

JOINT DEVELOPMENT CONTROL COMMITTEE MEETING – 20 March 2024

Amendment Sheet

AGENDA ITEM: 4

APPLICATION REFERENCE: 23/03347/REM

Location: Land North Of Cherry Hinton Coldham's Lane, Cambridge

Amendments To Text:

6.1 **Active Travel England** – No objection [...]

6.2 [...] Following clarifications, Active Travel England have updated their response to 'no objection'.

6.52 **Waste Team, Greater Cambridge Shared Waste** – No objection, following clarifications regarding bin collection points, collection for block 2C and reversing of collection vehicles.

15.8 [...] Active Travel England was advised of this background on the matter and have no objection regarding the application.

15.10 [...] The context of the hedgerow within neighboring property has been relayed to Active Travel England, and on this basis, they have no objection to the proposal.

17.1 The outline planning permissions secured a requirement that all homes would need to meet (or exceed) Nationally Described Space Standards (2015). All homes within this phase would meet or exceed the NDSS, ~~except for one private unit within block 2M. This is a 3-storey terraced house which would accommodate 3 bedrooms and 5 persons, proposed with a total gross internal area (GIA) of 93 square metres.~~

17.2 ~~The standard minimum GIA for this type and size of dwelling would be 99 square metres, a difference of 6 square metres and 6% of the minimum NDSS requirement. Other units within this same block will significantly exceed the spatial standards. On balance, Officers are of the view that the development would provide an acceptable level of amenity for future occupants in accordance with Policy 50 of the Cambridge Local Plan (2018).~~

17.6 A total of 22 units (16% of the total dwellings) within blocks 2E, 2G, 2H and 2M would have approximately 15 metres back-to-back distance and would therefore be below the recommended distance. Notwithstanding the proximity of the units, the layout of the parcels and blocks have been carefully designed and windows have been arranged so that those serving rear habitable rooms do not face windows at habitable rooms directly on neighbouring units. This allows that good street design is promoted and is in line with the approved Design Code. All proposed three storey properties exceed the minimum distances.

18.8 ~~Whilst we have not had any formally comments from the~~ Following clarifications by the applicant team, the Councils Waste team have confirmed the refuse plan is, ~~officers consider the proposals to be acceptable and therefore~~ Condition 64 can be partially discharged in relation to RMA4.

24 Planning Balance Conclusion

24.3 ~~Whilst one dwelling would fall short of the minimum GIA and for blocks would not meet the minimum back-to-back distances required by the Design Code, e~~ Officers are of the view that the proposed scheme would provide a high-quality living environment for future occupants. [...]

24.5 For the reasons set out in this report, ~~on balance~~ the proposals are supported by officers and the recommendation is to approve the application subject to conditions. [...]

Amendments To Conditions:

Inclusion of time limit condition:

“The commencement of development of this reserved matters area pursuant to the outline planning permission shall begin no later than the expiration of two years from the date of this reserved matters approval.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) and to prevent accumulation of unimplemented planning permissions.”

AGENDA ITEM: 5

APPLICATION REFERENCE: 21/03035/COND29& 21/02957/COND29

Location: West Anglia Main Line, Land Adjacent To Cambridge Biomedical Campus

Amendments To Text: None