

Planning Committee



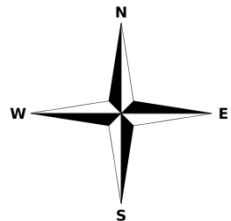
GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

23/01081/S73 11 Queen Ediths Way

Site Location Plan

Page 3



Site Plan

Page 4



Elevations

Page 5



Block B - North Elevation



Block B - West Elevation



Block B - South Elevation



Block B - East Elevation

Planning Balance

Approval

Key material considerations

Extant planning permission



Refusal

Key material considerations

- On site parking provision and impact of parking on surrounding streets

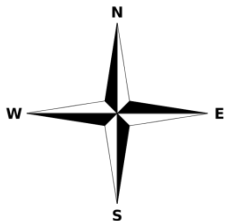
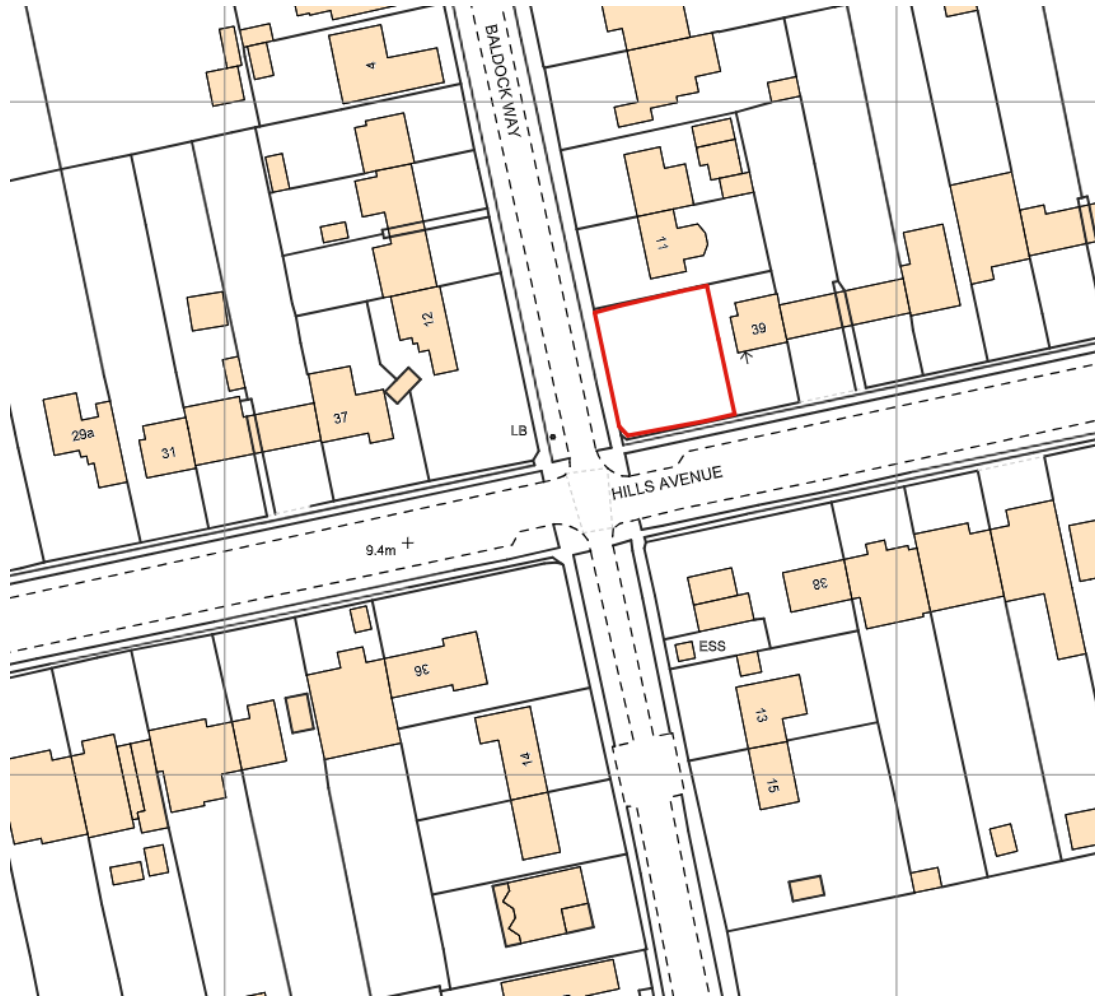
Page 6

