

Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

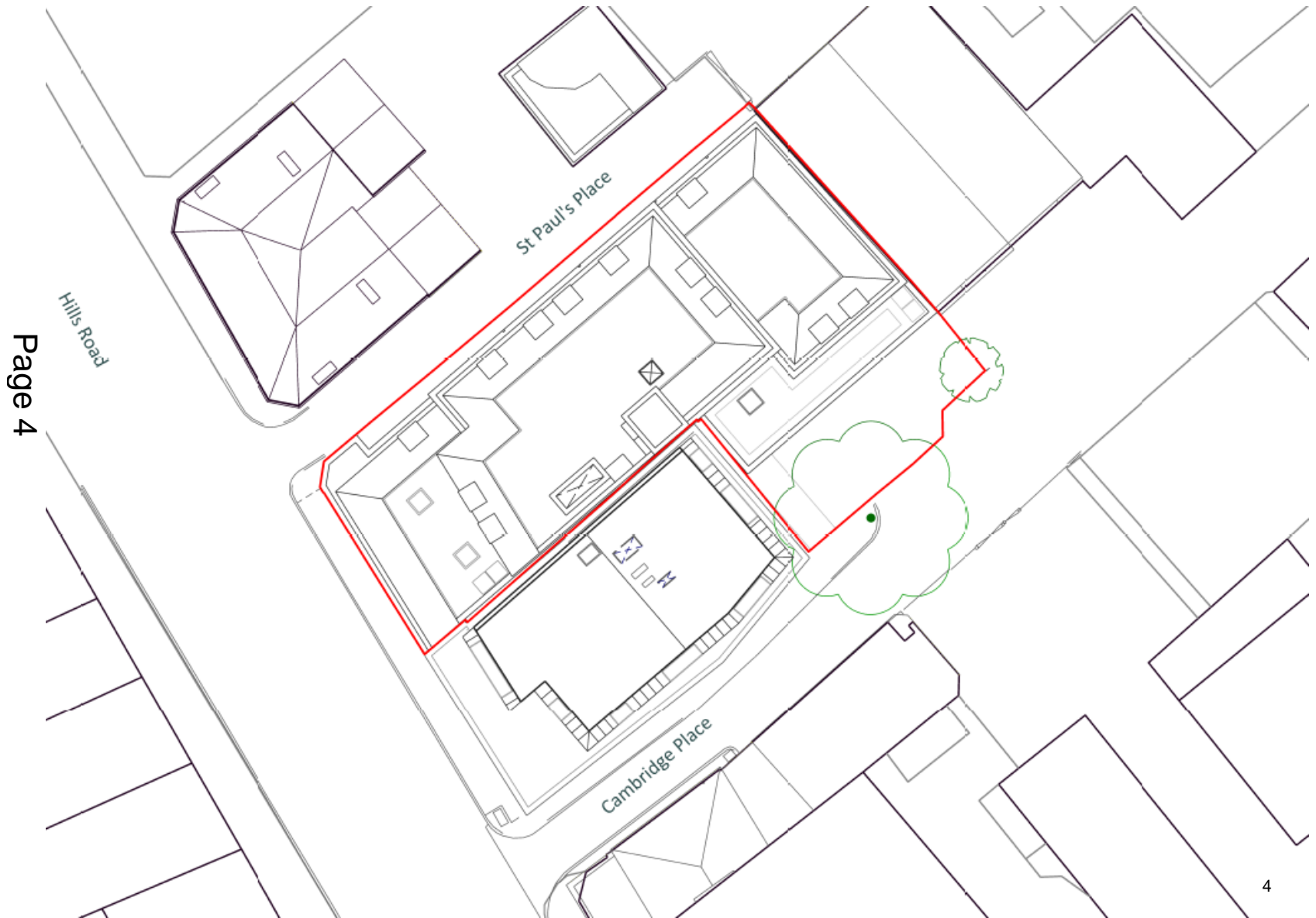
24/01330/FUL/The Emperor, 21 Hills Road

Site Location Plan

Page 3



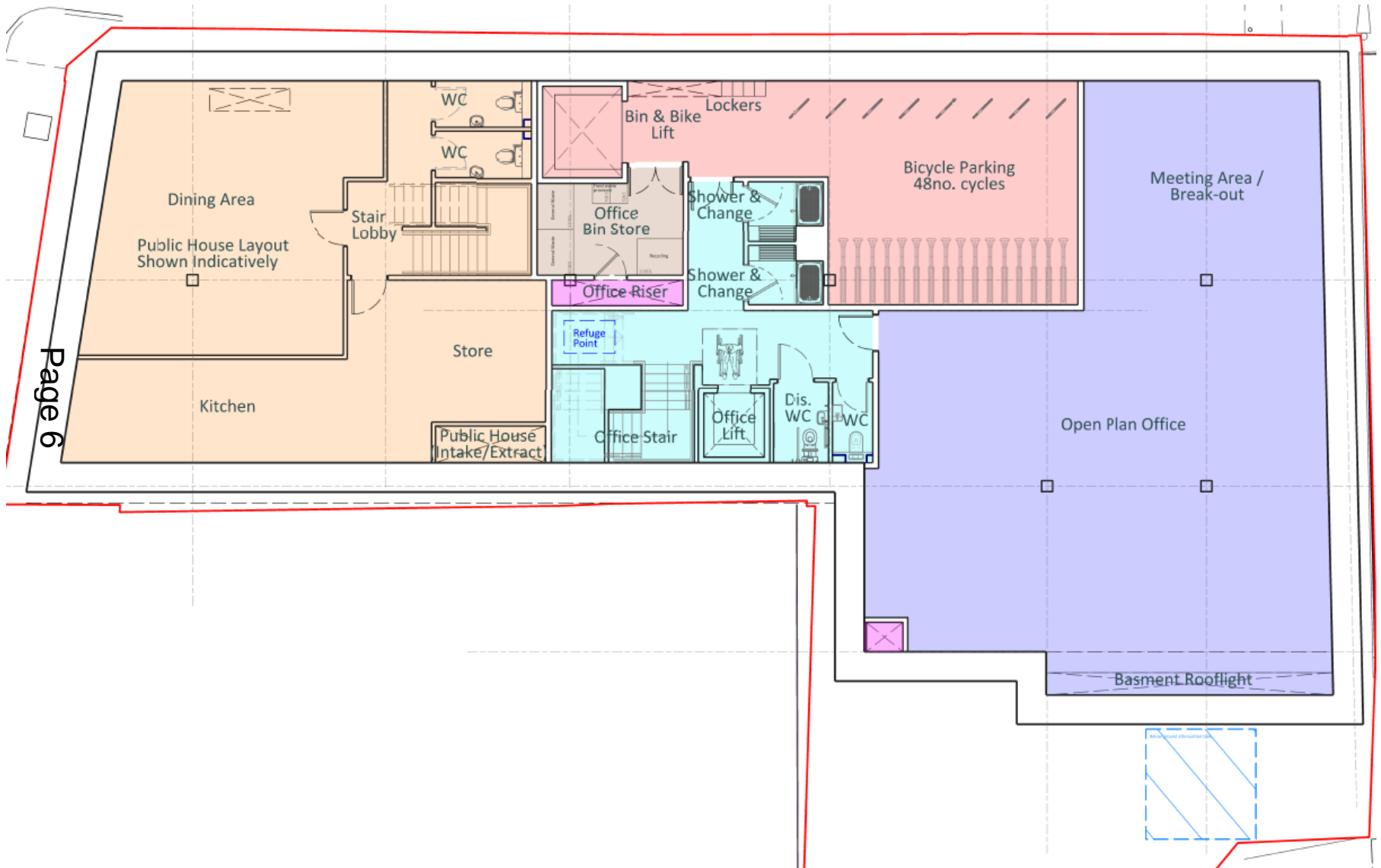
Proposed Site Plan



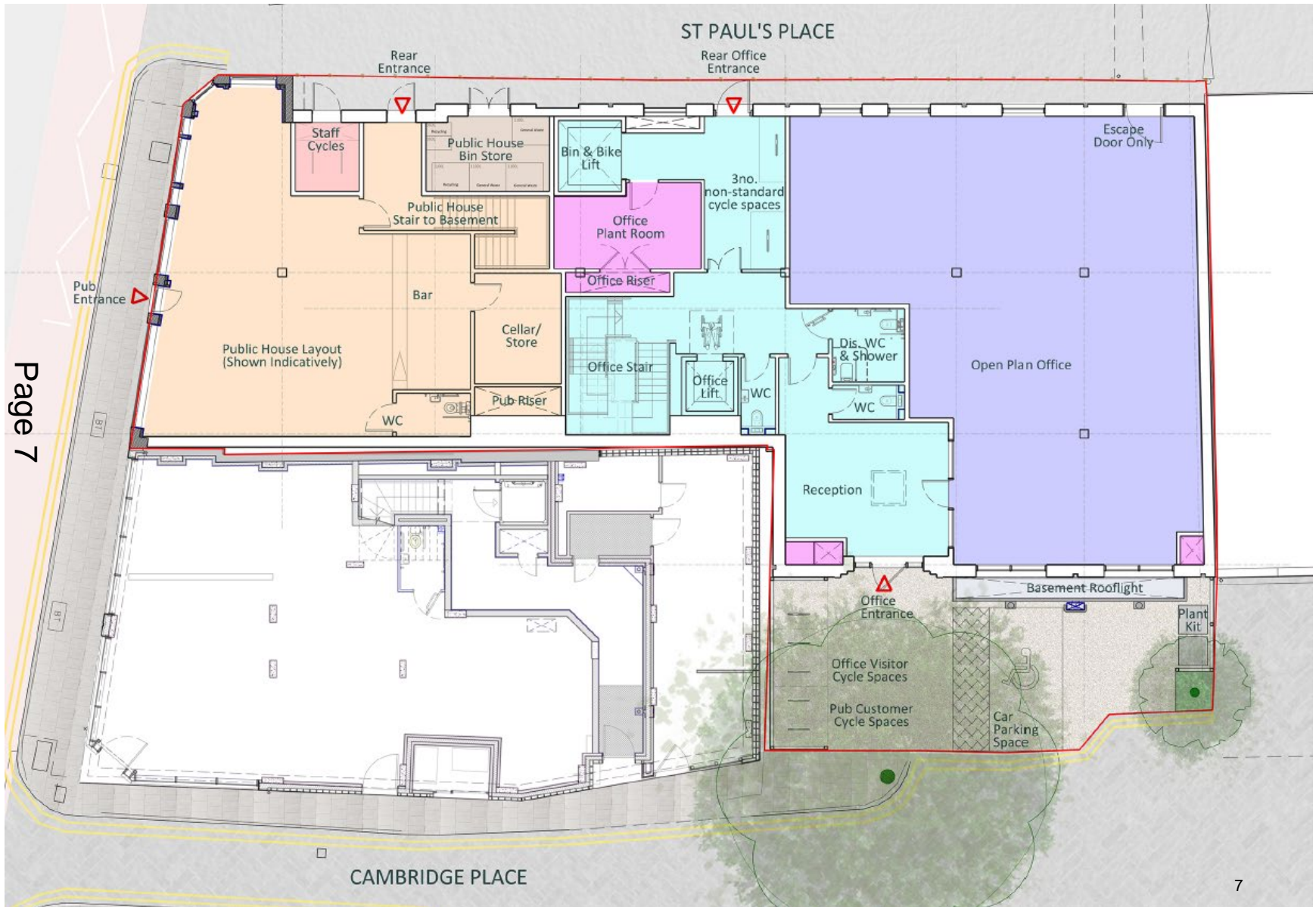
Demolition Plan



Proposed Basement Plan

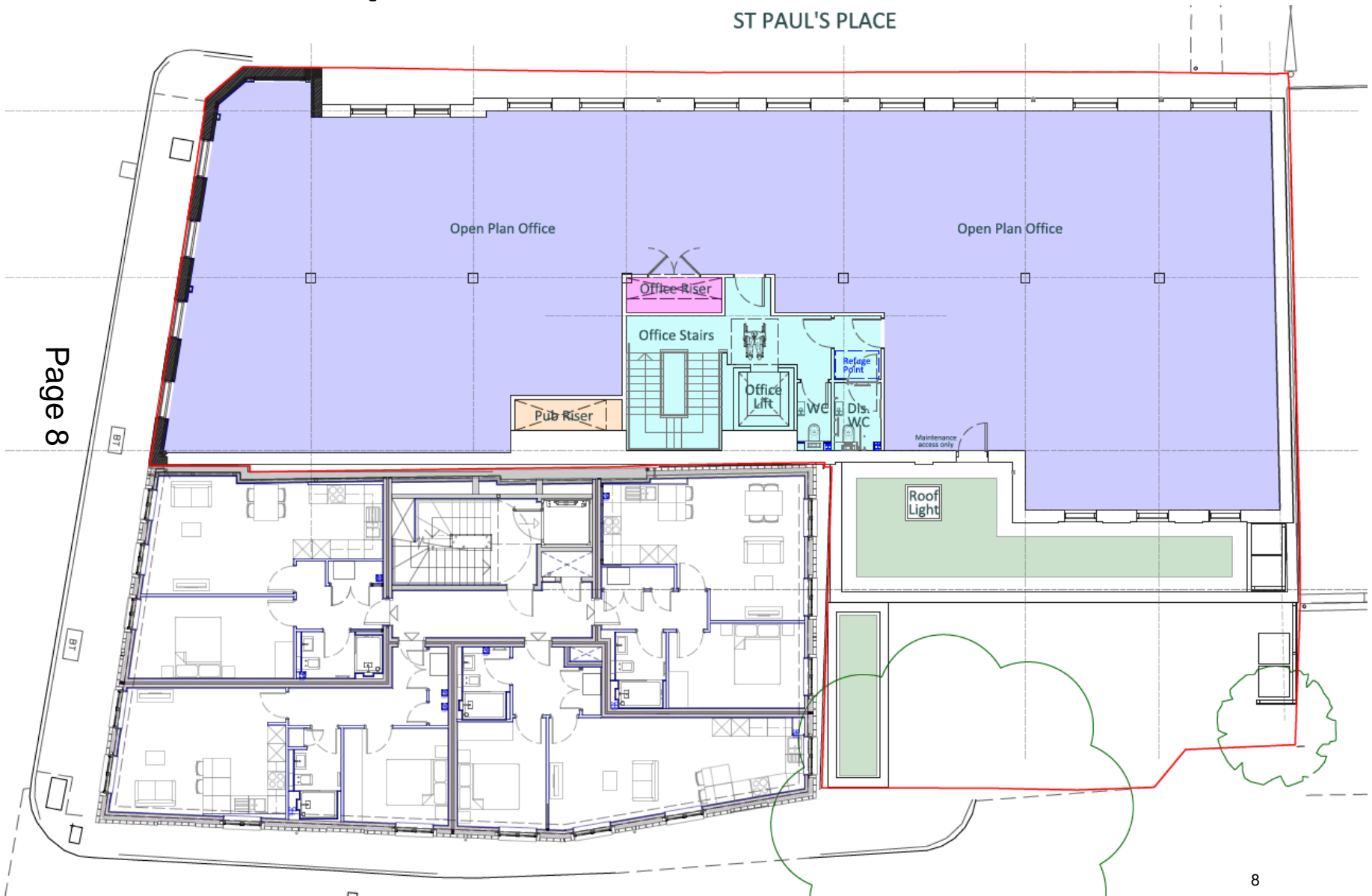


Proposed Ground Floor Plan



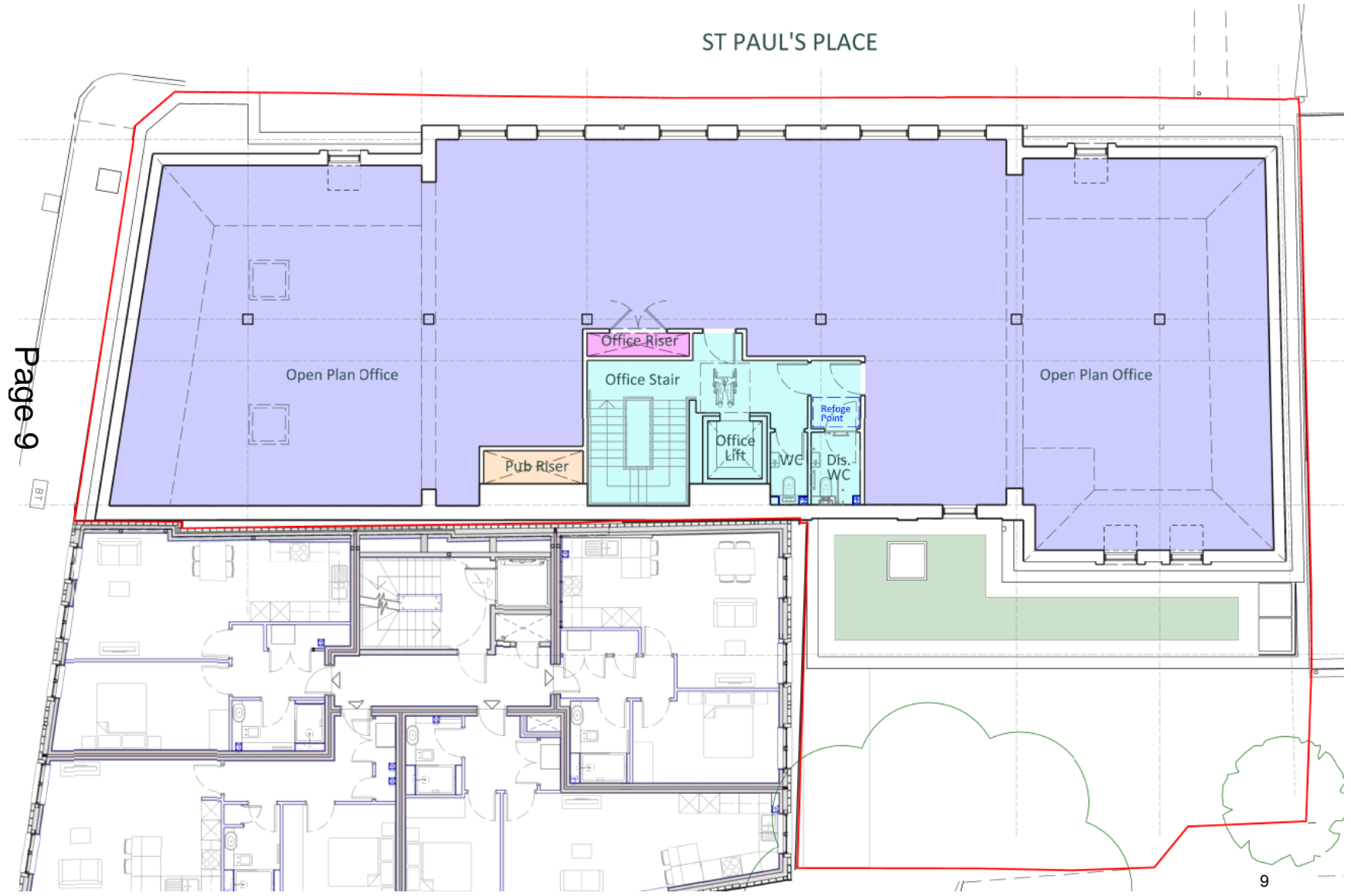
Proposed First Floor Plan

ST PAUL'S PLACE



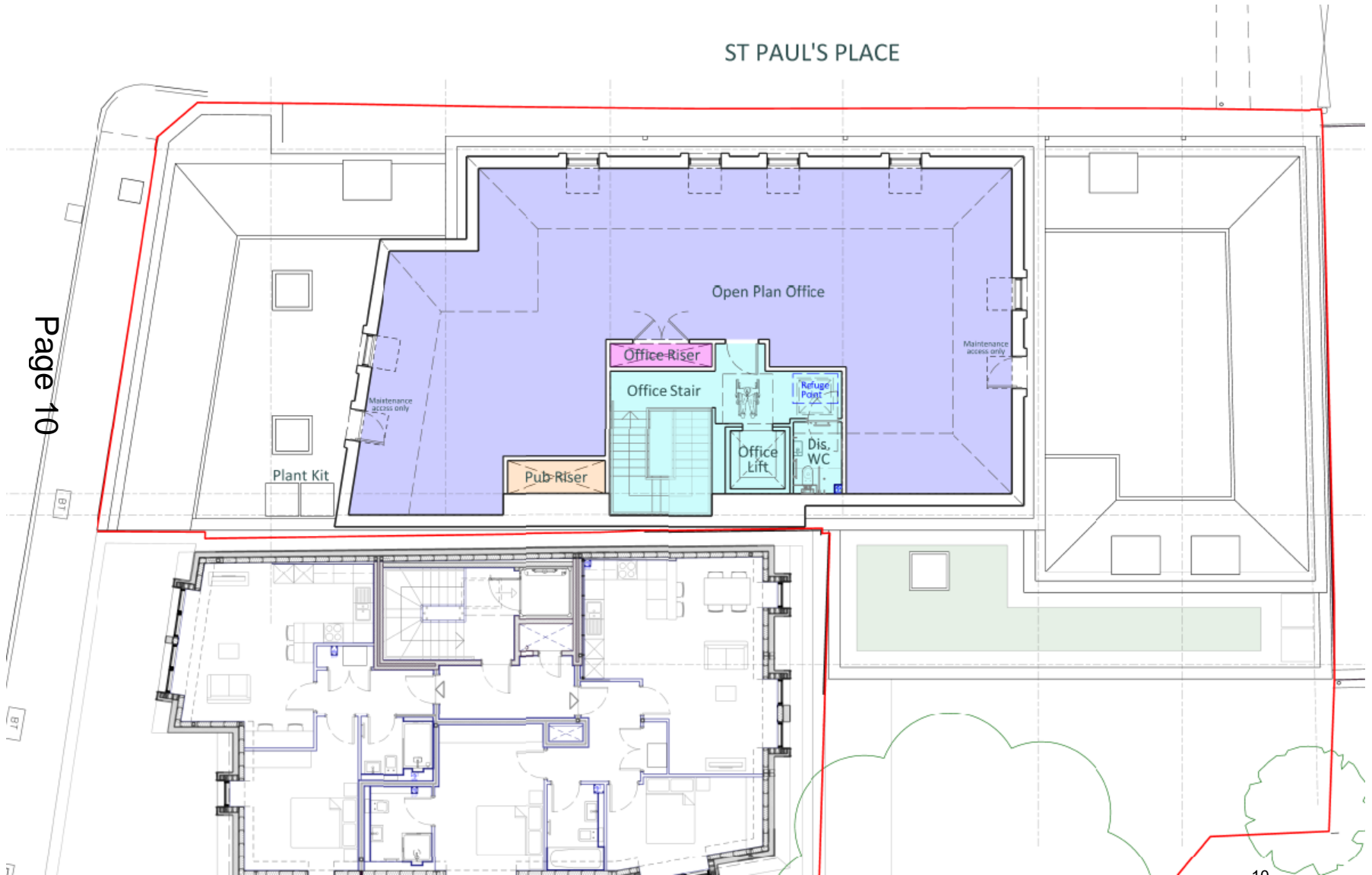
Proposed Second Floor Plan

ST PAUL'S PLACE

