

Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

23/02952/S73

Land South of Wilberforce Road, Cambridge

Page 3

S73 to vary condition 2 (drawings), 18 (tree removal compliance), 19 (Arboricultural Method Statement), Tree Protection Plan, 20 (pre-commencement site meeting) 26 (hard and soft landscaping), condition 40 (bin stores), of ref: 21/02052/FUL (Demolition of existing buildings/structures and the erection of college accommodation, new access and landscaping) to include alterations to Blocks E-F, changes to trees and compliance requirements, changes to landscaping scheme and refuse storage.

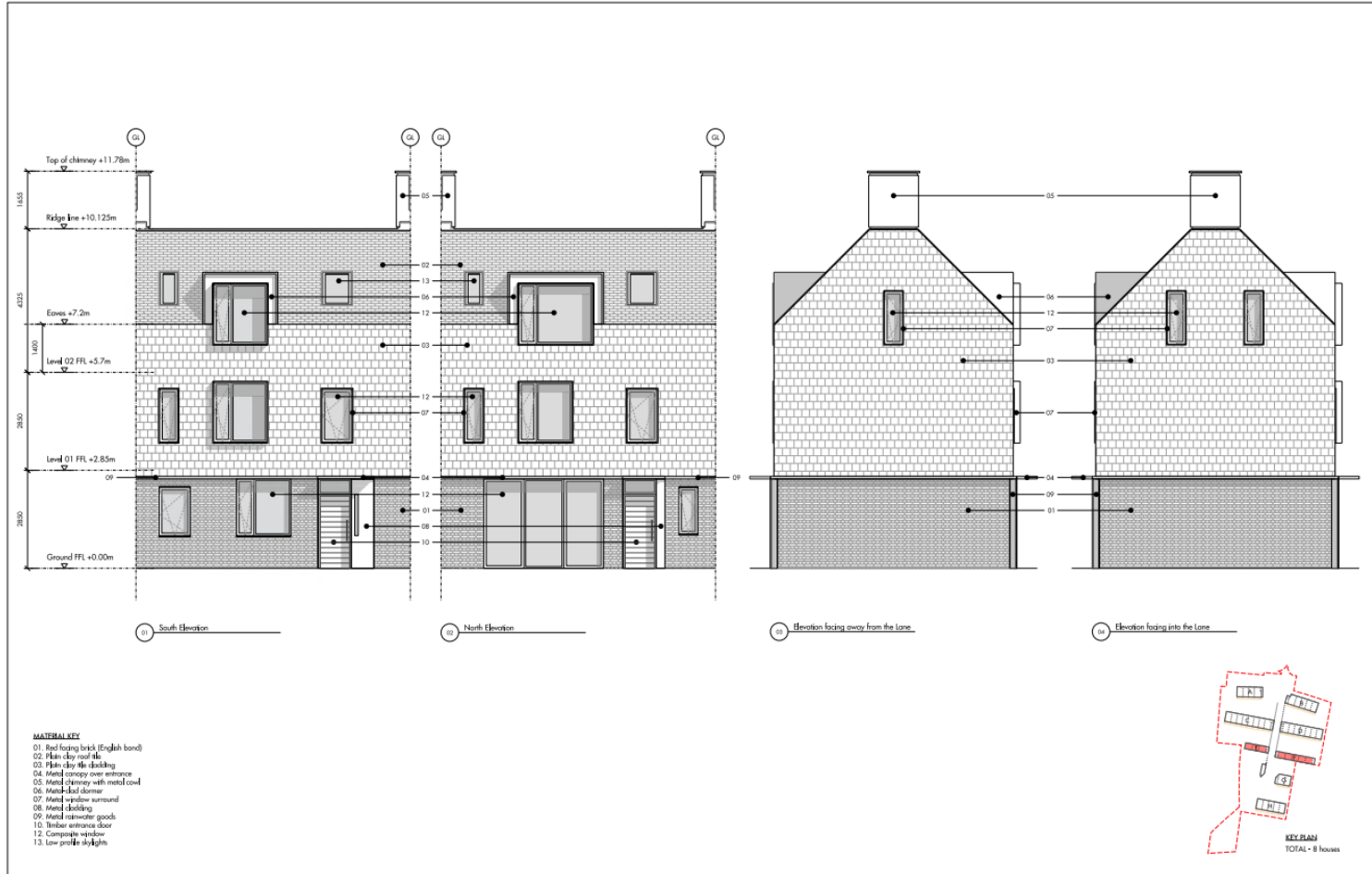