Officer Recommendation: Approve

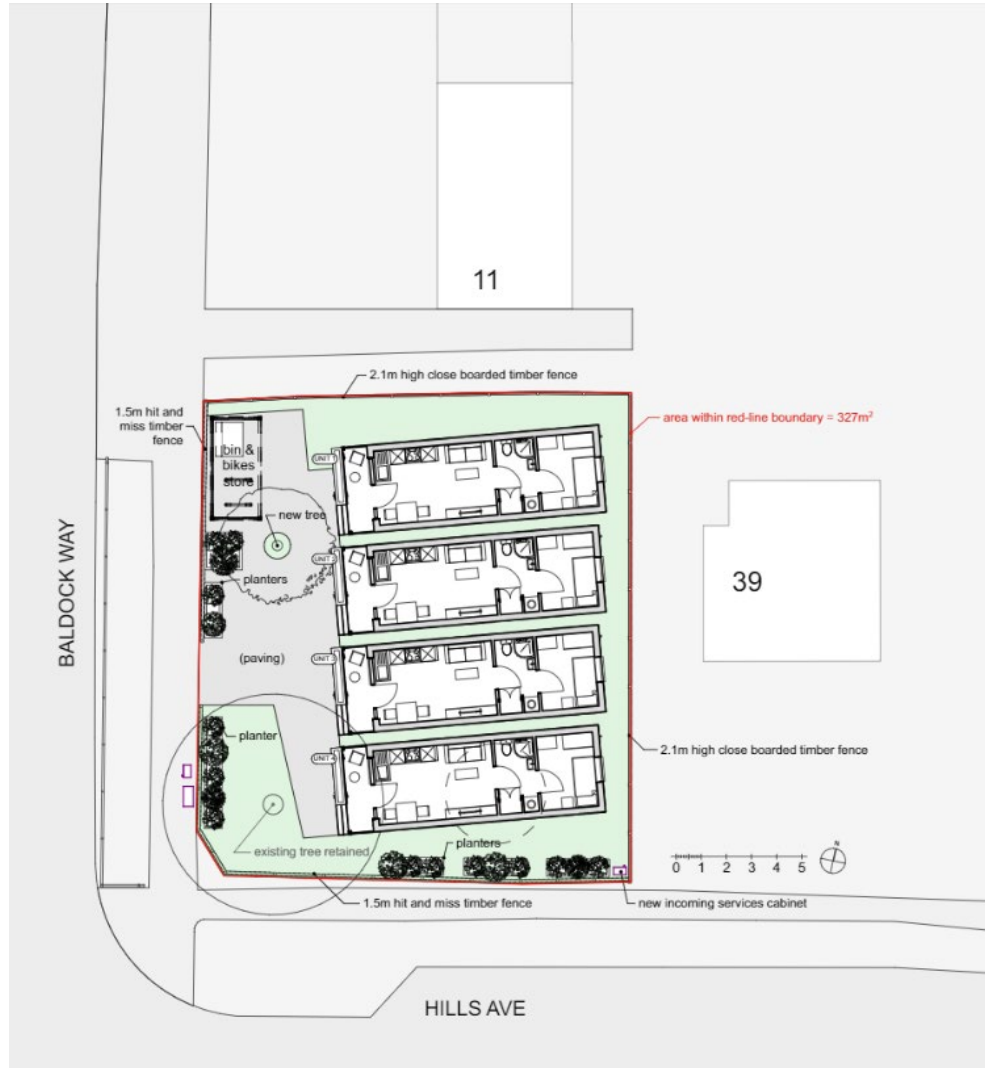
MINOR APPLICATIONS

23/01366/FUL 39 Hills Avenue Site Location Plan

Page 8

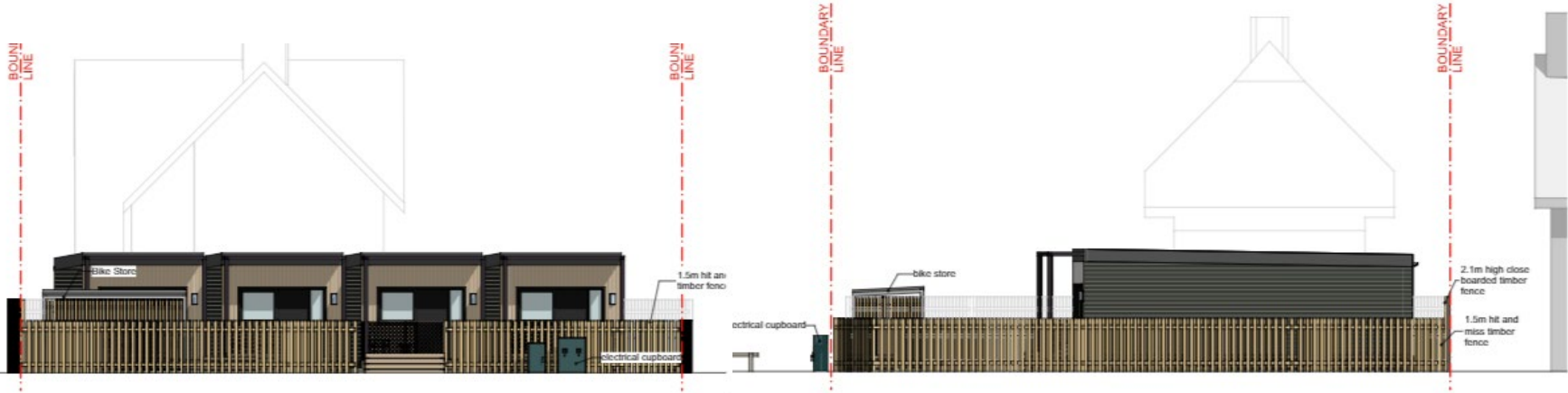


Site Plan



Proposed Elevations

Page 10



Site West Elevation - Front
1:100

South Elevation - Side



Module South Elevation - Side
1:50

Module East Elevation - Rear
1:50

Planning Balance

Approval

Key material considerations

- Contributes to specialist housing supply for the homeless which there is an acute need in Cambridge.
- High quality sustainable dwellings in sustainable location.
- Preserve residential amenity of neighbouring properties.



Refusal

Key material considerations:

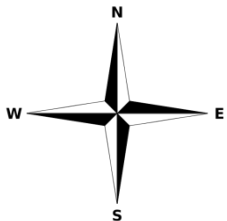
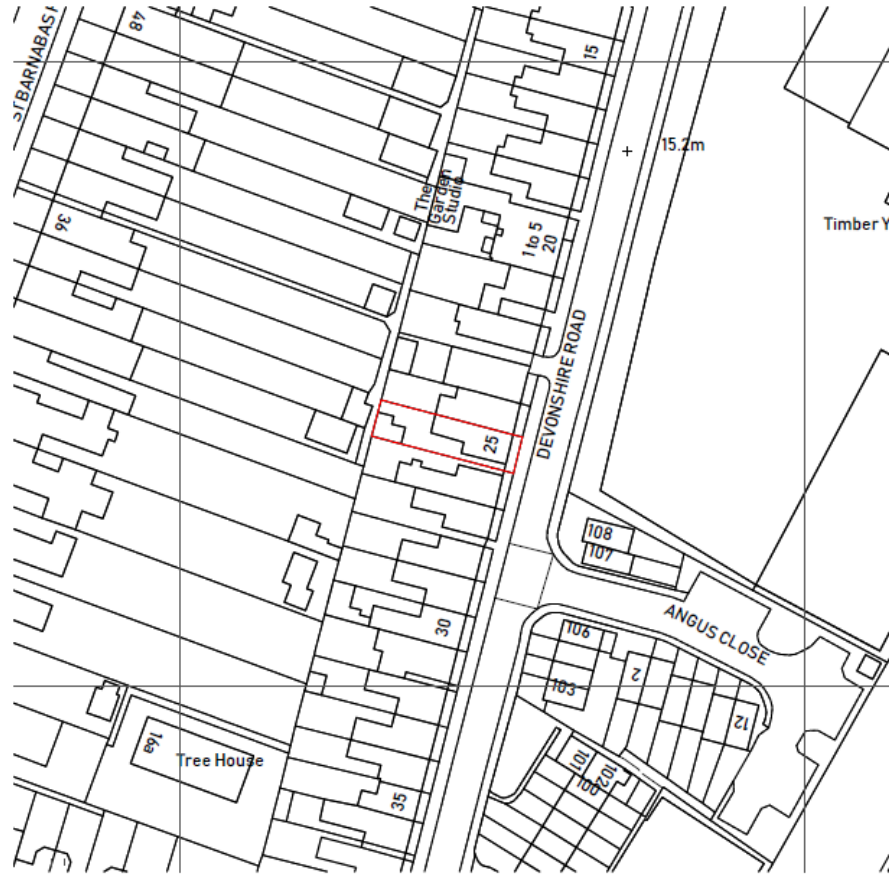
- Visual harm to the character and appearance of the area as a result of the siting of the development.
- The loss of a community space.

