

PLANNING COMMITTEE MEETING – 7th February 2024

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First
Reference Number: 23/02685/FUL
Address: Grafton Centre Fitzroy Street
Determination Date: 20 March 2024

3no. representations from third parties in objection have been received since the publication of the committee report. The objections relate to concerns about: Height and massing; heritage and conservation; climate change and the Urban Heat Island Effect; air pollution; water resource and drainage; Green space and public realm; inadequate public consultation; and impacts in terms of noise, disturbance, nuisance and traffic onto Christchurch Street due to north-south proposed connection.

Cambridge Friends of the Earth has commented in objection since the committee report was published. The concerns relate to impact on health and air quality from fumes associated with the development.

To Note: Cambridge Bid has commented in support since the committee report was published. The comments in support relate to the economic, social and environmental improvements the proposed development would bring.

Cambridge Science Centre has commented in support since the committee report was published. The comments in support relate to the community outreach, education, events and exhibitions that the development would facilitate.

Officers have been copied into correspondence submitted by Friends of St Matthew's Piece which references concerns to scale and massing, Policy 60 Tall Buildings, Policy 61 Conservation, Water (supply, usage and flood risk/ drainage), urban heat island effects and hazardous waste.

Officers have considered the comments that have been

submitted but do not consider these require any amendments to text in the committee report other than those identified below or raise any new material planning issues not already considered. In the event that members raise any of these points or have questions on these officers will update orally as needed.

[New Paragraph 2.9] It is acknowledged that Cambridge City Council has landowner interests on the application site, namely the Grafton East Multi-Storey Car Park.

11.62 “As such, the proposal conflicts with Policies 60 and 61 of the Cambridge Local Plan (2018). In accordance with local and national policies, namely Paragraph 208...”

Amendments to
Text:

11.192. [amendments to text for clarification]
In discussions with Cambridge University, a retail unit has been offered on the site to host a pop up/ temporary space for the Urban Room project. An Urban Room is a place for the community, Universities, local authorities, industry, practice and other organisations to come together to discuss – and do research on – the future of their city and the built environment. This would deliver a social benefit to the local community. No formal agreement has been reached on such provision directly with the Urban Room project and such specific agreement with this user is outside the scope of the S106. Nonetheless the Heads of Terms will seek to secure temporary community pop up space provision and it will be interesting to see whether the project finds a temporary home at the Grafton as a consequence.

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First
Reference Number: 23/03653/S73
Address: Aylesborough Close
Determination Date: 25th December 2023
To Note: None
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First
Reference Number: 22/05352/FUL
Address: Land r/o 18 Adams Road
Determination Date: 12 February 2024
Further representations (objections) received from Third Parties, ARBS and 145 Victoria Road.

To Note: Bat Conservation Trust guidance requires bat transect surveys to be carried out in autumn as standard. September is one of the peak months for bat activity, and surveys should check the peak period for any increase in barbastelle activity. For a site with a rare species (barbastelle) confirmed, it is of particular importance that at the least the minimum level of bat survey effort is carried out to inform proposals. The bat survey data submitted already are therefore insufficient according to the guidelines.

Regardless of whether the amount of survey work meets BCT guidelines, the activity survey data collected to date

actually support the premise that the long garden of 18 Adams Road is an important part of the wider ecological buffer zone surrounding the ARBS

insufficient evidence provided to give assurance that bats would not be impacted by lighting (and tree removal), given the close proximity of the proposed house to the County Wildlife Site boundary. The importance of this is compounded by the confirmation of the very rare and light sensitive species barbastelle, and the overall value of the bat assemblage recorded within the development area.

While the proposed lighting scheme seeks to minimise light spill, the figure provided at 2.2.5 from the lighting report still appears to show light levels of between 0.5 and 1.0 lux at the edge of the proposed new tree planting which will form the new boundary along which bats would be expected to fly. These lighting levels exceed those recommended by the BCT guidelines, and in our view there remains a significant likelihood of lighting impacts on bats at this site, in particular on light-sensitive species including the very rare barbastelle.

The removal of trees and a hedgerow as part of the proposals has the potential to impact upon bat activity, and these impacts do not appear to have been adequately assessed.

Potential loss of ecological value would compromise the amenity and recreational value of the ARBS for its users

Within the small sites biodiversity metric, amenity grassland habitat has been categorised in the BNG analyses as 'Vegetated Garden'. The UK Hab definition of Vegetated Garden is: 'Garden that is principally vegetated, for example large areas of grass and flower beds'. The extensive (>0.35 hectares in size) expanse of exclusively grassland habitat on the plot would be much more appropriate to categorise as either 'Modified Grassland' or the new (2023) category of 'Other neutral grassland' (probably the latter) rather than lumped into the same category as small inner-city gardens with lawns adjoining flower beds (the latter often incorporating a fairly high proportion of bare ground). Making this simple (and in our view appropriate) alteration to the biodiversity metric would result in a dramatic swing in results, and would we believe, certainly show a decrease in biodiversity as opposed to the

current increase.

Concern regarding accuracy of plan showing predicted view from Adams Road Bird Sanctuary. ARBS have submitted their own photo mock-up of view from the ARBS.

Representations received from Third Parties – 19 Adams Road and 14 Adams Road in support of the application.

The site is encumbered by section 29 covenants (as are many of the houses in the area) which allow St John's College to charge on any uplift on commercial development. This has the effect of limiting large-scale building. However, if a College were to buy the site, St John's waives any uplift charges if the building is seen to be of "educational value" and therefore a much larger structure would almost certainly be built, accommodating many hundreds of students. Its effect on the Bird Sanctuary will be far greater than a single family house. A single family home would also put an end to future uncertainty over the site for years to come.

A single-family home is acceptable in such a large plot and will have a relatively minor effect on the bird sanctuary.

The modifications that have been made have reduced its impact.

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First
Reference Number: 23/03389/FUL
Address: 54 And 54A Cherry Hinton Road
Determination Date: 30 October 2023
To Note:
Amendments to N/A

Text:
Pre-Committee
Amendments to
Recommendation: N/A
Decision: Approval subject to conditions

Circulation: First
Reference Number: 23/03980/S73
Address: Public Toilet Silver Street
Determination Date: 22 December 2023
To Note: None
Amendments to
Text: None
Pre-Committee
Amendments to
Recommendation: None
Decision:

Circulation: First
Reference Number: 23/03902/S19LB
Address: Public Toilet Silver Street
Determination Date: 8 December 2023
To Note: None
Amendments to
Text: None
Pre-Committee
Amendments to
Recommendation: None
Decision:

Circulation: First
Reference Number: 23/03759/FUL
Address: 42 Birdwood Road
Determination Date: 7 December 2023

To Note:

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

Decision: Approve subject to conditions

Circulation: First

Reference Number: 23/03317/S73

Address: 50 Burleigh Street

Determination Date: 24 October 2023

To Note: None

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

Decision:

Circulation: First

Reference Number: 23/04342/S73

Address: 45 Leete Road

Determination Date: 9 January 2024

To Note: None

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

Decision:
