January 2023	

Revised plans were reconsulted on the 5th of April (these are the plans in the drawing packs). The following comments were made by consultees:

Local Highway Authority: The proposed alterations do not change the Highway Authority's original comments and it is requested that the conditions sought by the Highway Authority and required by the Planning Authority under application 19/1141/FUL be reapplied.

Sustainability Officer: The proposed amendments do not alter my previous comments dated the 9 December.

Drainage: Drainage has no objection. Surface water drainage condition 18 still applicable.

Conservation: The application has been assessed and it is considered that the proposal would not give rise to any harm to any heritage assets.

To Note: Ecology: There are no ecology objections to this application.

Environmental Health: comments and recommended conditions remain unchanged from the earlier Environmental Health memo dated 25th August 2020.

Two third party comments have been received considering the revised plans, the comments repeat concerns as highlighted in the officer's report and therefore new comments on the cycle parking will be addressed in the below paragraph. The officer's response is in italics:

- Cycle parking remains poor. Access to the rear parking would be difficult due to long distance from the road- *Officers consider adequate access to the rear gardens has been provided, in addition cycle parking has been provided out the front for occupant use.*
- The three spaces on Clarendon Road should be replaced with cycle parking- *Please refer to the car parking section of the report as to why these proposed car spaces are considered acceptable. The current scheme provides enough cycle parking for the dwellings.*

- Clarity if the wooden bin stores will be built or not- *Condition 16 of the conditions list requires these details to be submitted. Officers consider these details can be addressed via this condition.*
- Bin store of plot 3 has been moved in a location that less accessible- *The bin store has been moved within the garden of plot 3, the slight adjustment in location is not considered to be an issue.*
- Supporting letter refers to the removal of 1 car space when 6 are shown- *The letter refers to the removal of a parking space when compared to the previously approved drawings under reference 19/1141/NMA1. The original drawings showed 7 car spaces, this proposed scheme shows 6, therefore there has been a removal of one space.*
- Cycle storage in the garden of plot 3 will impact the visual amenity of no.4 Glenalmond Avenue on this prominent corner- *The cycle store will be located behind 3 car spaces and circa 21m from no.4, the proposed cycle store will be 2m high. Due to separation distance between these properties, officers do not consider the location of the bike store will visually impact this property.*

Paragraph 3.1 shall read as S73 to vary condition 2 (approved drawings) of ref: 19/1141/FUL (Demolition of existing building and construction of three dwellings) to allow for minor material amendments.

Amendments to
Text:

Paragraph 3.2 refers to the removal of one car space to side of dwellings, due to a change in plans this shall now read the removal of one car space to the front of plot one. The provision of parking remains at 6 spaces overall. This shall also apply to paragraph 8.8.

Paragraph 3.3 refers to the Proposed Site Plan reference PL(90)01 Rev P2, this plan has been updated and should read as Proposed Site Plan reference PL(90)01 Rev P4.

Pre-Committee
Amendments to
Recommendation:

Insertion of an additional condition to control proposed obscure glazing as follows:

28. Those windows shown to be obscure glazed on the

approved plans shall be obscured to at least Pilkington level 3 prior to occupation of the dwelling(s) and shall be retained as such for the lifetime of the development. Any openings shall be above 1.7m from the internal finished floor level nearest the respective window unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity (Cambridge Local Plan policies 55, 56, 57)

Decision:

Circulation:	First	Item:
Reference Number:	22/04180/FUL	
Address:	136 Mowbray Road	
Determination Date:	17 November 2022	
To Note:		
Amendments to Text:	-	
Pre-Committee Amendments to Recommendation:	-	
Decision:	-	

Circulation:	First	Item:
Reference Number:	21/00526/FUL	
Address:	2 Galfrid Road	
Determination Date:	5 April 2021	
To Note:	The cycle parking has been revised (drawing no (P-)02(B)) to enhance the outlook from bedroom 2 and provide full details of the cycle shelter proposed. Notwithstanding this plan, officers consider that the cycle store roof should be green or brown to comply with policy 31 and therefore a condition is recommended to ensure this is provided.	
Amendments to Text:	Remove reference to S106 in para 10.20 as follows: 10.20 Subject to conditions and S106 mitigation as applicable , the proposal accords with the objectives of	

policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

Revised wording for condition 4:

Pre-Committee
Amendments to
Recommendation:

“Notwithstanding the approved plans, the cycle shelter shall have a green biodiverse roof and the development shall not be occupied or the permitted use commenced until the cycle shelter has been erected.

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:

Circulation:	First	Item:
Reference Number:	20/04107/S106A	
Address:	55-68 (inclusive) And 84-97 (inclusive) Hampden Gardens	
Determination Date:	27 November 2020	

To Note:

Amendments to
Text:

– para 9.5 erroneously refers to the Cambridge Building Society rather than Bedfordshire Pilgrims Housing Association (BPHA).

Pre-Committee
Amendments to
Recommendation:

-

Decision:

Circulation:	First	Item:
Reference Number:	22/04926/S106A	
Address:	Land At 315 - 349 Mill Road	
Determination Date:	4 January 2023	

To Note:

Paragraph 3.5- Additional clause shall read as follows
(underlined):

8 *Not to Occupy or permit the Occupation of the
Development otherwise than by:*

8.1 *Fulltime students engaged in courses of at least an
academic year at the University of Cambridge or
Anglia Ruskin University; or*

Amendments to
Text:

8.2 *During the summer recess only of each academic
year Occupiers who are:*

8.2.1 *students at an Education Organisation and where
such Occupation is for the sole purpose of attending
conferences and/or functions of the University of
Cambridge or Anglia Ruskin University; or*

8.2.2 *delegates and students aged 18 or over attending
other educational institutions situated in the City of
Cambridge.*

For purposes of clarity the recommendation is amended to
read:

APPROVE

Pre-Committee
Amendments to
Recommendation:

(1) the application to vary the restrictions contained within
Schedule 5 of the existing S106 Agreement relating to
occupation of the student accommodation block as set out
at para. 7.3; and

(2) the completed s106A Deed of Variation provides for the
payment of the monitoring fees specified in paras 6.8 and
7.18 of the Officer's report

Decision:

CONFIDENTIAL ITEM

Circulation:

First

Item:

Reference Number: 21/05549/FUL

Address: The Emperor 21 Hills Road Cambridge CB2 1NW
Determination Date: 21 March 2022
To Note: None
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None
Decision: N/A