Officer Recommendation: Approve

23/04891/HFUL 25 Devonshire Road

Site Location Plan

Page 12

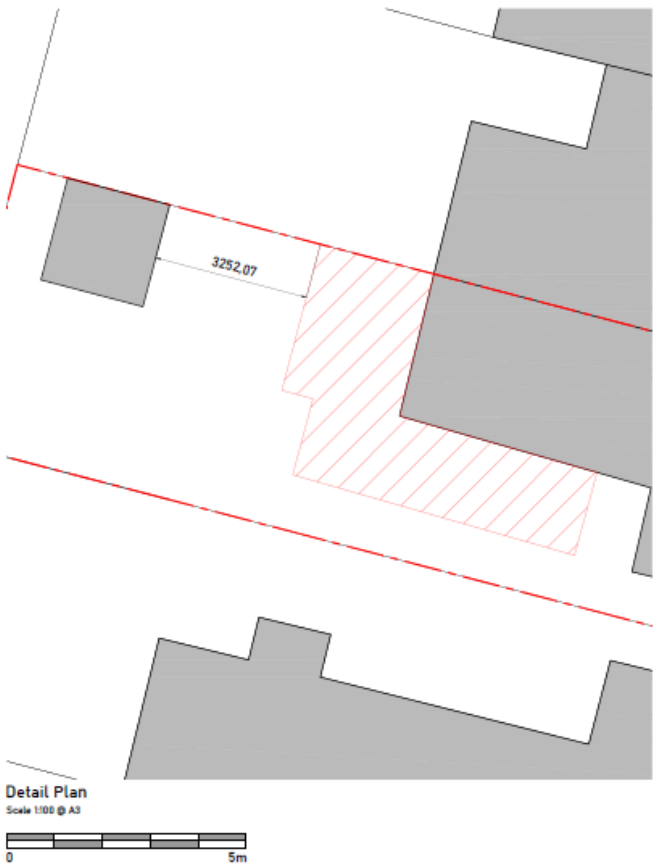


Location Plan
Scale 1:1250 @ A3



Block Plan

Page 13

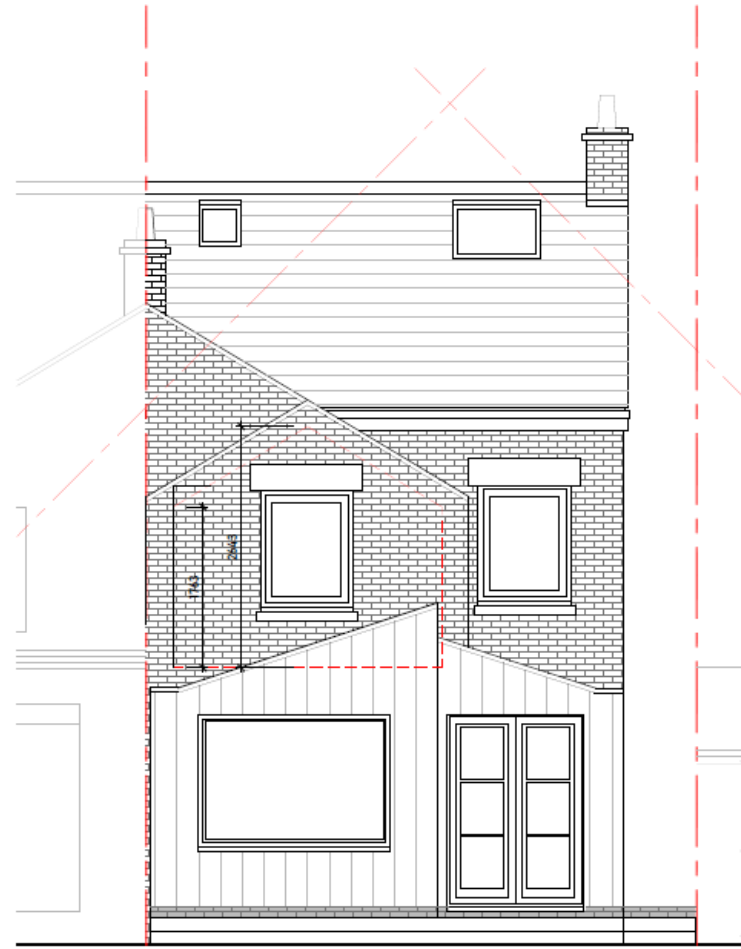


Existing and Proposed Rear Elevation

Page 14

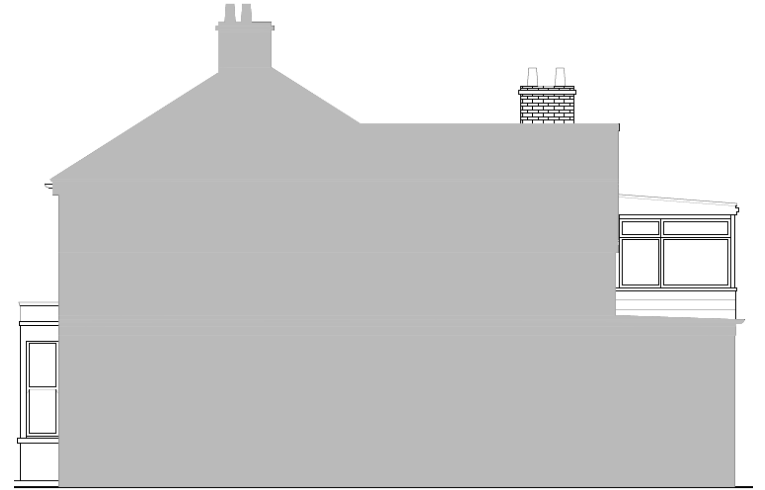


Rear (West) Elevation
Scale 1:50 @ A3



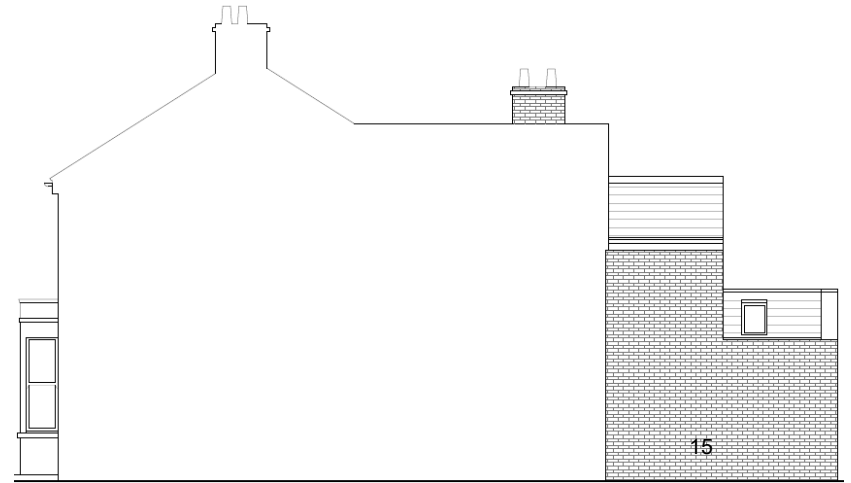
Rear (West) Elevation
Scale 1:50 @ A3

Existing Side Elevations



Page 15

Proposed Side Elevations



Planning Balance

Approval

Key material considerations

- No harmful impact upon character and appearance of the area
- No harmful impact on designated heritage assets
- No unacceptable harmful impacts on neighbouring amenity

