

PLANNING COMMITTEE MEETING – 4th Oct 2023

Amendment/De-brief Sheet

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 23/01137/FUL
Address: The Varsity Hotel
Determination Date:

Officers would like to committee to note that Cllr Anthony Martinelli had written in support of the application, commenting that the economic benefits are important and are likely to outweigh visual harm. This was missed from the Officer report.

In addition, several additional representations have been received in support of the application since the Officer report was completed. The comments reiterate points already covered within the Officer report, providing support to the design of the structure including at night time, its economic benefits and year round use.

To Note:

An additional representation has been received on behalf of Magdalene College in objection to the application. They comment that the new isometric drawings shows the visual bulk and scale of the structure and note the visibility in dark time during period would have not previously been lit due to seasonal usage. This is acknowledged by Officers, however, does not alter the recommendation.

Finally, the MoD has provided comments on the application. They have no objection to the application, however seek a condition to secure construction details to ensure cranes and other equipment would not obstruct traffic movements. Officers mind the addition of this condition to be reasonable, this will be added to the recommendation.

The applicant has written to Members of the Planning Committee to highlight the example of Trafalgar Roof Terrace structure that hosts similar canopy structures, they also highlight the additional representations made in support as above and a covering letter to summarise the

support and additional information submitted made since the previous committee.

Amendments to Text: None.
Pre-Committee Amendments to Recommendation: None.
Decision:

Circulation: First Item:

Reference Number: 23/01457/FUL
Address: 10a Cheddar's Lane
Determination Date:
To Note:

Amendments to Text: None

Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 23/03297/FUL
Address: Ice Rink Parker's Piece
Determination Date:

The description of development is amended to read:

To Note: 'Use of land at Parkers Piece for the holding of temporary Christmas event, including the annual installation of ice rink, food, drink and market stalls (including lodge bar), Ferris wheel, carousel, attractions, seating areas and associated fencing, works and structures for the period 1st November to 14 January the following year each year for a maximum temporary period of 4 years'

Amendments to
Text:

To amend recommendation 3 in the officer report to correct an error with dates and to accommodate a minor change to condition 3 as follows (new text in bold):

'10.0 Recommendation ...

3. The amendment of conditions 1 and 3, delegated to officers, in the event that the operator decides not to commence the Christmas Operation for the 2023 – 2024 period to ensure that any temporary consent runs for four annual periods, starting in 2024 - 2023~~5~~ and ending in 2028 - 2029 as appropriate **and that the grass protection period starts from 1 August 2025 as appropriate.**

Replace condition 11 (Energy Provision) as follows:

Pre-Committee
Amendments to
Recommendation:

'The development shall utilise bio-fuel generators for the provision of power until an electrical grid supply is installed to the site with sufficient capacity to power the whole event. Once available, the electrical connection shall be utilised for the provision of energy for the site and all associated attractions and facilities, unless otherwise agreed in writing by the Local Planning Authority. Following the provision of an electrical grid connection, emergency back-up generators shall only be provided for use in the event of power failure.

Reason: To reduce the carbon footprint of the operation (Cambridge Local Plan 2018 policy 28)'

Amendment of condition 12 to clarify bio-fuel includes bio-diesel (bold new):

'The use of diesel generators on site is strictly forbidden. Any energy generators to be used on the site shall be bio-fuel **(including bio-diesel)**.

Reason: To reduce the carbon footprint of the operation (Cambridge Local Plan 2018 policy 28)'

Decision:

Circulation: First Item:
Reference Number: 23/01821/HFUL
Address: 30 Maids Causeway
Determination Date:
To Note:

Revised text in Planning Balance, revised para. 8.36 to read:

‘Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.’

Revised condition 3 to read (bold new):

Amendments to Text:

‘The two-storey garage hereby permitted shall be used only for purposes ancillary to the enjoyment of the host dwelling house **30 Maids Causeway**. It shall at no time be used as sleeping accommodation, nor shall it be separately occupied or let and no trade or business shall be carried on therefrom.

Reason: To avoid harm to the character of the area, to protect the amenity of neighbouring occupiers and because if the outbuilding were to be slept in or used as a separate unit of accommodation it would provide a poor level of amenity for its intended occupiers (Cambridge Local Plan 2018, policies 35, 50, 55, 52, and 57)’

Pre-Committee
Amendments to
Recommendation:
Decision:

Circulation: First Item:
Reference Number: 23/01554/FUL
Address: Land Adjacent to Grafton House
Determination Date:
To Note: None
Amendments to Text: None

Pre-Committee
Amendments to
Recommendation:
Decision:

None

Circulation: First Item:
Reference Number: 23/02487/FUL
Address: 64 Cromwell Road
Determination Date:
To Note:

Remove reference to S106 contributions from text (see strikethrough) at para 8.31:

'The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions and ~~S106 mitigation...~~'

Amendments to
Text:

Revised para 8.58 to read as follows (bold new):

'8.58 The proposal adequately respects the amenity of its neighbours and provides a high-quality living environment for future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, and 52. However, as stated in paragraph ~~8.9~~ **8.11**, ...'

Pre-Committee
Amendments to
Recommendation:
Decision:

Circulation: First Item:
Reference Number: 23/01790/FUL
Address: 10 Queen Edith's Way
Determination Date:
To Note:

Additional proposed condition 6:

Amendments to
Text:

Prior to the first use of the short-term visitor accommodation, two lockable and covered cycle parking spaces within the site shall be made available and retained for the lifetime of the development for users of the short-term visitor accommodation.

Reason: To ensure adequate cycle parking provision is made (Cambridge Local Plan 2018 policy 80)

Pre-Committee
Amendments to
Recommendation:
Decision:

	First	Item:
Circulation:		
Reference Number:	23/01570/FUL	
Address:	4 Uphall Road	
Determination Date:		
To Note:		
Amendments to Text:		

The revision of condition 6 to read (bold new):

Pre-Committee
Amendments to
Recommendation:

'The dwelling, 4 Uphall Road, Cambridge, shall have no more than 7 people residing within it at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 56 and 48).'

Decision: