

PLANNING COMMITTEE MEETING – 3rd July 2024

Amendment/De-brief Sheet

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 23/04840/FUL
Address: Land adj Grafton House Maids Causeway
Determination Date: 13 February 2024
Condition added to secure detail of plant enclosure.

To Note: Prior to installation of any external plant equipment, full details of the plant enclosure shown on Plant Enclosure Elevations, dwg no. 2655-P80-01, shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of appearance, height and floor levels. The enclosure shall be installed prior to the occupation of the building and in accordance with agreed details.

Reason: To ensure that the design of the plant enclosure is appropriate to the character and appearance of the Conservation Area, in accordance with Cambridge Local Plan (2018) policies 55, 56, 61 and 62.

Amendments to Text: None.

Pre-Committee Amendments to Recommendation: None.

Decision:

Circulation: First Item:
Reference Number: 24/00245/REM
Address: 111 - 113 Queen Ediths Way
Determination Date: 19 March 2024

To Note: Details regarding the proposed bike store have been received that were initially requested by way of a condition. The details provided within the approved plan (EP955-23-06 REV B) is considered acceptable and a condition

requiring compliance with this plan will be added.

8.74 The provided site plan shows the provision of a cycle parking store to the rear of the garden with convenient access from along the proposed footpath to the dwelling. Revisions have been received to show the rear gate for the site to be widened to 1.1 metres which is considered sufficient to allow access for bikes. Full details regarding design of the cycle parking store have not been provided within this application. However, within appendix L, the proposal is required to provide 2No. cycle parking spaces within the site. Condition 22 of the outline permission requires details of this cycle parking. **Details of the proposed cycle store have been provided and are considered to comply with the requirements of Appendix L, a condition will be attached to ensure compliance with these details.** ~~This condition is considered sufficient to ensure that the proposed development is acceptable in this regard.~~

Amendments to Text:

Condition 6 shall be added: The cycle store associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Pre-Committee
Amendments to
Recommendation: None

Decision: None

Circulation: First Item:
Reference Number: 22/05556/FUL
Address: 198 Queen Ediths Way

Determination Date: 16 February 2023

To Note:

Amendments to
Text:

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item:

Reference Number: 24/01360/FUL

Address: 237 Hills Road

Determination Date: 6 June 2024

To Note: Amended wording of Condition 10 to remove the words added by the consultee requesting the condition.

Amendments to
Text: 10. Demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.30hrs -16.00hrs, Monday to Saturday

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 24/01095/HFUL

Address: 65 Ferrars Way

Determination Date: 17 May 2024

To Note:

Amendments to
Text:

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation: First Item:
Reference Number: 24/01532/FUL
Address: Coldhams Common, Sporturf Pitch, Coldhams Lane
Determination Date: 17 June 2024

A plan of cycle parking to serve the pitch has been provided. This increases the cycle parking capacity from ten to fifty spaces immediately adjacent to the entrance of the 3G facility; with twenty parking spaces being covered and thirty spaces being uncovered.

To Note: Further to the comments of the Ecology Officer (see amendments to text below), the agent has confirmed that this area is part of the current facility and has collapsed. It must be resurfaced to rectify this. This is indicated on the Tree Constraints Plan of the Arboricultural Impact Assessment. A working method statement can be conditioned.

Further to the submission of a Lighting Report dated 19 June 2024, the proposals will not be unduly harmful to nearby residential amenity, subject to the conditions requested (see Amendments to Text below).

6.10 Ecology Officer – No objection

Amendments to Text: 6.11 It is noted that, due to the more modern lighting design proposed, there will be a reduction in impact. A query relating to works needed within the root protection zone of G15 due to the Preliminary Ecological Assessment indicating there had been a restricted inspection in this area due to ground ivy the possible impact on roosting bats Restricted inspection due to ivy, minor deadwood in the crown, pruning wounds to crown, some leaning stems. It is unlikely that there will be bat roosts in these trees, however, if works to these trees is required in due course, a Bat Roost Assessment will be required and is recommended as an additional condition.

6.16 Environmental Health – No objection subject to planning conditions relating to the construction hours, artificial lighting compliance, and hours of use of artificial lighting 09:00 to 22:15 hrs Monday to Friday and 09:00 to 20:15 hrs Saturday and Sunday.

Additional Planning Conditions are recommended:

No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

The artificial lighting scheme and mitigation requirements as stated within the Surfacing Standards Ltd “Abbey Leisure Complex – Artificial Turf Pitch” lighting report dated 19th June 2024 shall be fully implemented, maintained and not altered.

Pre-Committee
Amendments to
Recommendation:

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

The artificial lighting hereby approved shall only operate between the hours of 09:00 to 22:15 hrs Monday to Friday and 09:00 to 20:15 hrs Saturday and Sunday.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

If the trees within G15 require works, no development shall commence until a Bat Roost Assessment of these trees has been carried out by a licensed ecologist and has been submitted to and approved in writing by the local planning authority. The survey shall include a suitable mitigation strategy as appropriate and its phasing for implementation. The development shall be carried out fully in accordance with the approved details.

Reason: To ensure that before any development

commences important specified species are fully protected. (Cambridge Local Plan 2018 policies 57, 59, 70 and 71).

Decision:

Circulation: First Item:
Reference Number: 23/03741/FUL
Address: 261 Mill Road
Determination Date: 28 November 2023

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

Decision:

Circulation: First Item:
Reference Number: 24/01743/FUL
Address: 1,3,18,19,21,25,27,28,33,35,39,41,43,44,45,49,51,
57,59,62,65,66,67,69,73,76,77,78,87,88,89,92,96,108,132,132A
and 136 Ramsden Square

Determination Date: 3 July 2024

To Note:
Amendments to
Text:

Pre-Committee
Amendments to
Recommendation: Amendment to the condition 3 (Materials) to read:
No development shall take place above ground level until details
of the colour of render to be used in the construction of the
development have been submitted to and approved in writing by
the Local Planning Authority. Development shall be carried out
in accordance with the approved details.

Reason: To ensure that the external appearance of the
development does not detract from the character and

appearance of the area. (Cambridge Local Plan 2018 policies 55 and 58).

Decision:

Circulation: First Item:

Reference Number: 24/01362/LBC

Address: Maris House, 1 Maris Lane

Determination Date: 6 June 2024

To Note:

Amendments to

Text:

Pre-Committee

Amendments to

Recommendation:

Decision:

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