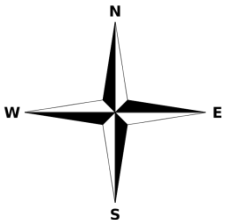


Refusal

Key material considerations

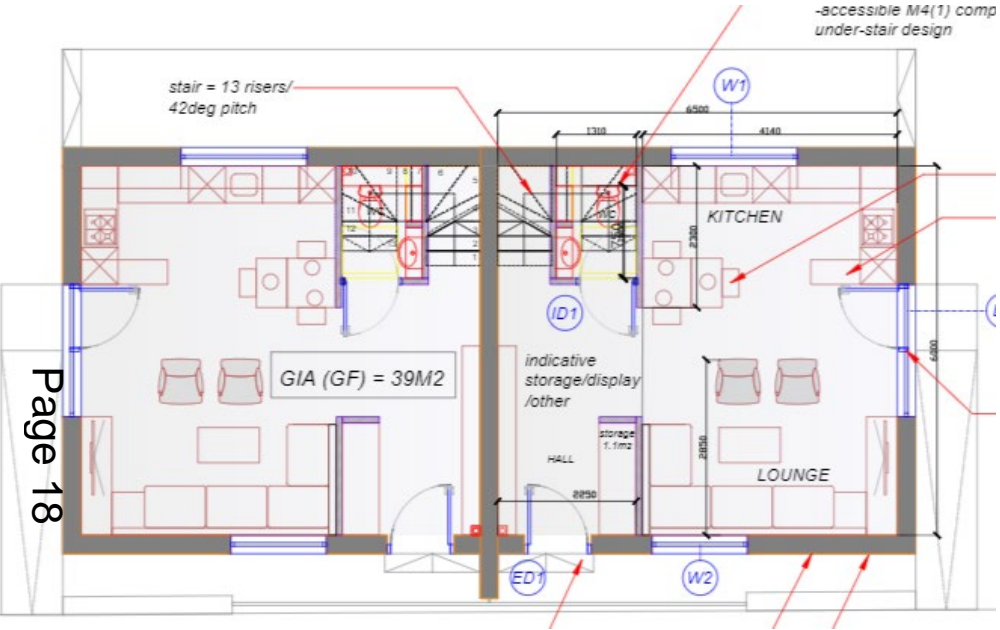
Officer Recommendation: Approve

22/03855/OUT 3-5 Fen Road Site Location Plan



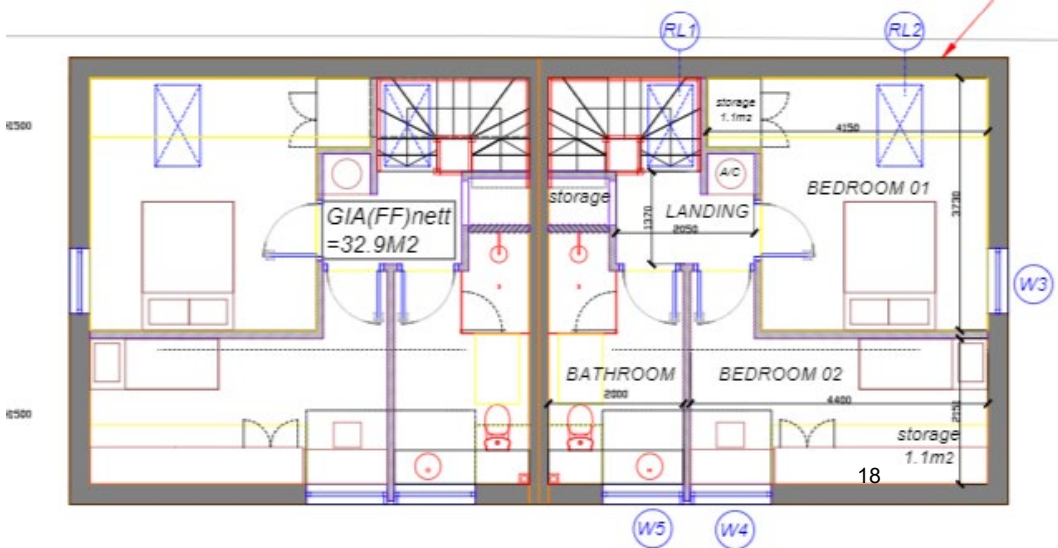
Floor plans

Page 18



Ground floor

First floor



Elevations

Page 19



West elevation



East elevation

Elevations



- ▽ RIDGE=6.00m(11.65)
- ▽ EAVES=4.00m(9.65)
- ▽ FFL gfl=0.00m (5.65)
- △ PAV,=-0.35m(5.30)

Page 20

South elevation

North elevation



- ▽ RIDGE=6.00m(11.65)
- ▽ EAVES=4.00m(9.65)
- ▽ FFL gfl=0.00m (5.65)
- △ PAV,=-0.35m(5.30)

Planning Balance

Approval

Key material considerations

- High-quality sustainable dwellings in sustainable location
- Efficient use of land
- Contributes to housing supply
- Positively contributes to surroundings
- Preserves amenity of surrounding occupiers while providing a high-quality living environment for future occupiers
- Biodiversity enhancement



Refusal

Key material considerations

- No harm arising from development

Officer Recommendation: Approve / Refuse

22/05070/FUL Land to the rear 208-210 Queen Ediths Way Site Location Plan

Page 22



Proposed Site Plan

Page 23



Key House Type

-  3 Bed House
-  3 Bed House
-  4 Bed House
-  4 Bed House
-  5 Bed House

**Housetype
Drawing Ref:**

- 139-PA-100-101 BS-385P-1
- 139-PA-110-111 BS-385P-2
- 139-PA-120-121 BS-486P-1
- 139-PA-130-131 BS-487P-1
- 139-PA-140-141 BS-487P-2

Proposed Elevations

Plots 1,2



Plots 3,4,5



Plot 6



Page 24



Proposed Elevations

Plot 7

Plot 8

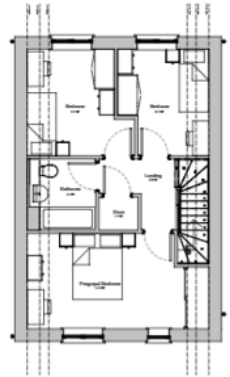
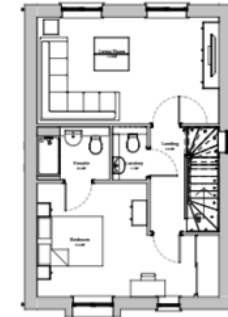
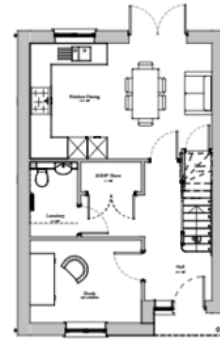
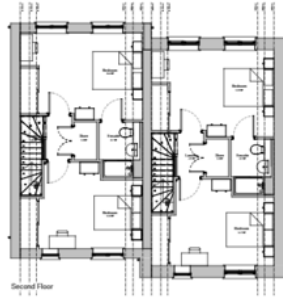
Page 25