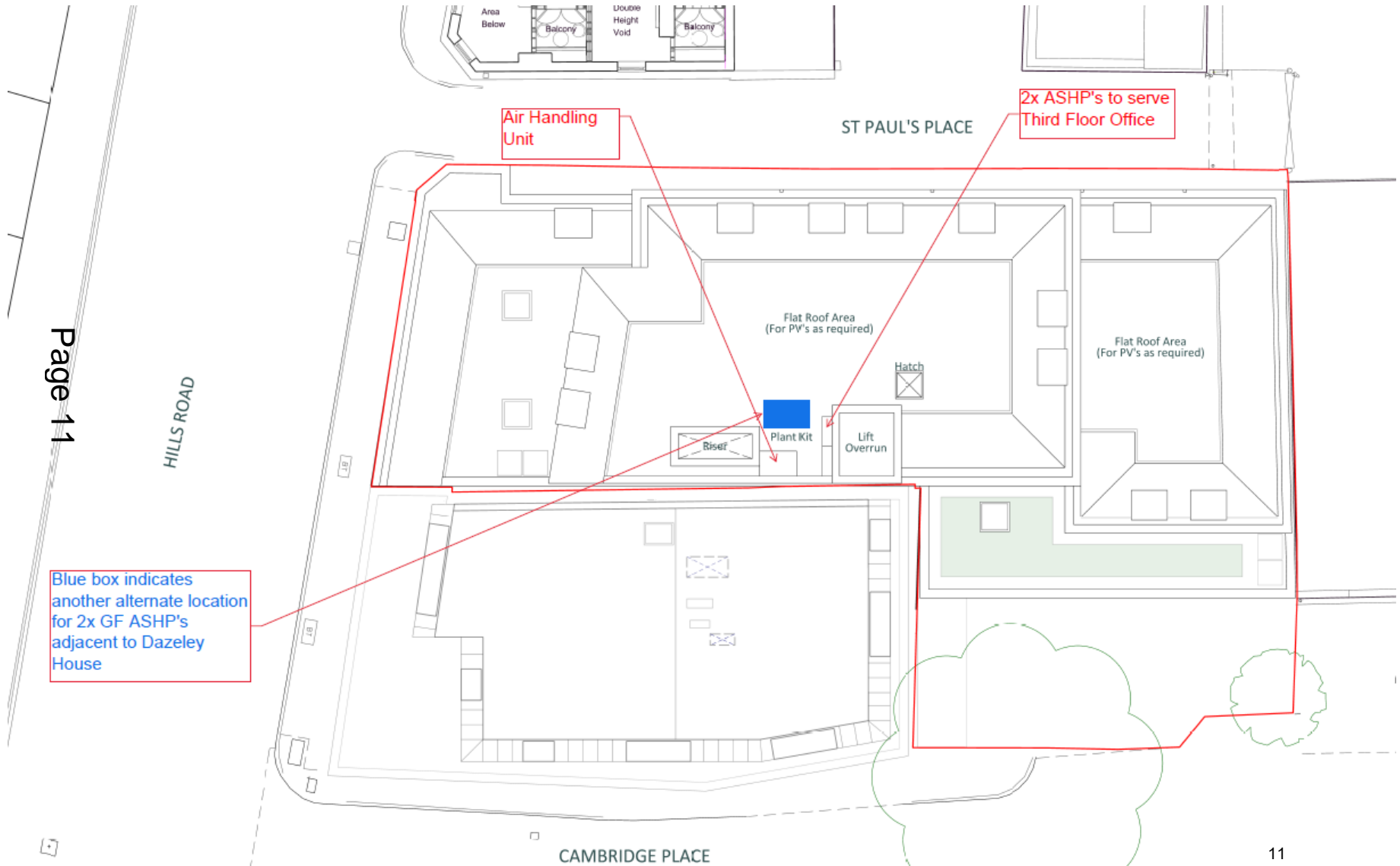


Proposed Third Floor Plan

ST PAUL'S PLACE



Proposed Roof Plan



Proposed Hills Road Elevation

Page 12