Site Location Plan

Page 4



Blocks E and F Elevations

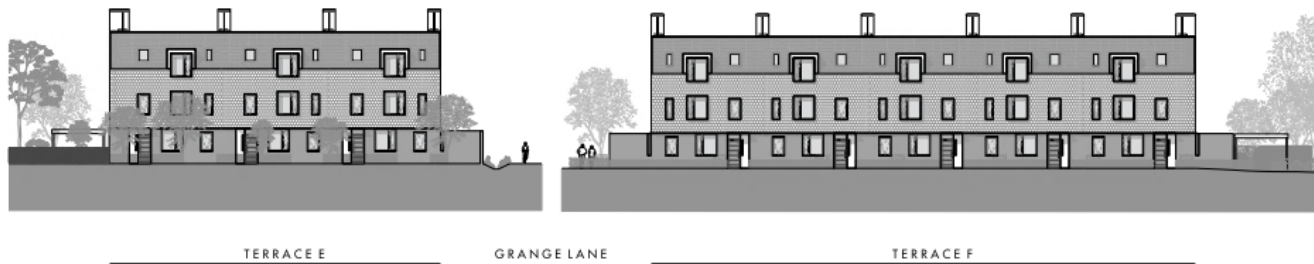
Page 5



Blocks E and F Site Sections



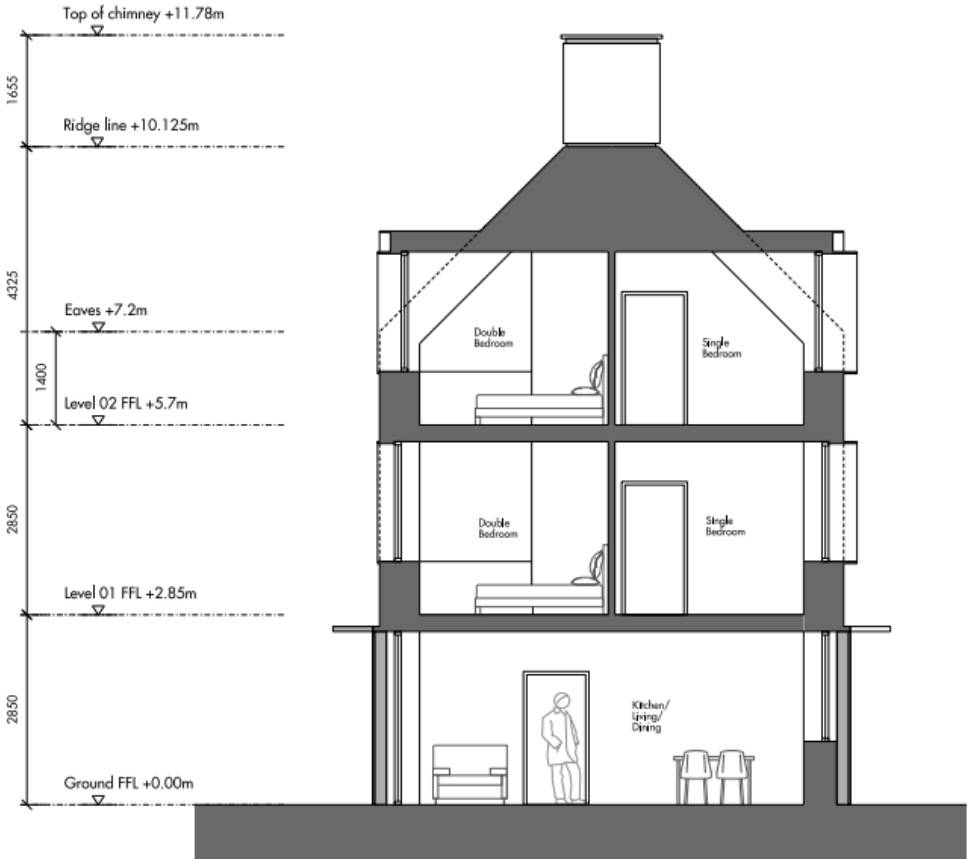
01 North Elevation



02 South Elevation

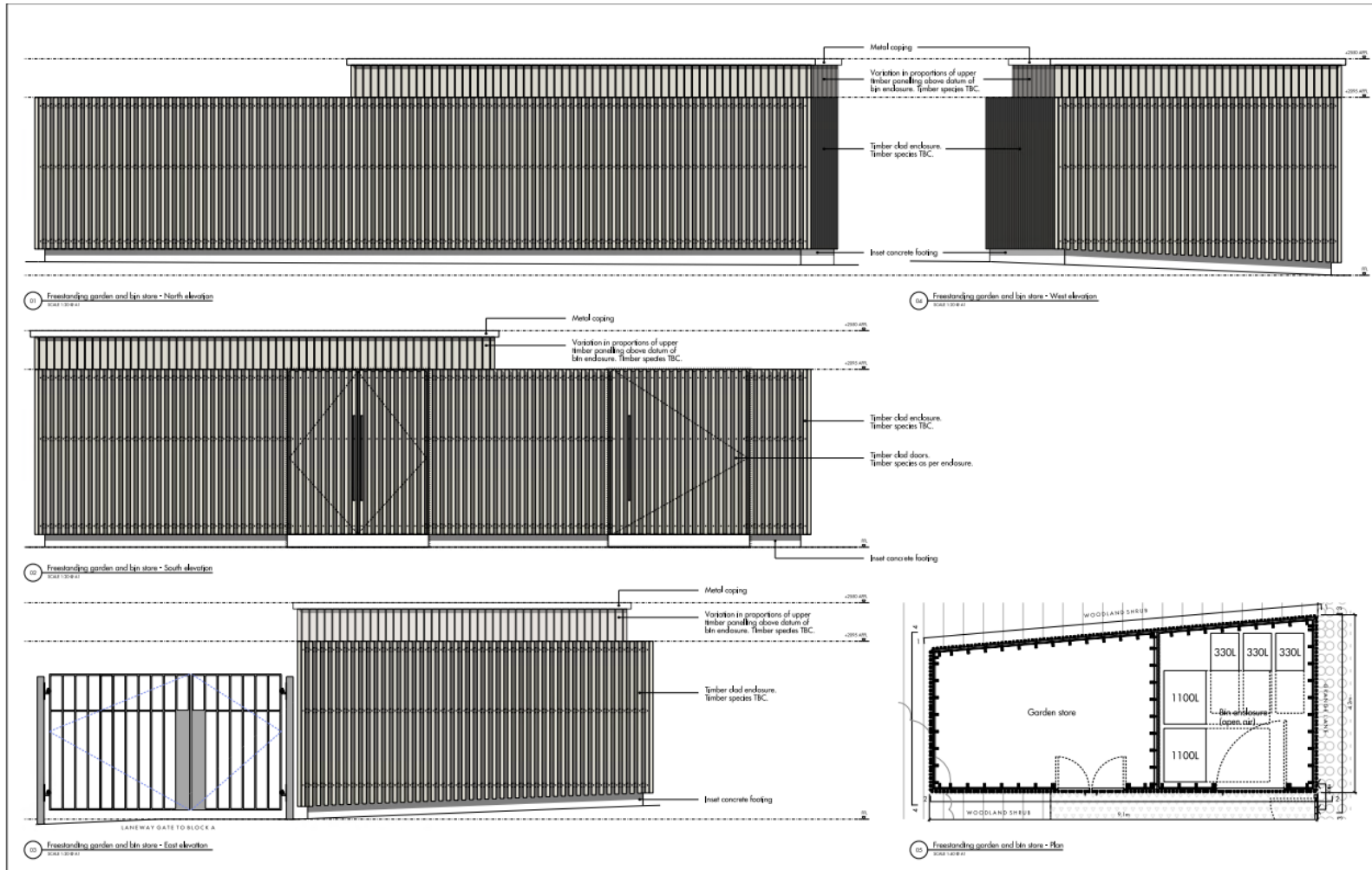
Blocks E and F Sections

Page 7



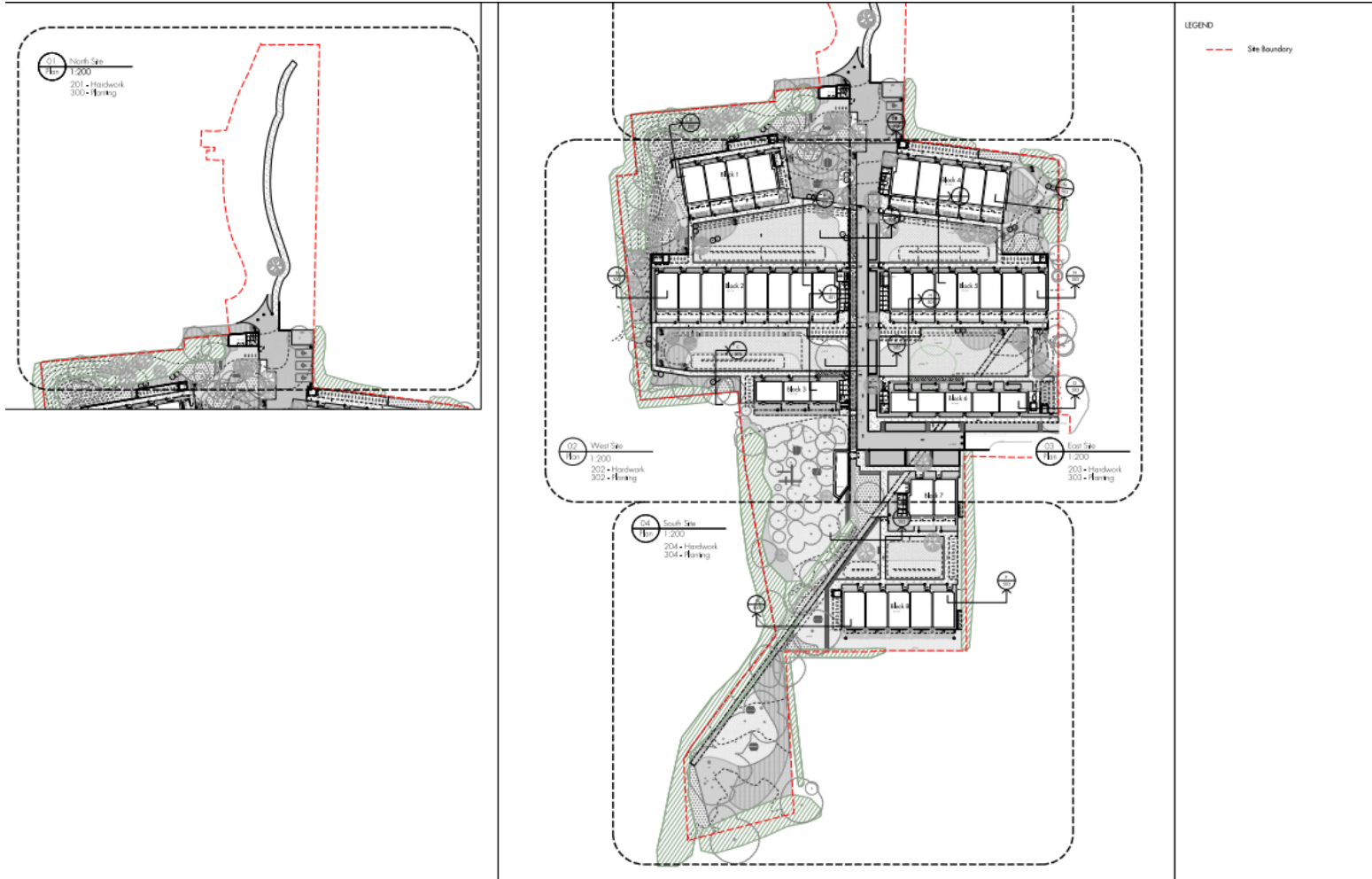
01 Section A-A

Garden and Bin Store



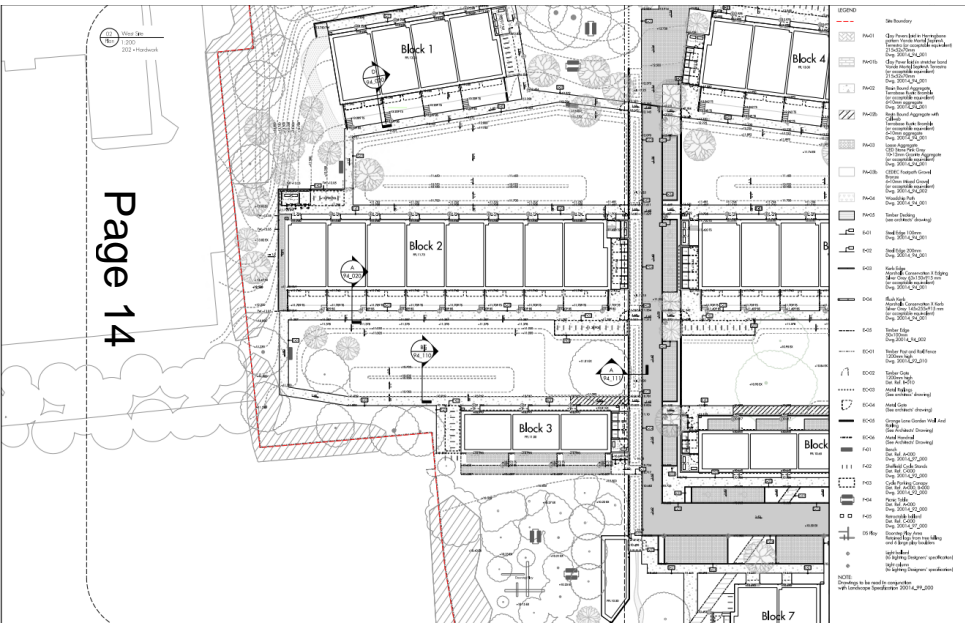
Landscape Site Plan

Page 9



Hard & Soft Landscaping - West

Page 14



Planning Balance

Approval

Key material considerations

- Acceptable visual impact and impact on heritage assets;
- No further neighbour amenity than what has been approved



Refusal

Key material considerations

- None

Officer Recommendation: Approve

MINOR APPLICATIONS

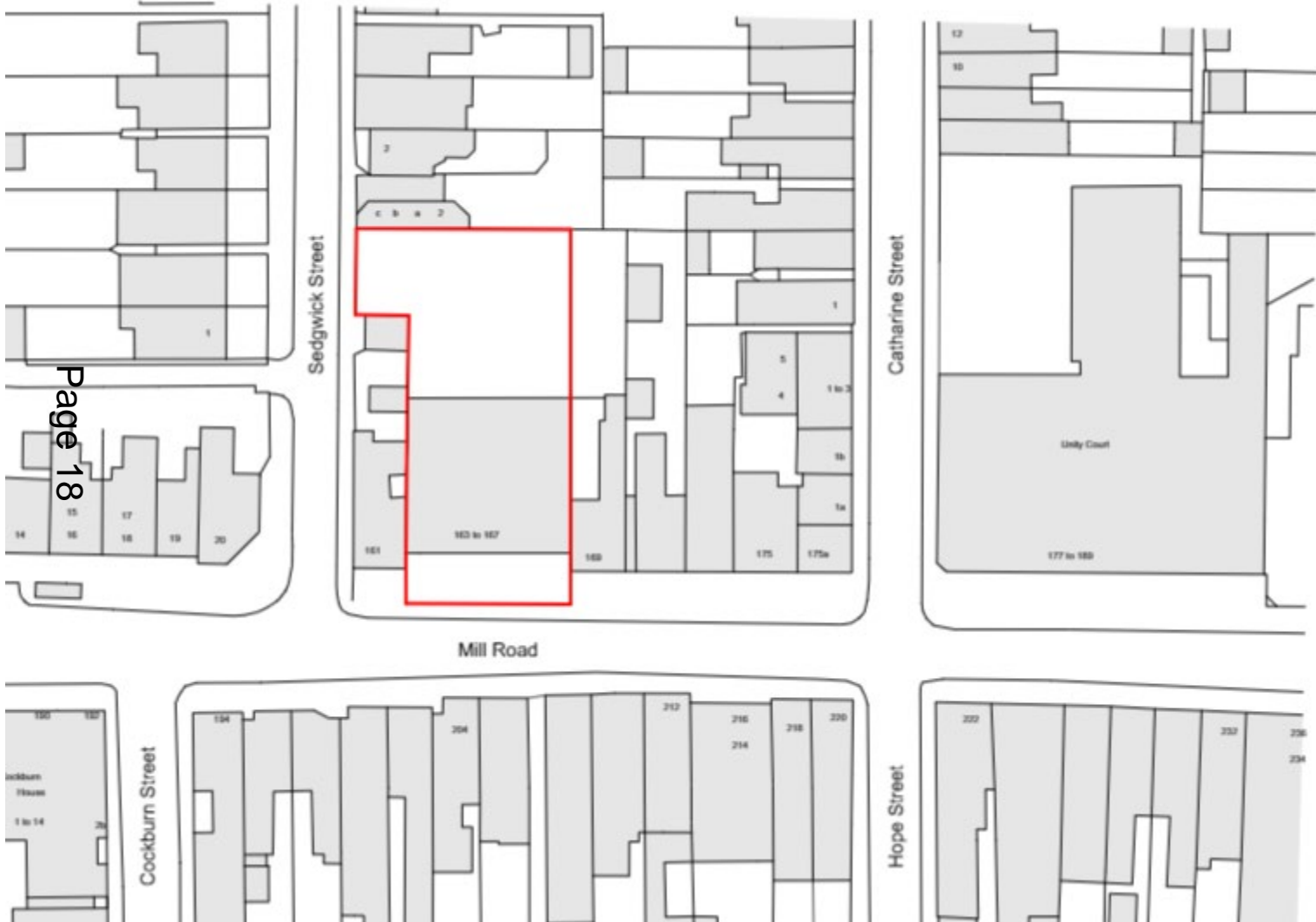
23/03068/FUL

163 - 167 Mill Road, Cambridge

Page 17

Refurbishment of the building including internal slab openings with steel framing, roof replacement, new plant, substation, external alterations and temporary removal of shopfront to facilitate MRI installation (first phase)