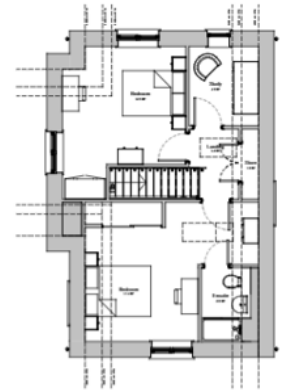
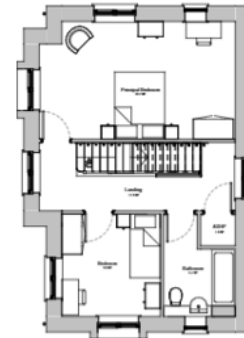
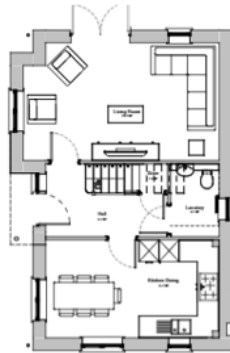
Proposed Floor Plans

Plots 3,4,5

Plots 1, 2

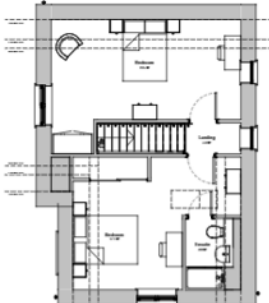
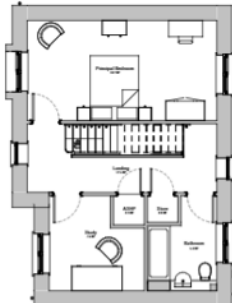
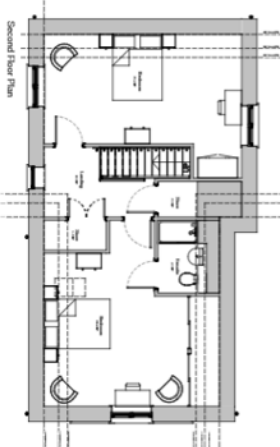
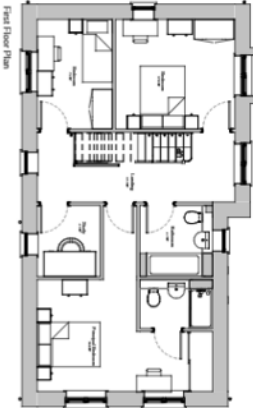
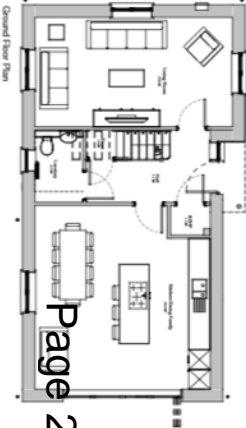


Plot 6



Proposed Floor Plans

Plot 7



Plot 8

Planning Balance

Approval

Key material considerations

- Provision of 8 dwellings
- High quality design.
- Redevelopment of a vacant brownfield site.



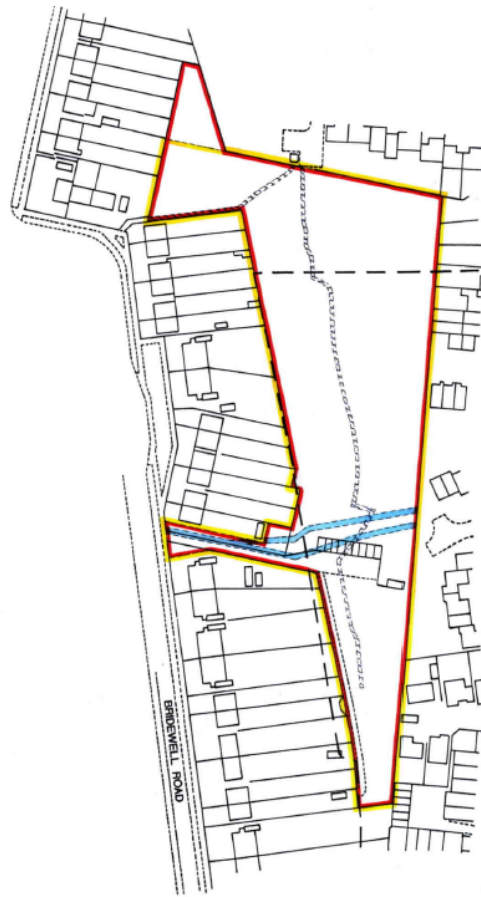
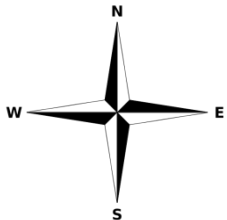
Refusal

Key material considerations

Officer Recommendation: Approve, subject to conditions

22/03731/S106A Land between Bridewell Road and Lucerne Close Site Location Plan

Page 29



District SOUTH CAMBRIDGESHIRE



Planning Balance

Approval

Key material considerations

- Allows applicant to increase funding available for investment into affordable housing



Refusal

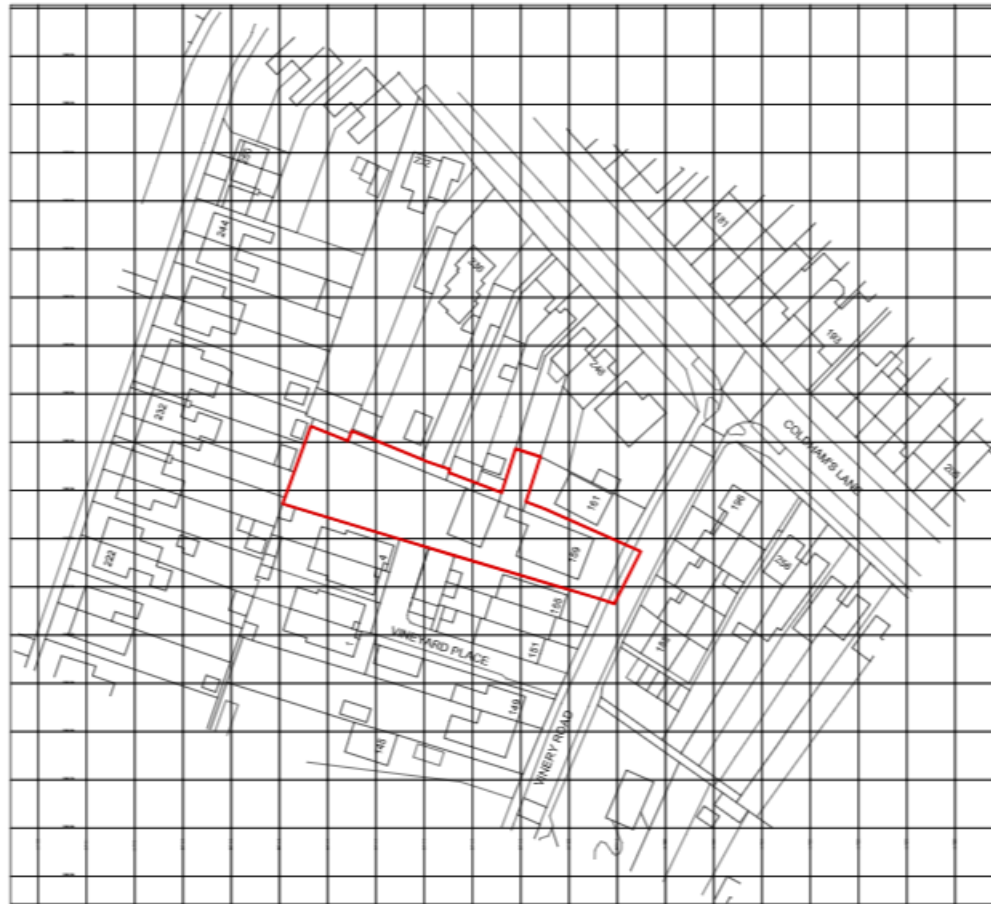
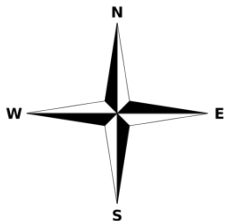
Key material considerations