Hills Road Elevation (west)

Proposed St Paul's Place Elevation

Page 13



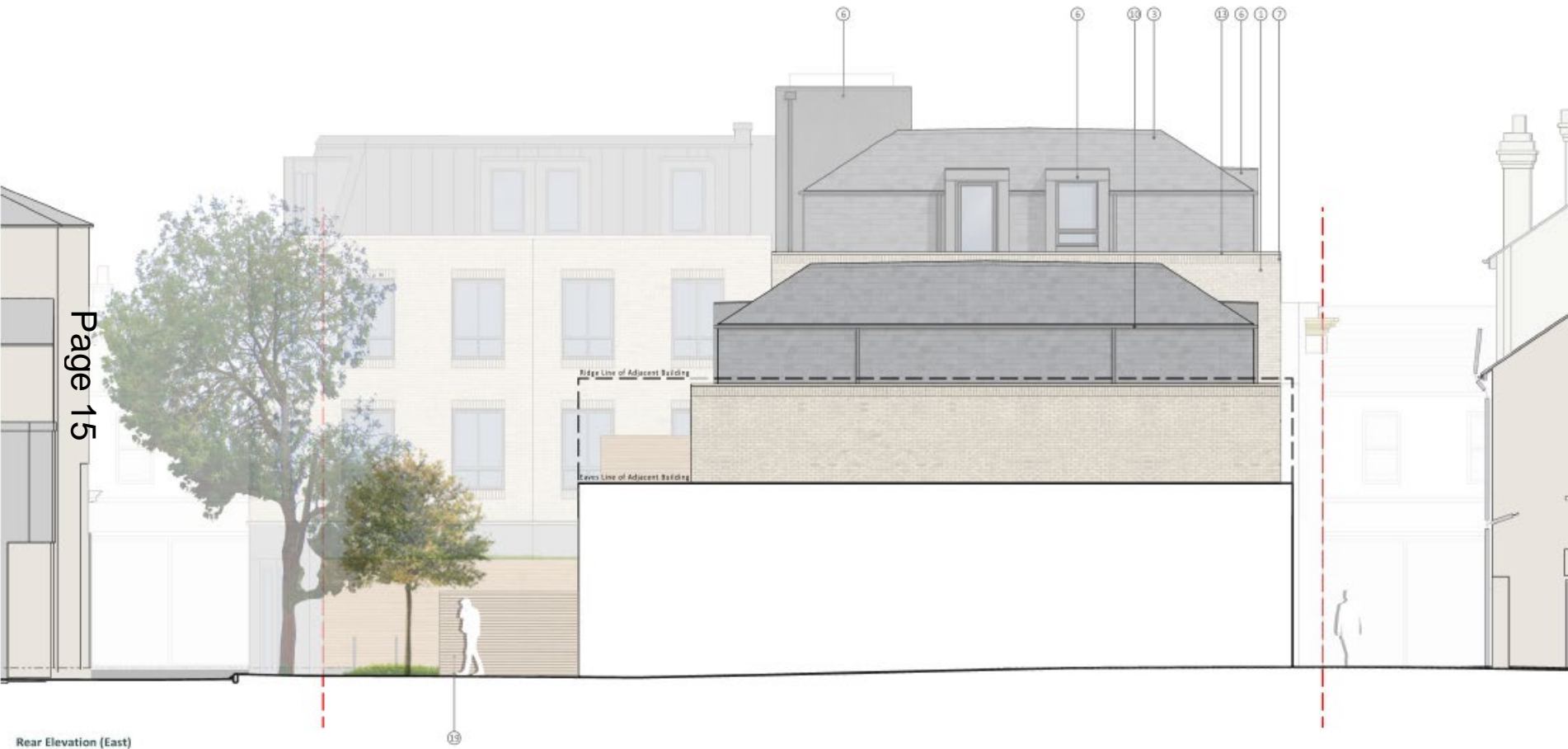
St Paul's Place Elevation (North)