Site Location Plan



Page 18

As provided for the Strategic Corridor Study

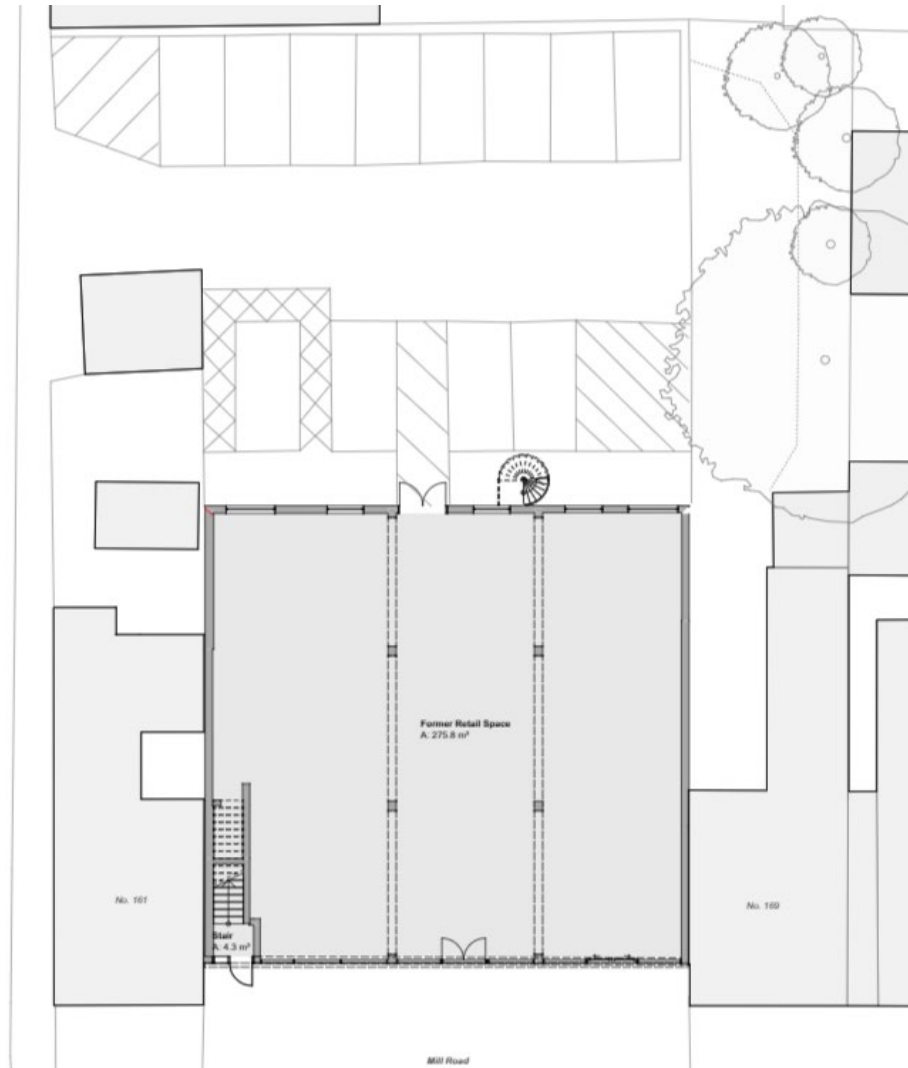


Scale: 1:10,000



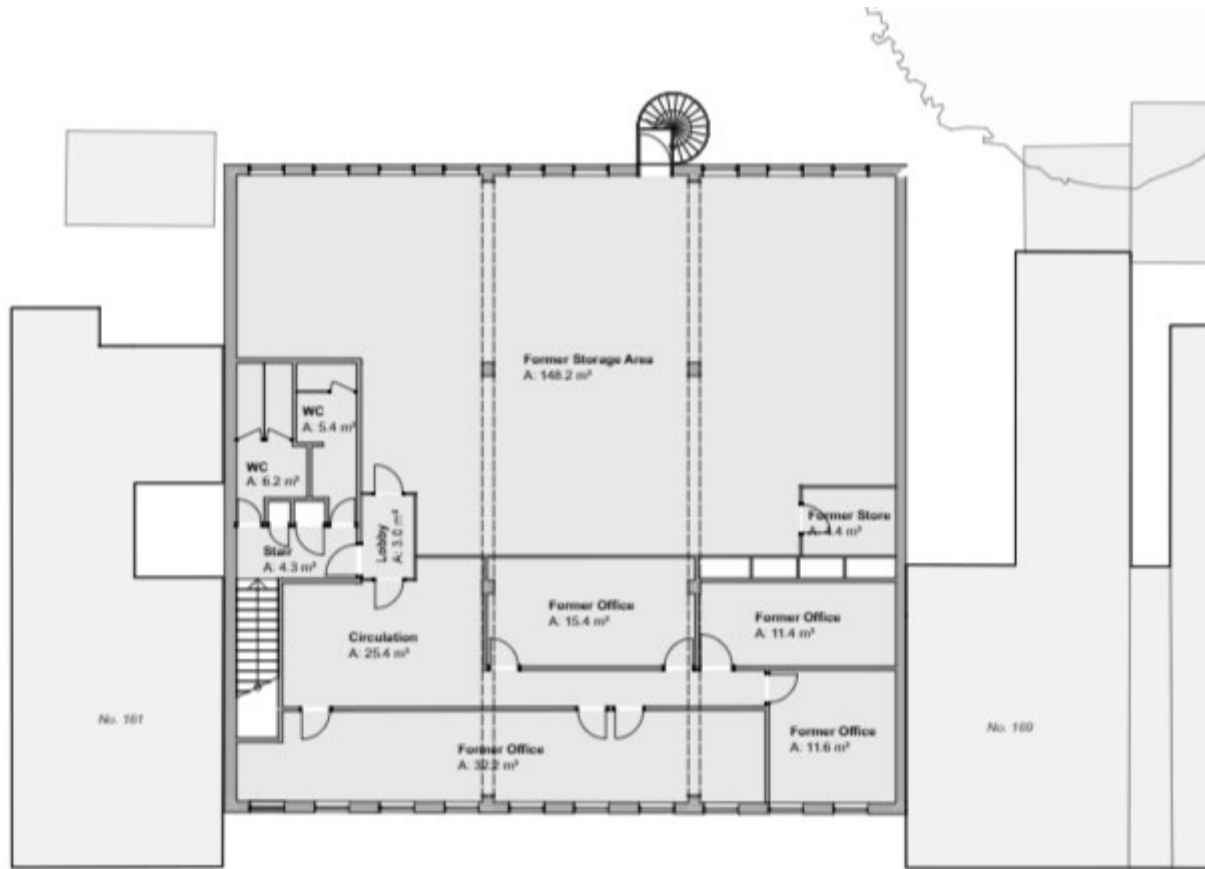
Existing Site Plan and Ground Floor

Page 19



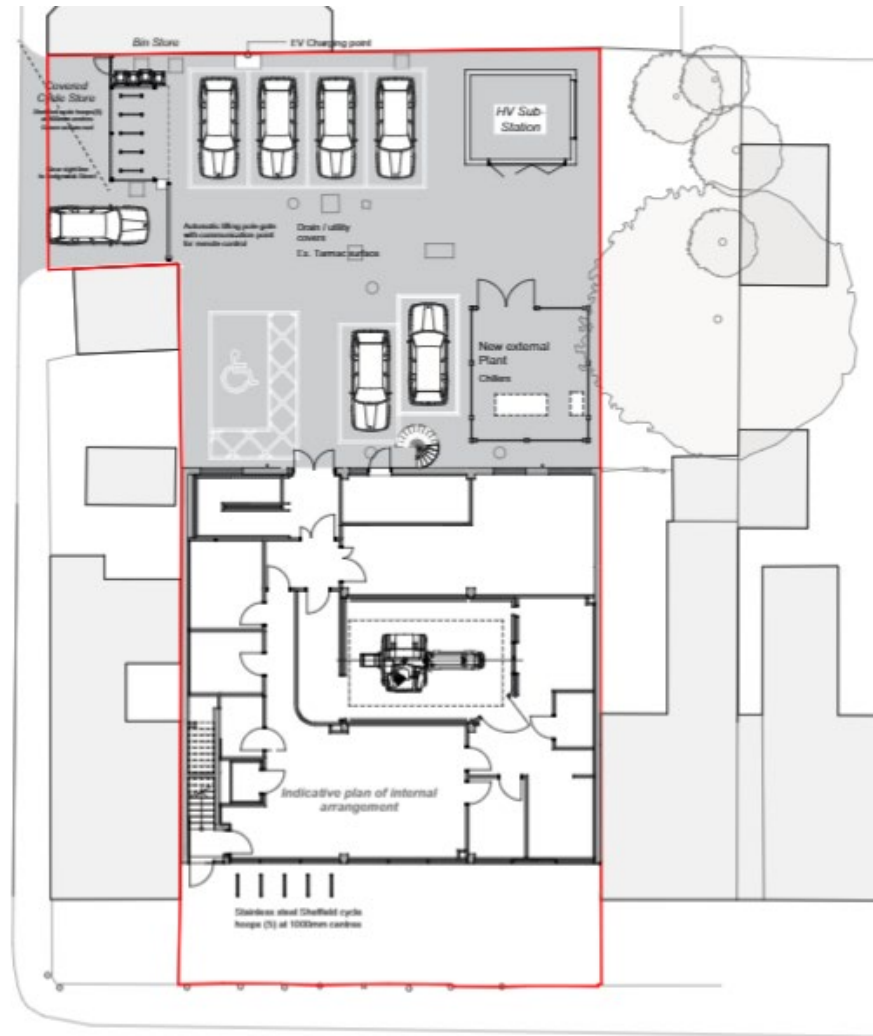
Proposed First Floor Plan

Page 20

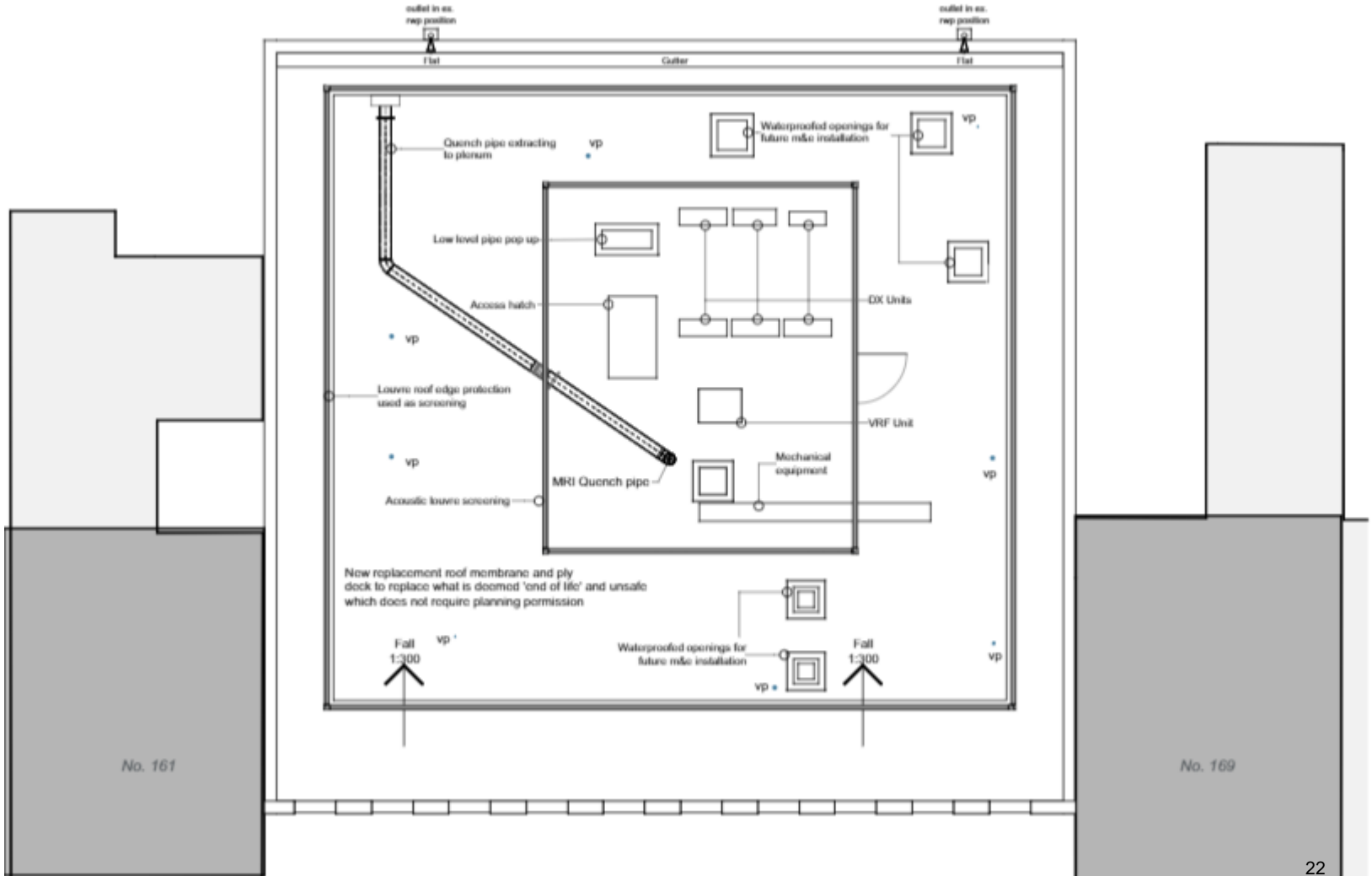


Mill Road

Proposed Site Plan and Ground Floorplan



Proposed Roof Plan



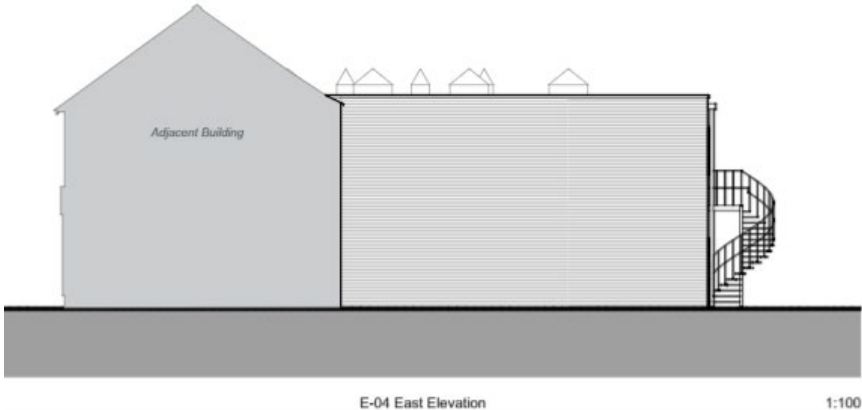
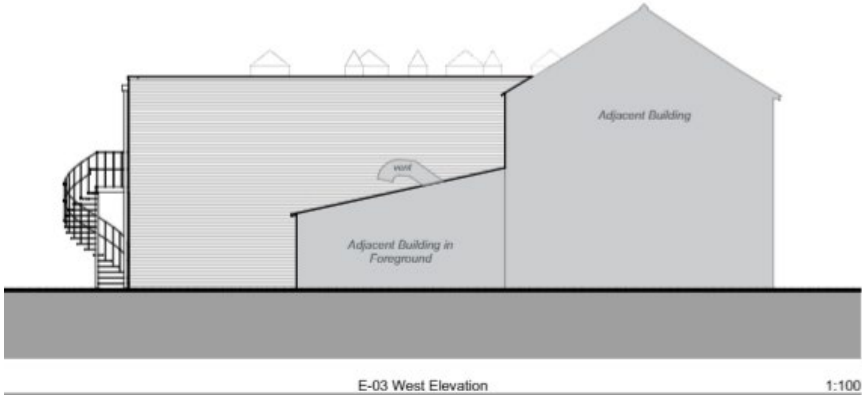
Existing Front and Rear Elevation