- None

Officer Recommendation: Approve

23/01014/FUL 159 Vinery Road Site Location Plan

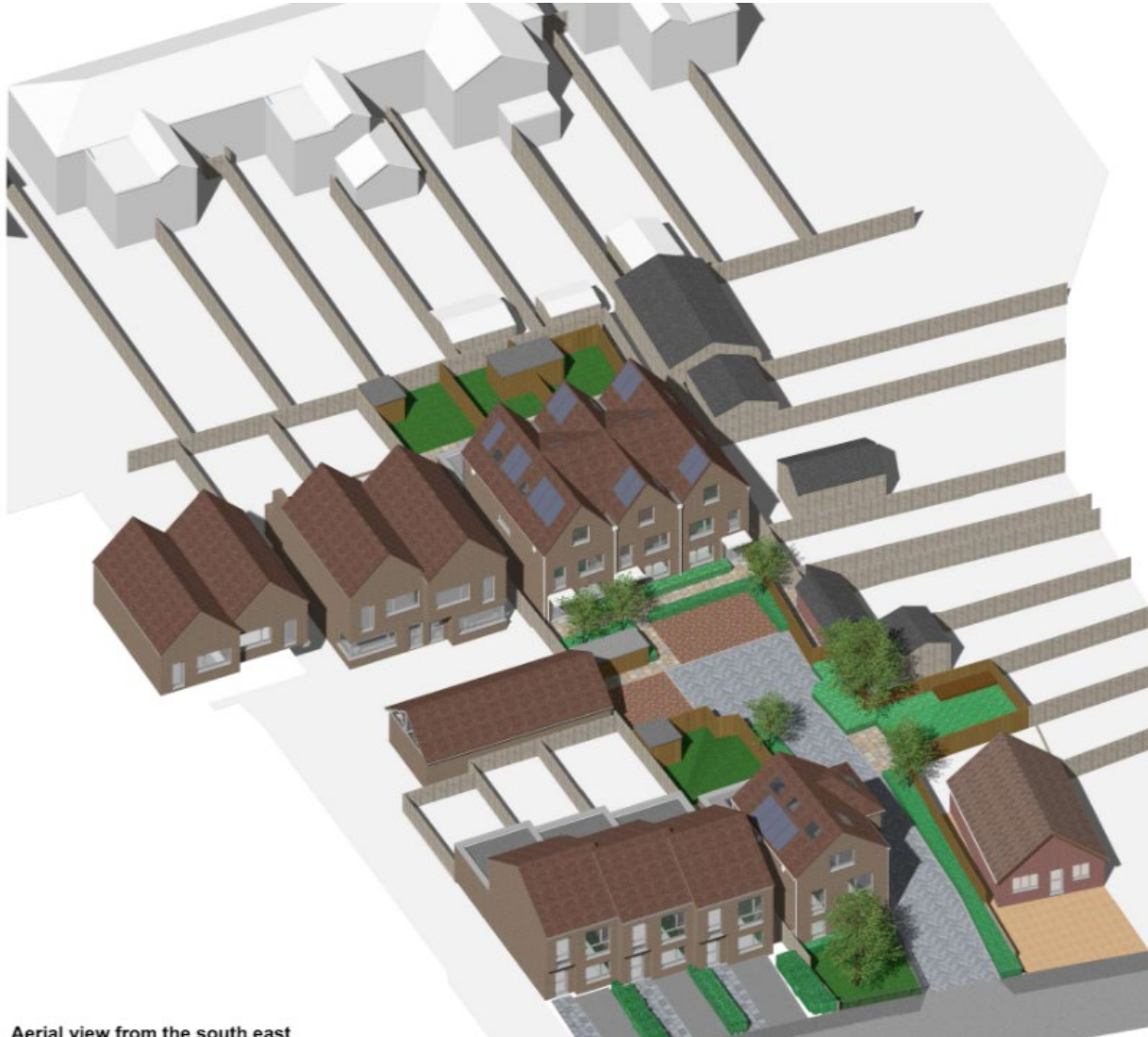
Page 31



Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

Site CGI

Page 32



Aerial view from the south east

Streetscene Elevations



Section AA - through site facing front of proposed rear dwellings



Section BB - through site facing rear of proposed front dwellings



Section CC - through middle of site

Planning Balance

Approval

Key material considerations

- Effective use of Land
- No harmful impact upon character and appearance of the area
- No harmful impacts on neighbouring or future occupiers
- Compliant with cycle and car parking guidance



