

## PLANNING COMMITTEE MEETING – 6th December 2023

### Amendment/De-brief Sheet

#### MAJOR PLANNING APPLICATIONS

Circulation: First Item:  
Reference Number: 23/00064/FUL  
Address: Church Hall 6A Chapel Street  
Determination Date: 19.01.2024  
To Note: Update Site Plan and Proposed Site Location Plan received (no material changes to scheme. Only provided for clarity)  
Amendments to Text: None.

#### **New condition:**

Pre-Committee Amendments to Recommendation: No development shall commence until detailed plans and an associated report for the foundation design of the development have been submitted to and approved in writing by the Local Planning Authority. The plans and report shall demonstrate that the foundation design accounts for tree variety and age, soil type, root growth (including root barriers) and ground movement. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the tree roots are suitably protected from development and that the design of the foundations are appropriate (Cambridge Local Plan 2018, policy 71).

#### **Decision:**

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Circulation: First Item:  
Reference Number: 23/02696/FUL  
Address: Fossdene, Whinside, The Gables, The Knott, Mount Pleasant  
Determination Date: 06.12.2023  
To Note: Amended Plans Received

**Amend Paragraph 1.4 to read:**

The proposal would provide accessible student accommodation rooms across the 5 buildings and the scheme would provide a number of public benefits including: the release of 60 student rooms at other properties throughout the city back to the private housing market; biodiversity net gain; a highly sustainable form of accommodation and economic benefits due to the construction related activities and employment opportunities required to manage the site when complete.

**Amend Condition 8 to read:**

The development hereby permitted shall be designed in accordance with the Passivhaus standard, as set out in the Max Fordham Sustainability and Energy Statement Issue 2 dated June 2023.

Within 12 months after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

Amendments to  
Text:

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

**Amend Condition 26 to read:**

Prior to the occupation of units AC01-AC05, the electric vehicle charging points as outlined on plan 818 Site 120 P7 shall be fully installed prior to the first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and with Cambridge City Council's adopted Air Quality Action Plan (2018).

**New condition:**

No development shall commence until detailed plans and an associated report for the foundation design of the development have been submitted to and approved in writing by the Local Planning Authority. The plans and report shall demonstrate that the foundation design

accounts for tree variety and age, soil type, root growth (including root barriers) and ground movement. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the tree roots are suitably protected from development and that the design of the foundations are appropriate (Cambridge Local Plan 2018, policy 71).

Pre-Committee  
Amendments to  
Recommendation: None

**Decision:** Approval; subject to conditions and S106 agreement (unchanged)

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### MINOR PLANNING APPLICATIONS

Circulation: First Item:  
Reference Number:  
Address: 18 Adams Road  
Determination Date:  
To Note:  
Amendments to  
Text:  
Pre-Committee  
Amendments to  
Recommendation:  
**Decision:**

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Circulation: First Item:  
Reference Number: 23/01579/FUL  
Address: Land Adjacent to the Ship

Determination Date: 14.12.2023

To Note: CAMRA consultation response received 23/11/2023 (before publishing report)

Remove paragraphs and replace as below:

Paragraph 9.1: CAMRA have **no objection** to the proposed development. The Ship is a large “estate pub” dating from the 1960s. Its layout is of its time with the provision of a large car park. The Ship primarily serves drinkers who reside relatively locally. For many years drink driving has quite rightly been discouraged. For these reasons the car park has appeared unnecessarily large for the pub and its customers. Having been closed for over two years the Ship reopened in October 2022 following a thorough refurbishment. The refurbishment included a new fence which separated the pub and its beer garden from the majority of its car park. Parking for six vehicles was retained for the pub. The remainder of the car park was beyond the fence. The pub has functioned well with this new layout. The planning application if granted and acted upon would see homes built on the section of car park that has been fenced off from the pub. We do not think that this would have a detrimental effect on the pub or its customers. The shading resulting from the housing would fall primarily on the pub building rather than its beer garden at times when it would be most heavily used. We don't see any reason to object to this application.

Amendments to  
Text:

Paragraph 10.6: The pub is located in Kings Hedges in the north of the city and is well connected with a bus stop along Northfield Avenue and cycle paths connecting the site to the wider city. **The pub has only reopened in October 2022 after being closed for an extended time (over 2 years)** and, given the size and location of the pub, is considered to serve the surrounding community. It is not considered a destination pub where people travel long distances to come to the pub. This is reflected in the use of the car park which appears to be low. The Applicant has submitted a letter which confirms that the pub serves the surrounding community, and details that based on the demographics of the surrounding area, the pub is a mainstream pub which predominantly serves drinks. In the 12 months prior to September 2023, the trade was a 90% drink and 10% food mix. **CAMRA too consider that the pub primarily serves drinkers who live in the local area and the car park in question is unnecessarily large for the pub and its customers. CAMRA go on to state that, in their professional opinion, the proposal would not have a detrimental impact on the pub or its customers, particularly as shading resulting from the housing would fall mainly**

**on the pub building rather than the newly relocated pub garden.** Taking these contextual factors into account, as the pub serves the local community, is well connected by footpaths, cycle and bus links and is not considered a destination pub, officers consider that the loss of the car park would not adversely impact upon the viability of the pub.

[additions in **bold**]

Pre-Committee  
Amendments to  
Recommendation:

None

**Decision:**

Approval subject to conditions (unchanged)

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Circulation:  
Reference Number:  
Address:  
Determination Date:  
To Note:  
Amendments to  
Text:  
Pre-Committee  
Amendments to  
Recommendation:  
**Decision:**

First

Item:

198 Queen Ediths Way

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Circulation:  
Reference Number:  
Address:  
Determination Date:  
To Note:  
Amendments to  
Text:  
Pre-Committee  
Amendments to  
Recommendation:  
**Decision:**

First

Item:

184 Thoday Street

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Circulation:  
Reference Number:  
Address:  
Determination Date:

First

Item:

Land at 315-349 Mill Road

To Note:  
Amendments to  
Text:  
Pre-Committee  
Amendments to  
Recommendation:  
**Decision:**

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Circulation:	First	Item:
Reference Number:		
Address:	Netherhall Farm	
Determination Date:		
To Note:		
Amendments to Text: Pre-Committee Amendments to Recommendation:		
<b>Decision:</b>		

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