Proposed Cambridge Place Elevation



Proposed Rear Elevation

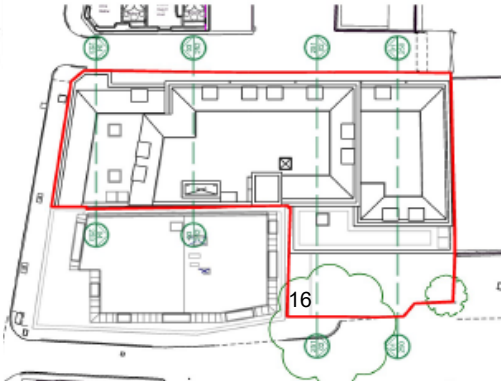
Page 15



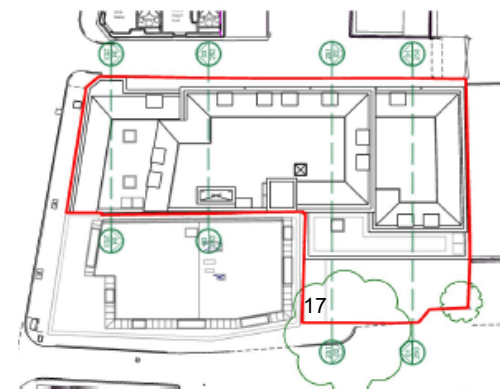
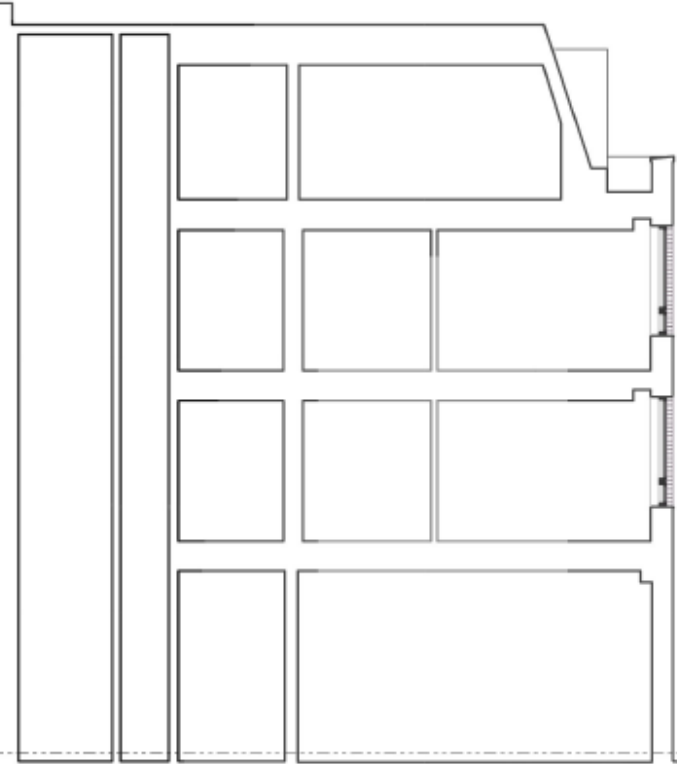
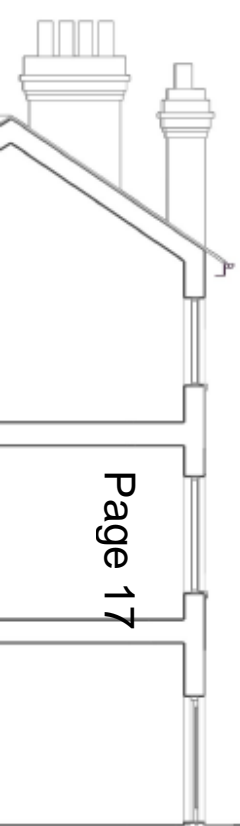
Rear Elevation (East)

Proposed St Paul's Walk Section

Page 16



Proposed Hills Road Section



Hills Road and St Paul's Place Street Elevations

Page 18



Hills Road



St Paul's Place

Street Elevation B

Cambridge Place and St Paul's Walk Street Elevations



Cambridge Place

Page 19
Street Elevation C



St Paul's Walk

Street Elevation D

Planning Balance

Approval

Key material considerations

- High-quality design would deliver a minimum BREEAM excellence standard
- Employment provision and substantial economic benefits
- Reduction in car movements and would meet and exceed cycle storage provision requirements
- Biodiversity net gain
- Reuse of previously developed land



Refusal

Key material considerations

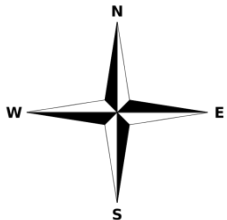
- Moderate adverse daylight impacts upon single window in first floor flat of No.19 Hills Road

Officer Recommendation: Approve

24/02159/S106A-Land South of Worts Causeway, Newbury Farm.