Refusal

Key material considerations

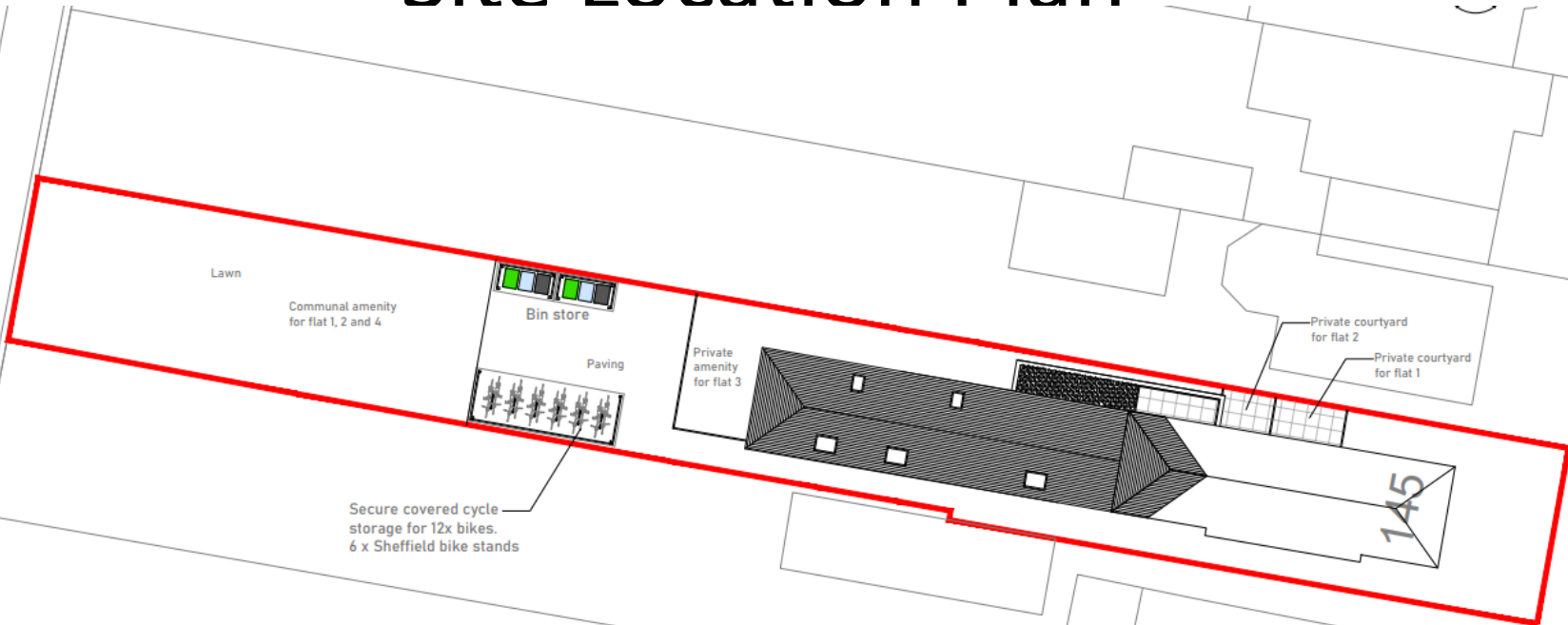
- None

Officer Recommendation: Approve

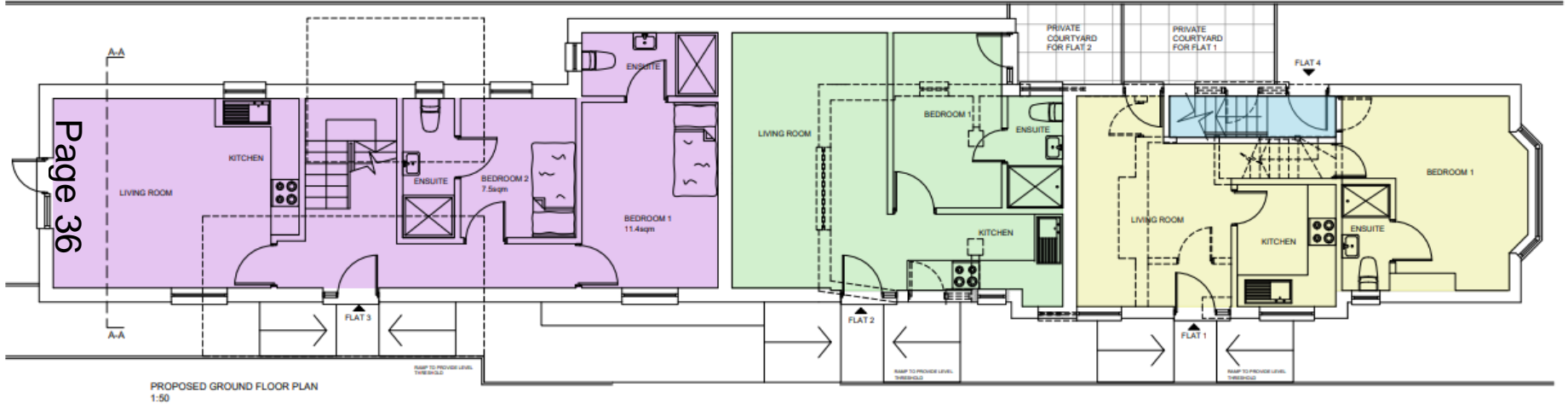
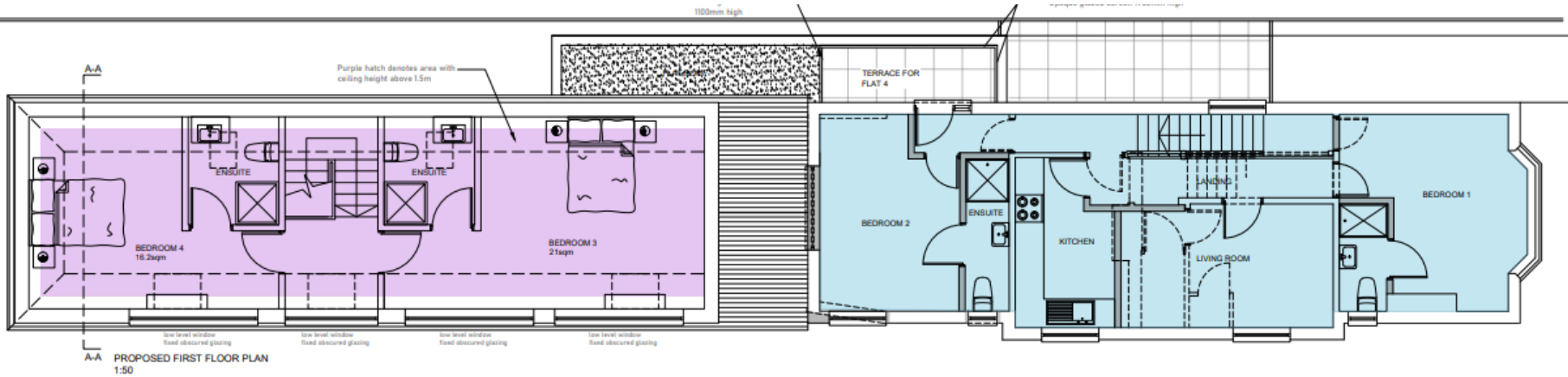
23/00199/FUL 145 Perne Road