Page 23



Existing Side Elevations

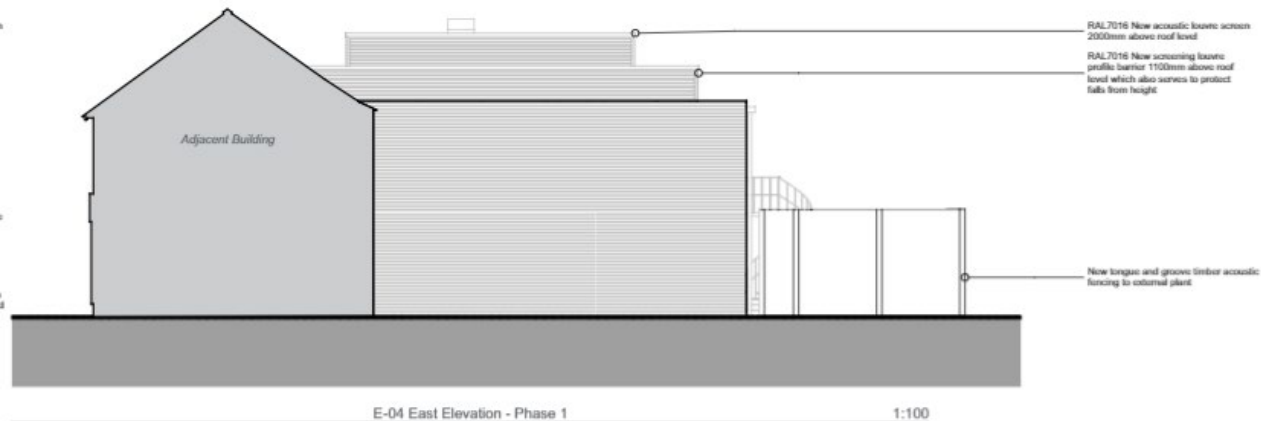
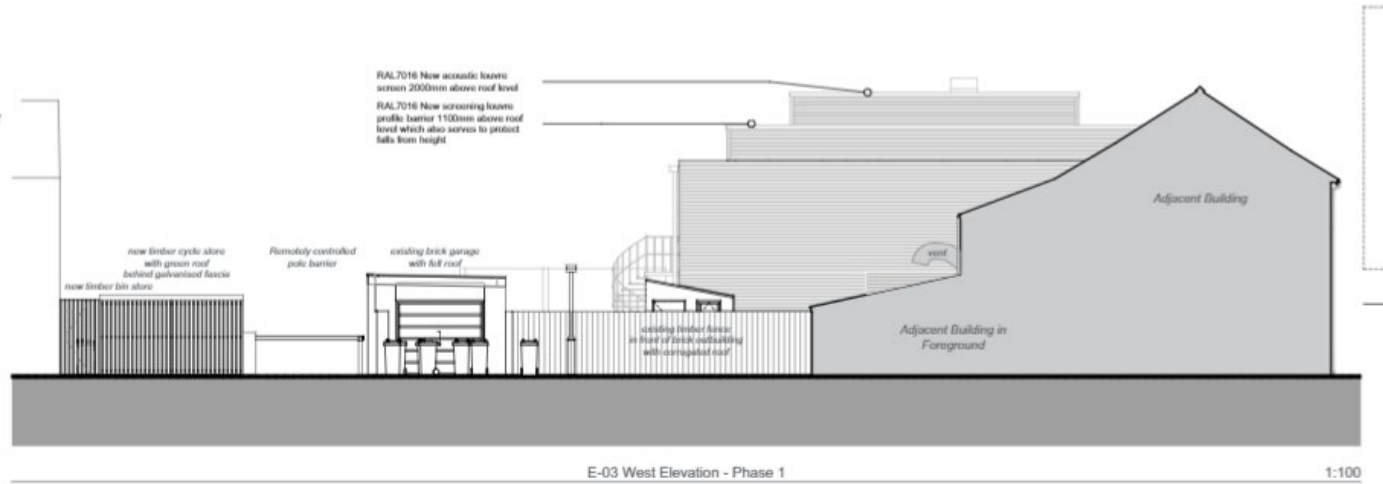
Page 24



Proposed Front and Rear Elevations



Proposed Side Elevations



Planning Balance

Approval

Key material considerations

- Use of the building would provide a medical facility for use by wider area
 - The proposed development is considered to preserve the character and appearance of the Conservation Area.
- Through noise assessment reports, it has been demonstrated that the introduction of the proposed plant would not harm the amenity of any nearby occupiers subject to a condition.



Refusal

Key material considerations

- To support the MRI scanning facility a significant amount of plant is required to be installed to ensure the safe running of the equipment, altering the roofscape of the streetscene within the Conservation Area and introducing plant within a residential area.

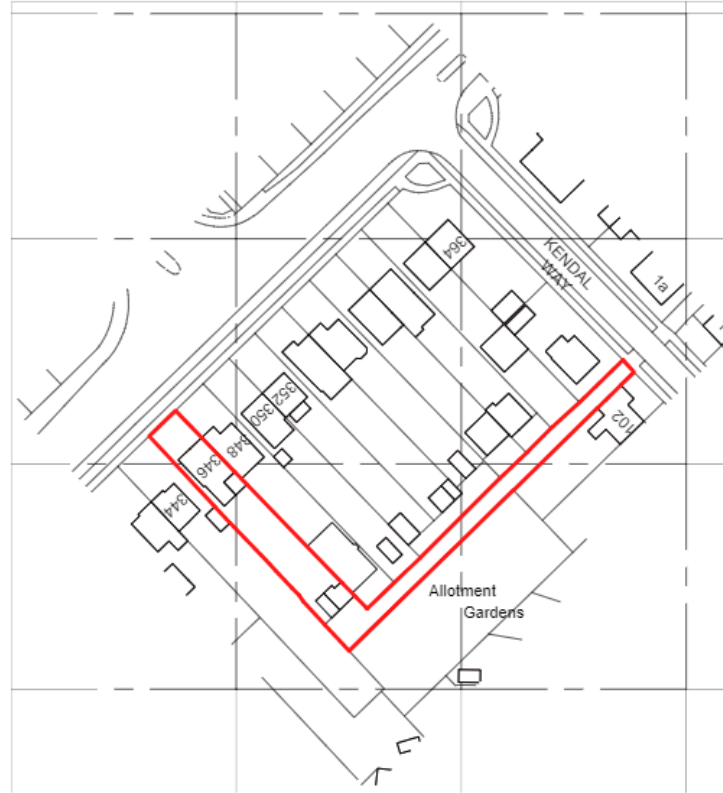
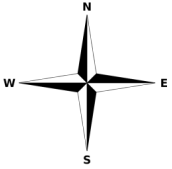
Officer Recommendation: Approve

22/01971/FUL

346 Milton Road, Cambridge

Demolition of existing double garage and shed, and erection of a detached single storey dwelling to the rear

Site Location Plan



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

Location Plan

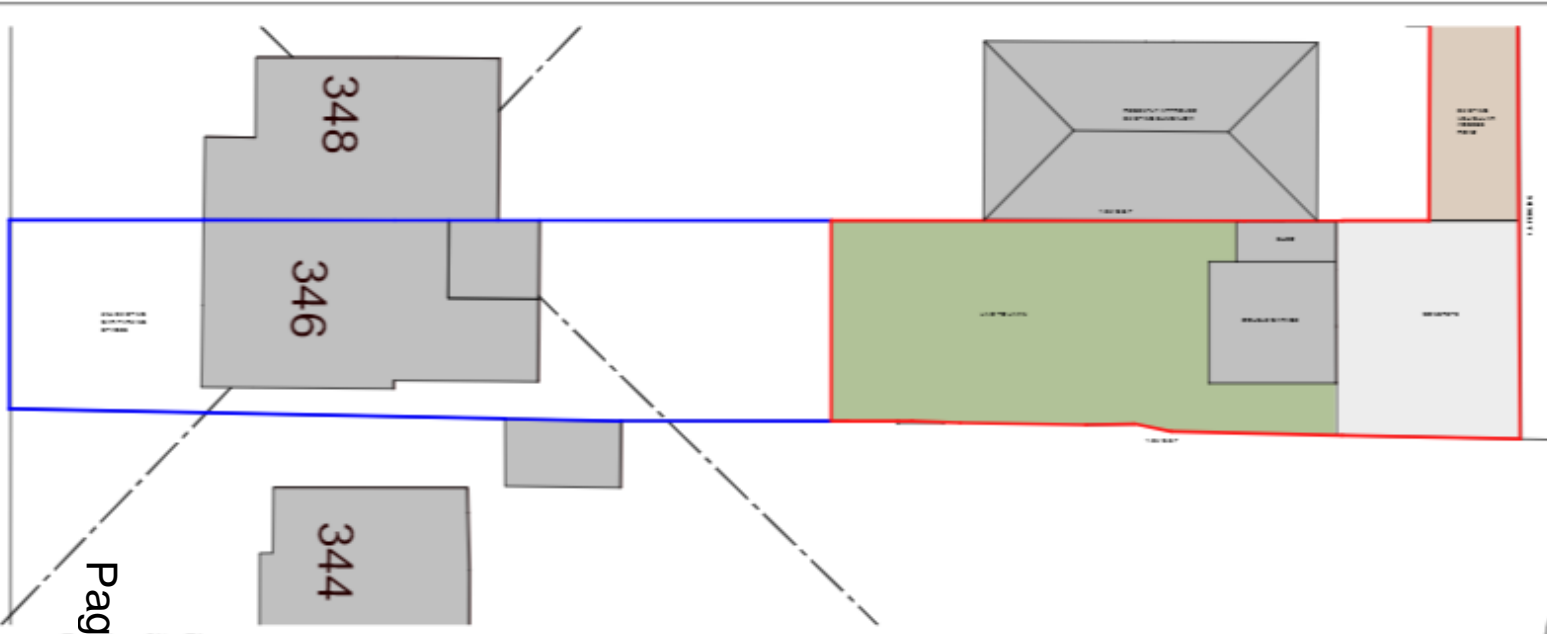
1 : 1250



NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
 5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.

