

## PLANNING COMMITTEE MEETING – 24th April 2024

### Amendment/De-brief Sheet

#### MAJOR PLANNING APPLICATIONS

Circulation: First Item: 1  
Reference Number: 23/04191/REM  
Address: Netherhall Farm Worts Causeway Cambridge  
Cambridgeshire  
Determination Date: 30.04.2024  
To Note: -  
Amendments to  
Text: -  
Pre-Committee  
Amendments to  
Recommendation: -  
**Decision:** -

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Circulation: First

Item: 2

Reference Number: 23/04289/FUL

Address: Brookmount Court, Kirkwood Road, Cambridge, Cambridgeshire, CB4 2QH

Determination Date: 10.05.2024

To Note:

Para 8.170 and para 8.172 of the report states a total of £345,00 contribution to strategic infrastructure to be allocated to the Milton Road corridor improvement scheme. This is requested by the Cambridgeshire County Council Transport Assessment Team. This contribution is based on the additional floorspace. The applicant informed the Council that the contribution should be £226,000 not £345,000. This is because the basement car park is removed from the floor area calculations for the transport infrastructure contribution.

However, the contribution of £226,000 is no longer required. This is because the applicant is going to build the new Toucan crossing over Kings Hedges Road and dropped kerbs and Kirkwood and Kilmaine Close which will cost circa £248,000. The crossing will benefit other road users, as well as those for their building and so officers have agreed that it can be considered as infrastructure that benefits the wider north east Cambridge area. This has been agreed with the County Council.

A contribution of £10,000 for waiting restrictions in the surrounding area will be applied.

A suggested condition below from the County Council instead of condition 28;

28. No development shall be occupied (unless otherwise agreed with the Local Planning Authority), until the pedestrian and cycle crossing of Kings Hedges Road as shown in drawing 226656\_PD03 (or such other plan that may be approved) and dropped kerbs at the junction of Kirkwood Close with Kilmaine Close have been completed and are available for use.

(Reason – In the interests of encouraging sustainable travel to and from the site and to ensure appropriate pedestrian and cycle access to and from the site in accordance with Policy 81 of the Cambridge Local Plan 2018.

Para 8.189 Planning Conditions Table revised number of conditions. Please see correct numbering below;

Condition no.	Detail
1	Start Date
2	Approved Plans
3, 4	Surface Water Drainage
5	Bird Hazard Management Plan
6, 7, 19, 20	Land Contamination
8	Materials Management Plan
9	Construction Management Plan

10	Tree Pits
11	Proposed Basement Retaining
12	Foul Water Drainage
13, 21, 22, 23, 44, 45, 45b	Water Efficiency and Sustainability and water in use (45b)
14	Biodiversity Enhancements
15	Hard and Soft Landscaping
16, 17	Materials and Sample Panes
18	Fire Hydrant
24	BNG
25	Green Roofs
26	Travel Plan
27	Dropped Curves
28	Transport Assessment Statement
29	Servicing and Management of Refuse Plan
30	Cycle Parking Details
31	Details of Signage
32	Noise Insultation
33	Ventilation Systems
34	Electric Vehicle Charging
35	Artificial Lighting
36, 37	Privacy Screens Terrace and Amplified Music on Terrace
38	Security Details and Measures
39	Hours of External Rooftop
40	Lighting Construction
41	Unexpected Land Contamination
42	Service Collection
43	Falls and Levels
46, 47	Tree Protection Measures
48	Ecological Accordance
49	Permitted Development Restrictions on Change of Use

Officer also suggests two additional conditions 50 and 51;

50. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are: The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases (all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety (Cambridge Local Plan 2018, policies 80 and 81).

51. Prior to installation of any plant equipment, a full scheme of details of any associated plant equipment shall be submitted to and approved in writing by the local planning authority. The plant equipment shall not exceed in height the acoustic screening on the upper floor level. The plant scheme details as approved shall be installed before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of nearby properties from noise and to ensure the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018, policy 36, 55 and 57).

**Decision:**

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