Site Location Plan

Page 35

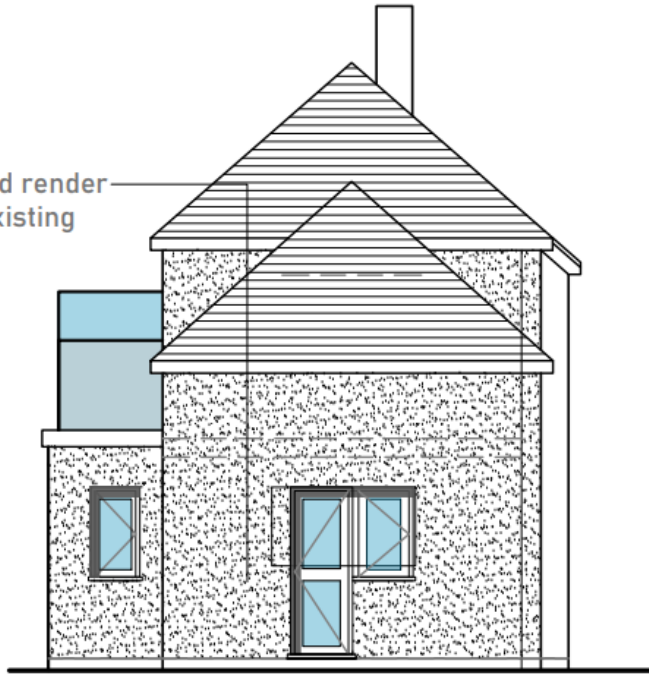


Lynwood House
Murray Park
Newmarket
Suffolk CB8 9BU



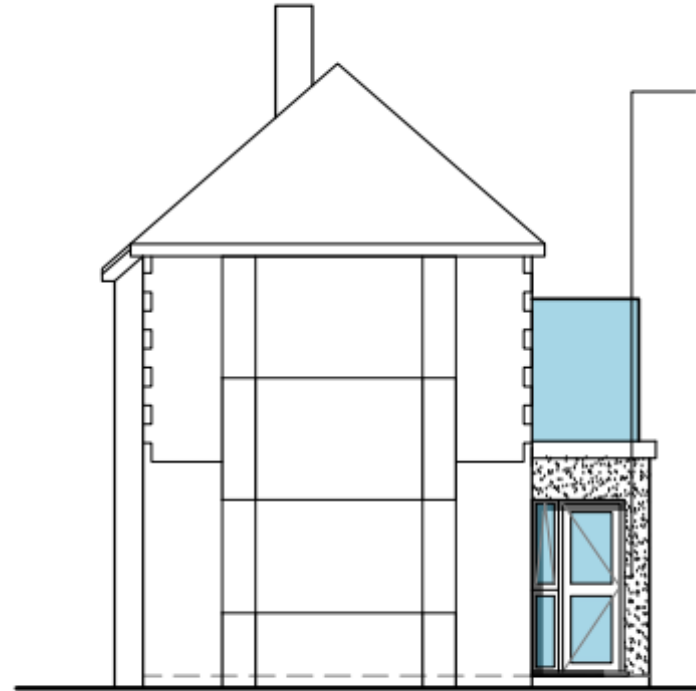
New painted render
to match existing

Page 37



PROPOSED REAR ELEVATION
1:100

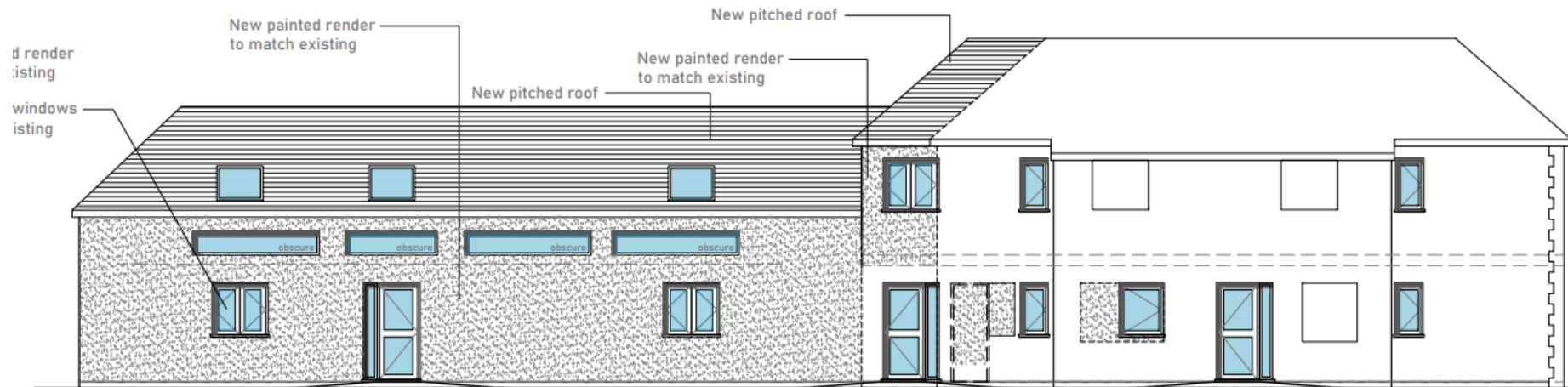
1:100



New painted
to match ex

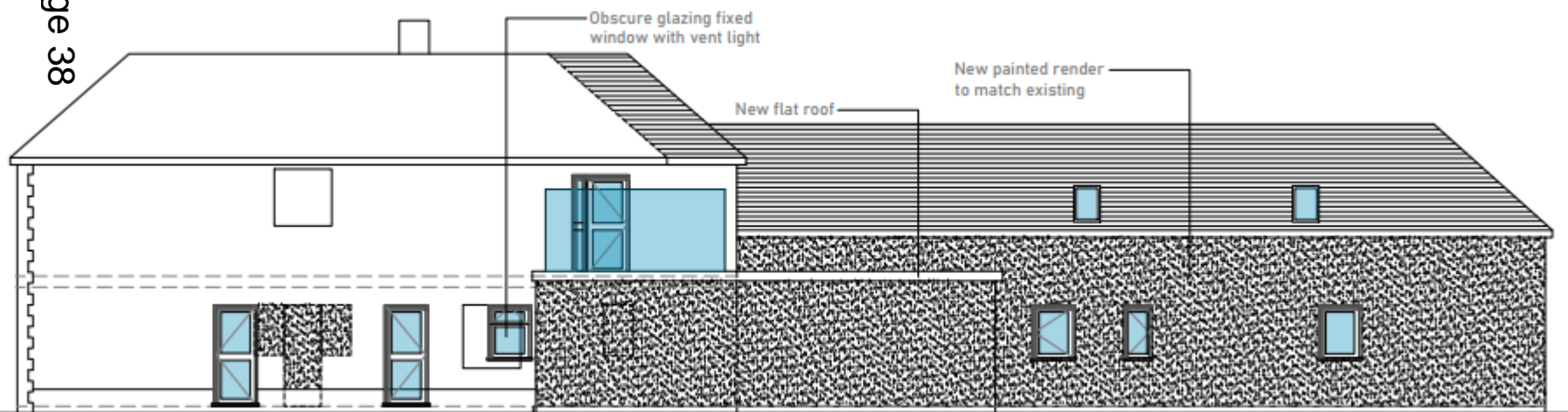
White upvc
to match ex

PROPOSED FRONT ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

Page 38



PROPOSED SIDE ELEVATION
1:100

Planning Balance

Approval

Key material considerations

- Previous application



Refusal

Key material considerations

Page 39

Officer Recommendation: Approve

This page is intentionally left blank