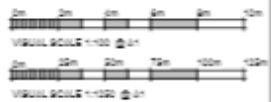
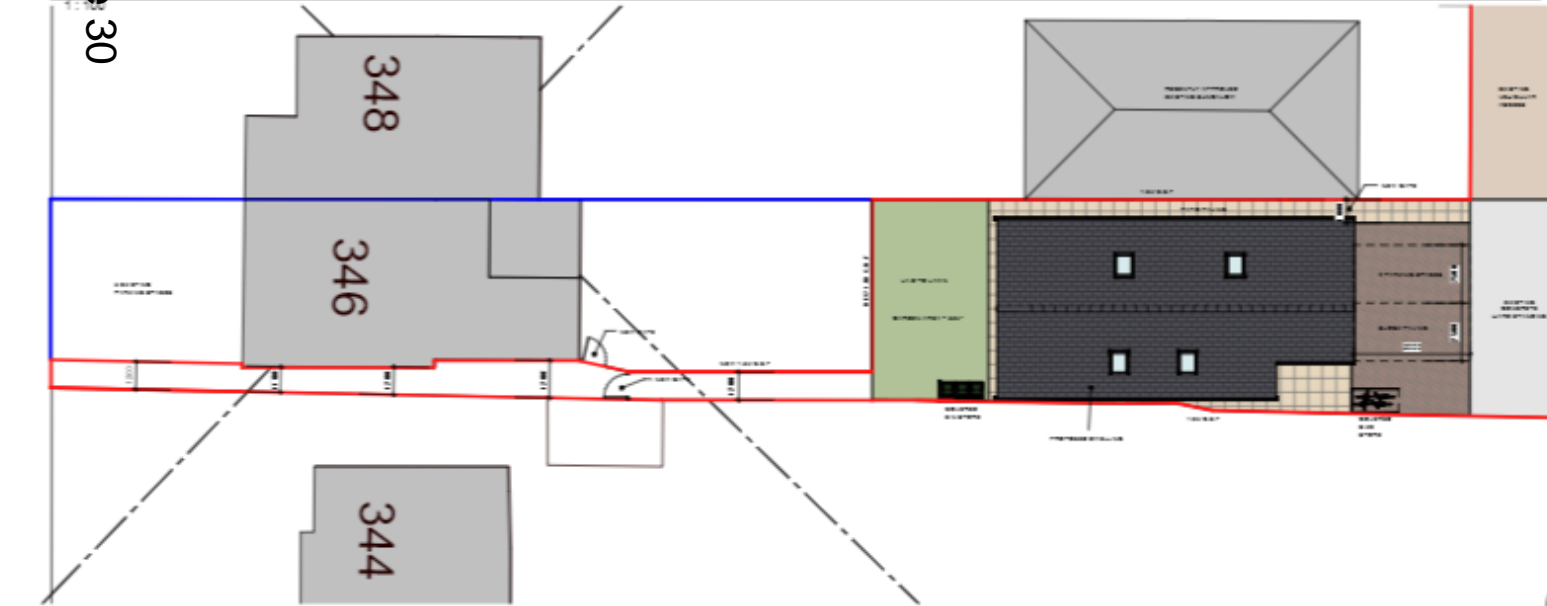


Location Plan
 1:1250



Page 30

Existing Site Plan
 1:100



No.	Description	Date
1	PRELIMINARY DESIGN	01/2021
2	SCHEMATIC DESIGN	02/2021
3	PROPOSED DEVELOPMENT	03/2021

PLANNING



ELY PLANNING CO.
 100 MILL LANE, MILL LANE, CAROLINA, ONTARIO, CANADA

New dwelling to the rear of 246 Millon Road, Carleton Place, Ontario

Existing and Proposed Site Plans and Location Plan

10 Gannocks

MA 10/20 04/2021

As Indicated 02/20/21

PD130

C

Proposed Site Plan
 1:100

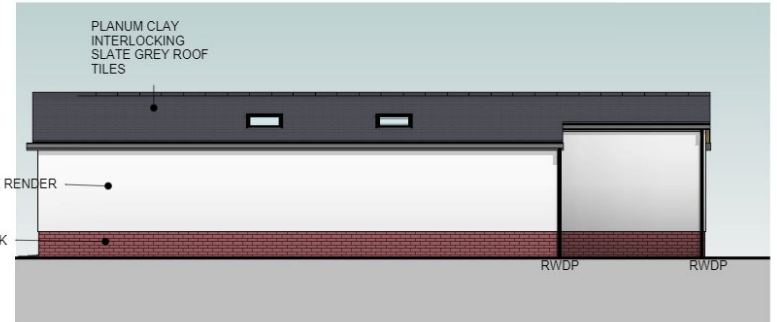
Proposed Elevations

Page 31



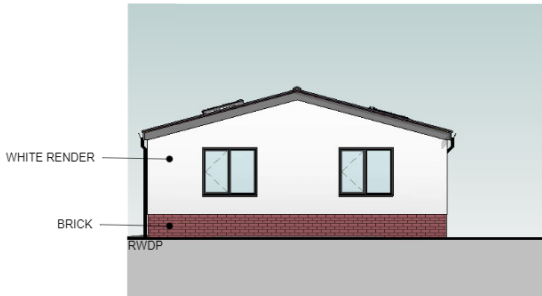
Front Elevation - East

1 : 100



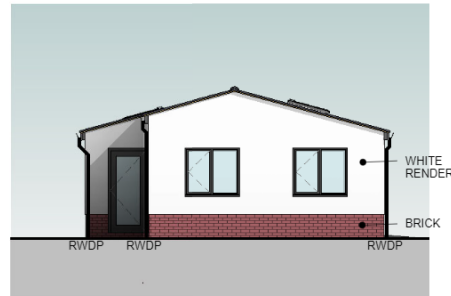
Rear Elevation - West

1 : 100



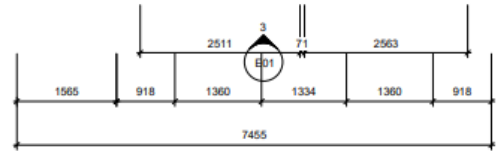
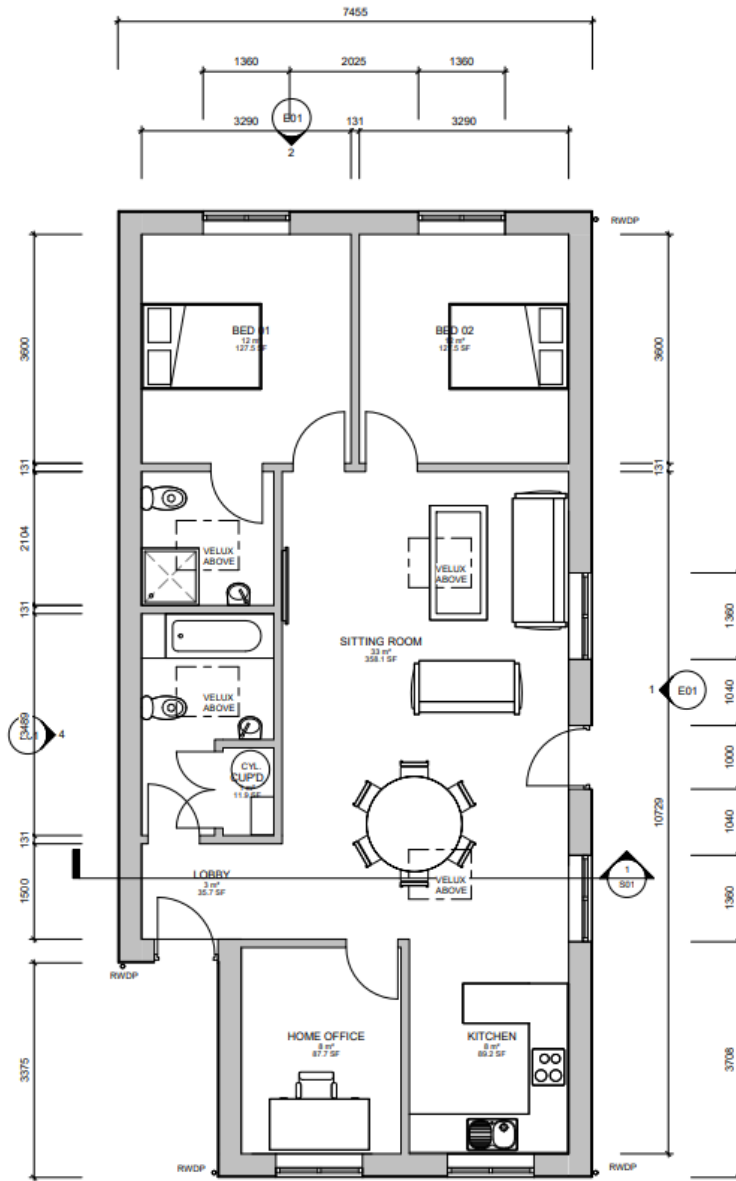
Side Elevation - North

1 : 100



Side Elevation - South

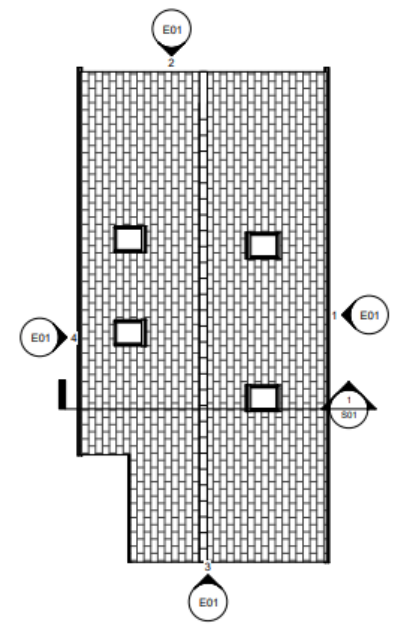
1 : 100



TOTAL GIA = 110M²

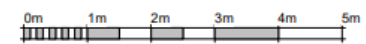
Ground Floor Plan

1 : 50

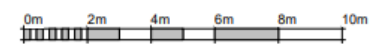


Roof Plan

1 : 100



VISUAL SCALE 1:50 @ A2



VISUAL SCALE 1:100 @ A2

Planning Balance

Approval

Key material considerations:

- Proposal will not cause harm to the character and appearance of the area
- Proposal will not unduly impact upon residential amenity
- No Concerns raised by the Local Highways Authority
- No concerns from consultees
- Approved dwelling directly adjacent to the proposal at Planning Committee in February 2020



Refusal

Key material considerations:

- Impact upon neighbouring properties
- Comments raised regarding car parking and access

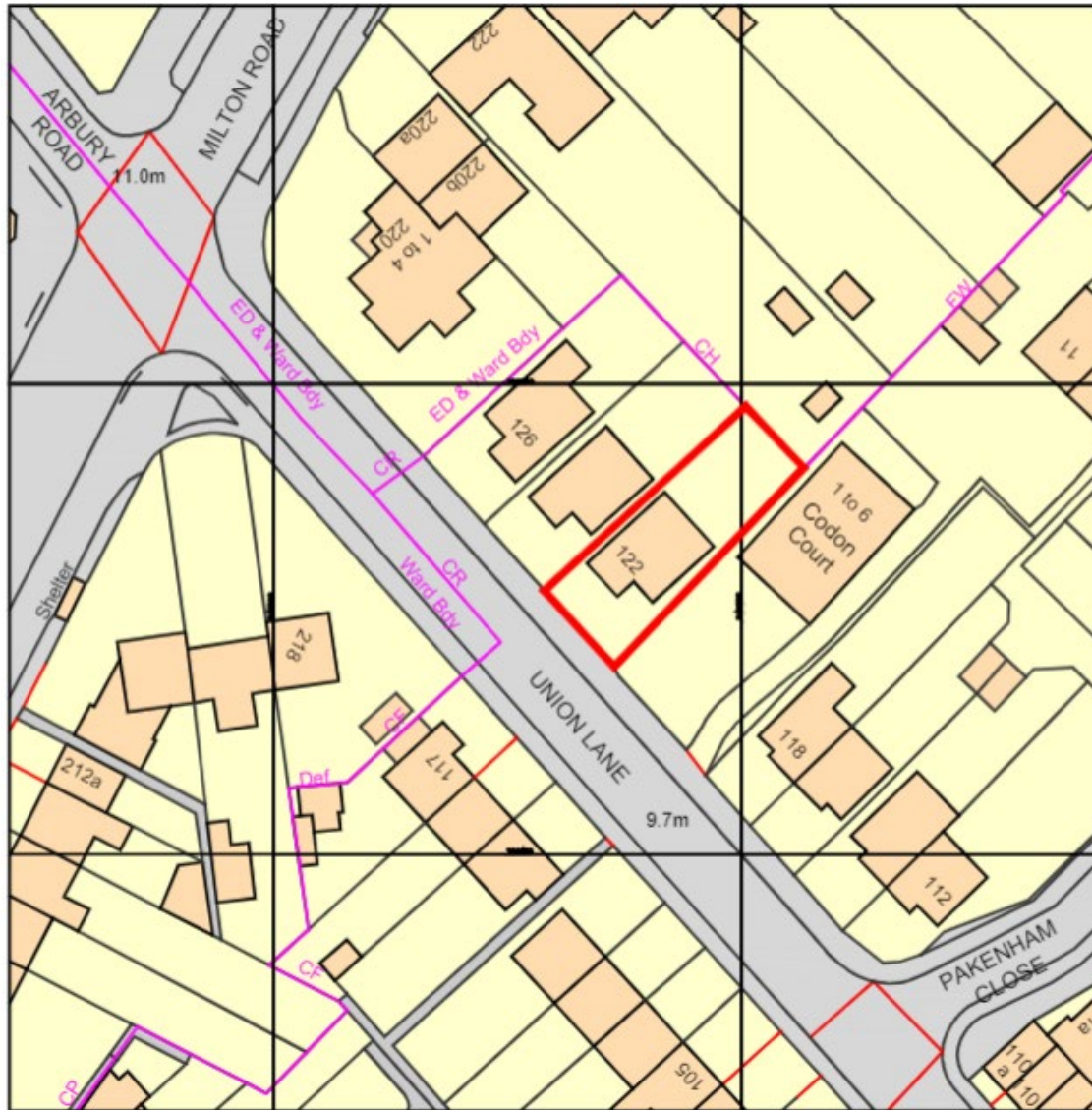
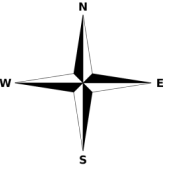
Officer Recommendation: Approve

23/04248/FUL

122 Union Lane, Cambridge

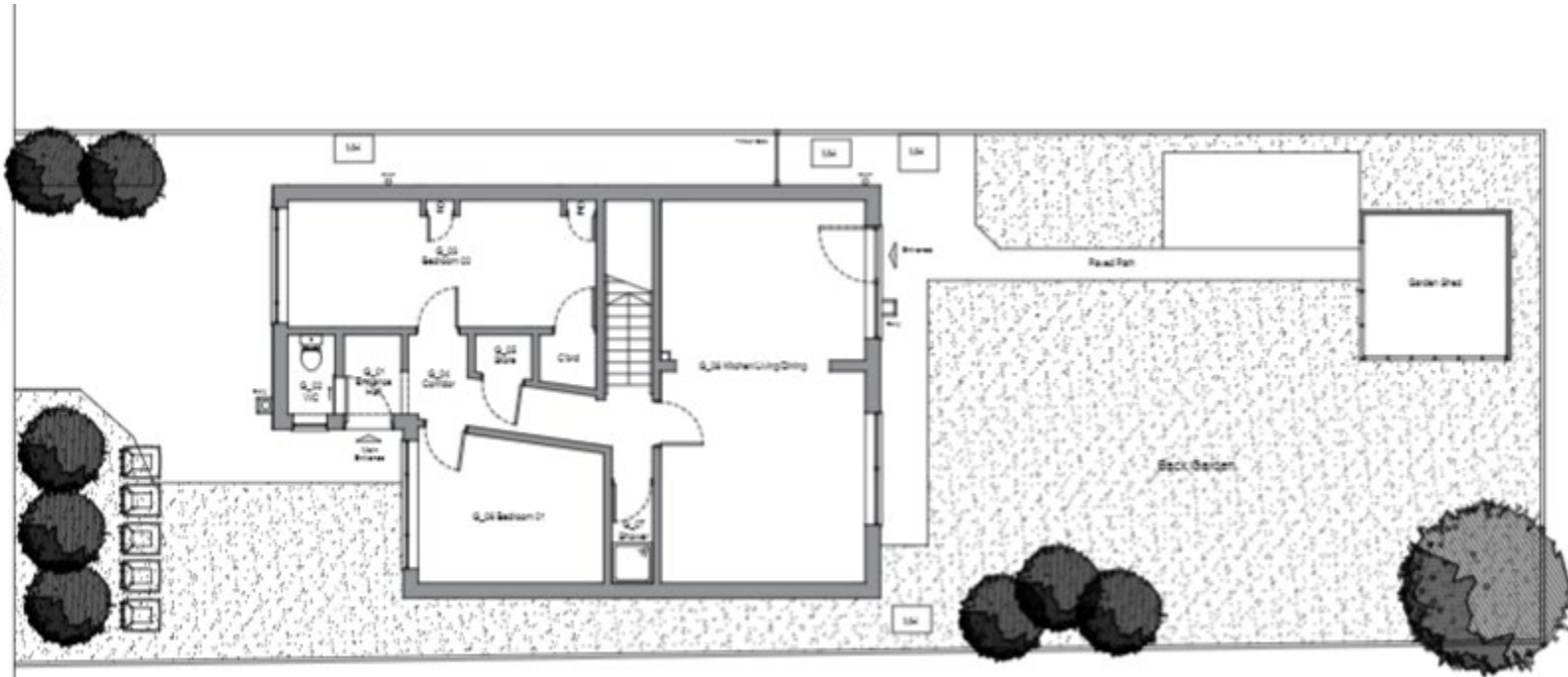
Ground Floor Rear Extension and Change of Use from C4 (6-Bed HMO)
to Sui Generis (7-Bed HMO) Resubmission of 23/03520/FUL

Site Location Plan



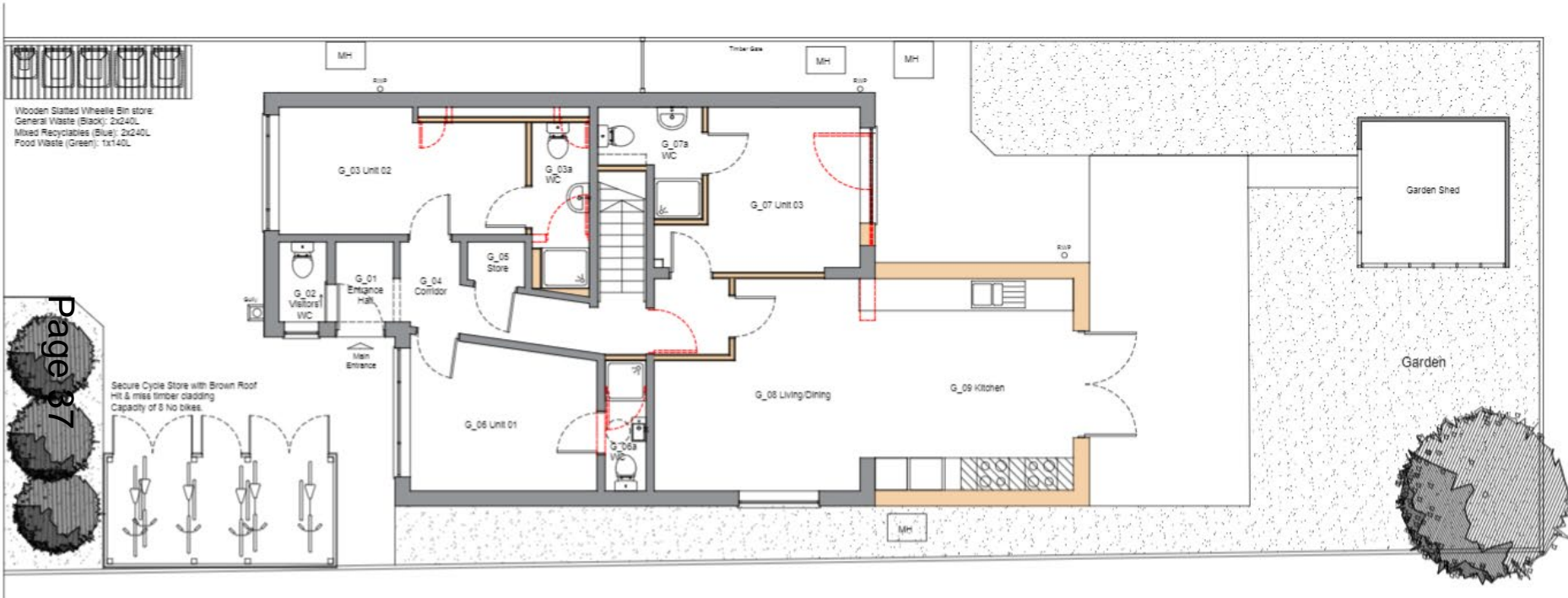
Existing Site Plan

Page 36



1 Existing Ground Floor Plan
1:100

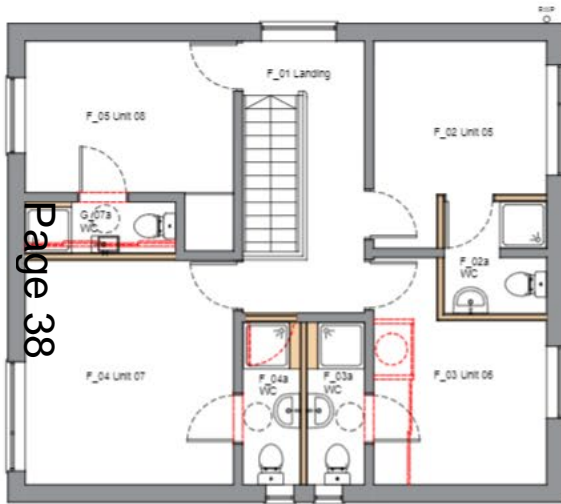
Proposed Site Plan



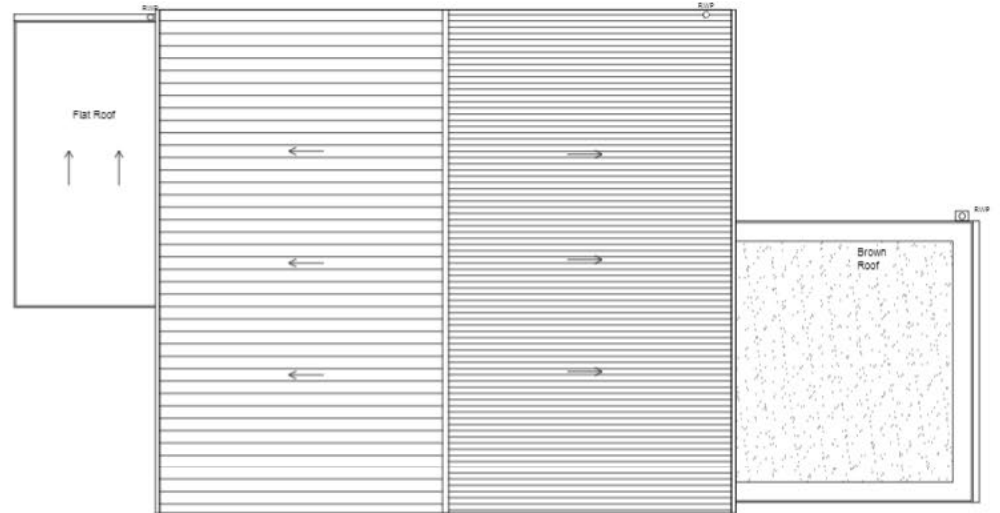
Page 37

1 Proposed Ground Floor Plan
1:100

Proposed Floorplans



2 Proposed First Floor Plan
1:100



3 Proposed First Floor Plan
1:100



Planning Balance

Approval

Key material considerations

- The proposed development is appropriate for its location and is in keeping with the character of the immediate context while creating a good quality living environment for future occupiers. The development will positively contribute to the supply of residential accommodation available to the public within Cambridge.
- Officers consider that the proposed internal amenity space is sufficient in size and it is considered that the increase in one person will not exacerbate the use of the garden by future occupiers.
- When considering that the proposal seeks to increase the occupancy by one person it is not considered to have a significant impact on the drains and this would be reviewed by Building Control.



Refusal

Key material considerations

Officer Recommendation: Approve

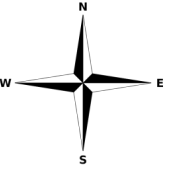
23/02622/FUL

Page 40

4 Cavendish Avenue, Cambridge

Erection of dwelling following demolition of existing triple garage block,
new vehicular access from the highway to serve existing dwelling

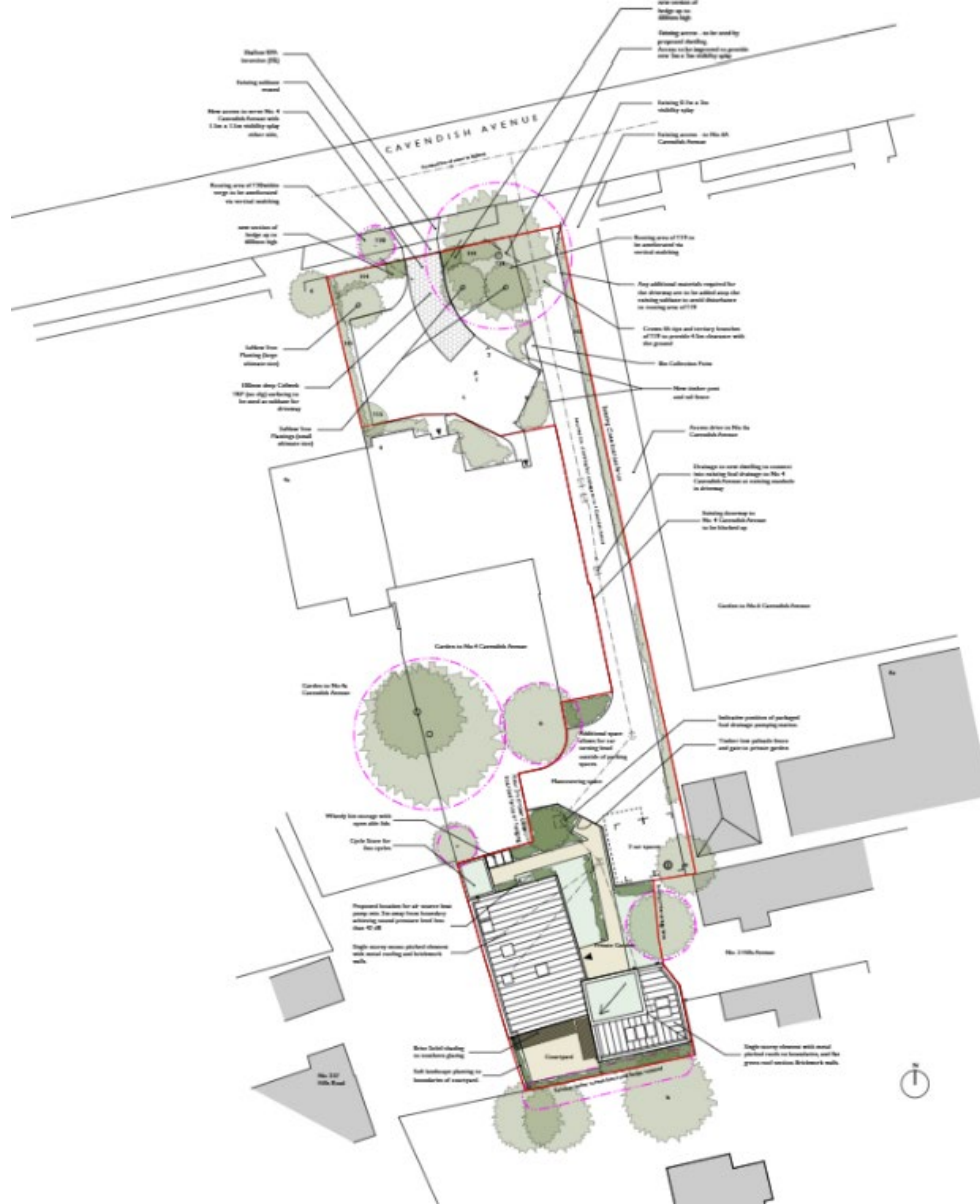
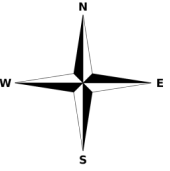
Site Location Plan



Page 41



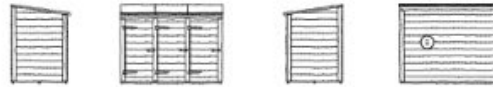
Proposed Site Plan



Proposed Dwelling Plans



PROPOSED GROUND FLOOR PLAN - 1:100



PROPOSED BIN STORE PLAN AND ELEVATIONS - 1:50

Drawings are based on aerial photographs and may not accurately represent what is shown on screen.
 Do not scale from this drawing. All dimensions must be checked on site before commencing work. The works shown here are not intended to be used as a construction document.
 All dimensions are in millimeters unless stated otherwise.
 This drawing must be printed in colour.

MATERIALS PALETTE

- 1 Concrete Block/Rendered Blockwork
- 2 Residential window (horizontal slatting)
- 3 Dark Grey/Black metal cladding/awning
- 4 Dark Grey/Black Timber composite cladding
- 5 Dark Grey/Black metal cladding/awning - horizontal slatting
- 6 Timber cladding over metal cladding/awning
- 7 Metal roof

Page 43



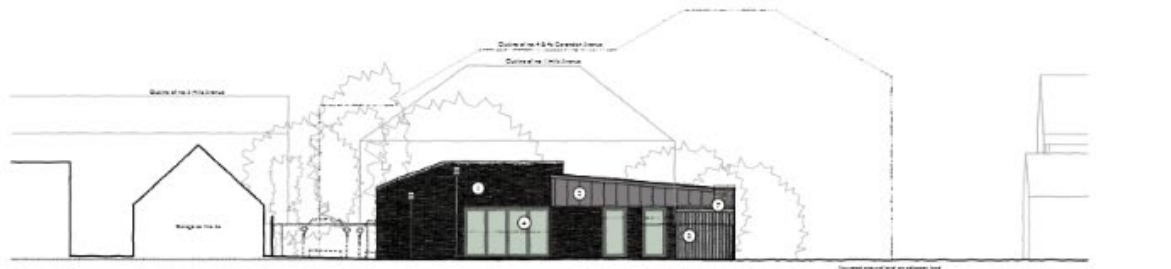
PROPOSED EAST ELEVATION - 1:100



PROPOSED SOUTH ELEVATION - 1:100



PROPOSED WEST ELEVATION - 1:100



PROPOSED NORTH ELEVATION/SITE SECTION - 1:100



Revisions:

Planning Balance

Approval

Key material considerations

- New dwelling in Cambridge
- Appropriate design and scale, responding to character of the area
- Responsive to amenities of existing and future residents
- Additional and replacement planting on site
- No highway safety concerns



Refusal

Key material considerations

- none

Page 44

Officer Recommendation: Approval,
subject to conditions