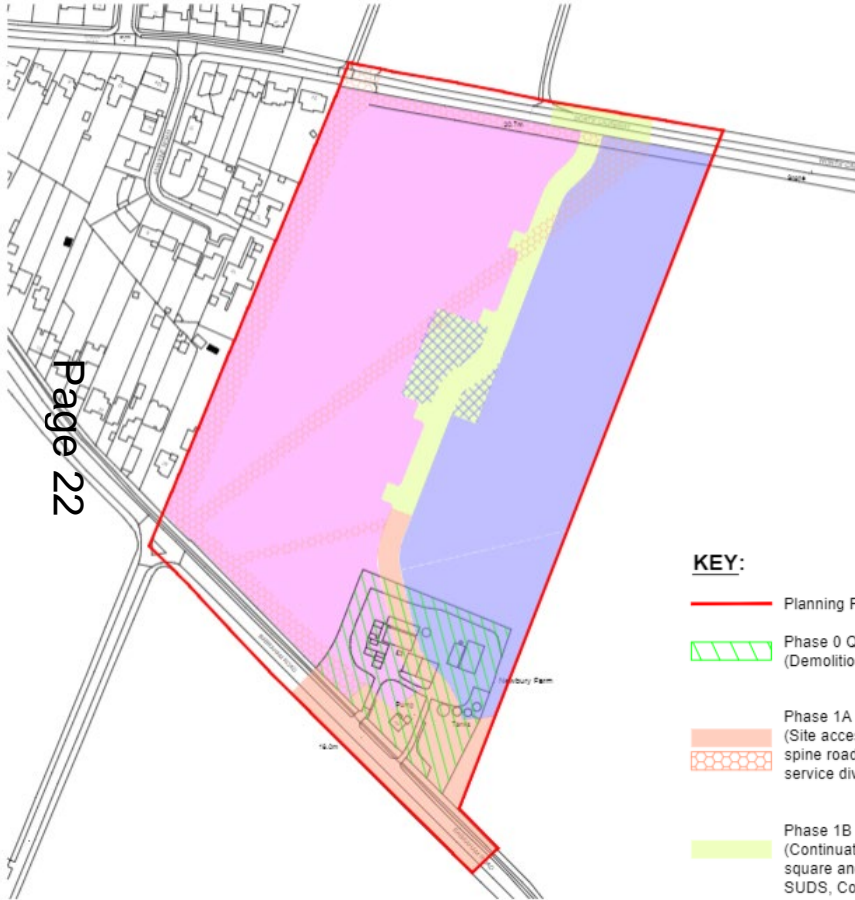
Location Plan

Page 21









Proposed amended trigger for the delivery of the community facility

Approved phasing plan



Page 22

KEY:

-  Planning Permission Area
-  Phase 0 Q4 2021 - Q2 2022
(Demolition of existing buildings)
-  Phase 1A Q4 2022 - Q3 2023
(Site access off Babraham Road and initial length of spine road, plus surface and foul water sewers/SUDS, service diversions)
-  Phase 1B Q3 2023 - Q2 2024
(Continuation of spine road, construction of the central square and associated surface, foul water sewers and SUDS, Construction of secondary access off Worts Causeway)
-  Phase 2 Q1 2023 - Q4 2025
(Parcel development works 80 units, finishing works to central square area)
-  Phase 3 Q2 2023 - Q1 2026
(Parcel development works 150 units, delivery of community space)

As approved:

Community Centre to be Practically Completed prior to occupation of more than 100 dwellings.

As proposed:

Community Centre to be Practically Completed prior to occupation of more than 150 dwellings.

Proposed Amended Affordable Housing Definitions

Affordable Rented Housing

As approved: “means any Affordable Housing Unit to be let by a Registered Provider under an assured tenancy for a rent which inclusive of any service charge (if any) shall not exceed 80% of the rent that would have been charged had the rent been valued on an open market basis for an equivalent property of the same size, specification and location or be no higher than the Local Housing Allowance Rate whichever is the lower”.

As proposed: “means any Affordable Housing Unit to be let by a Registered Provider under an assured tenancy for a rent which inclusive of any service charge (if any) shall not exceed 60% of the rent that would have been charged had the rent been valued on an open market basis for an equivalent property of the same size, specification and location or be no higher than the Local Housing Allowance Rate whichever is the lower”.

Intermediate Housing

As approved: “means Share Ownership housing or such other housing as may be agreed between the City Council and the Owner which complies with the definition of Intermediate Housing in Annex 2 of the National Planning Policy Framework (February 2019) or any subsequent revision or replacement document which is provided for those whose incomes in relation to local housing costs are such as to prevent them from accessing housing on the open market”.

As proposed: “means Shared Ownership housing (or such other housing as may be agreed between the Council and the Owner) which

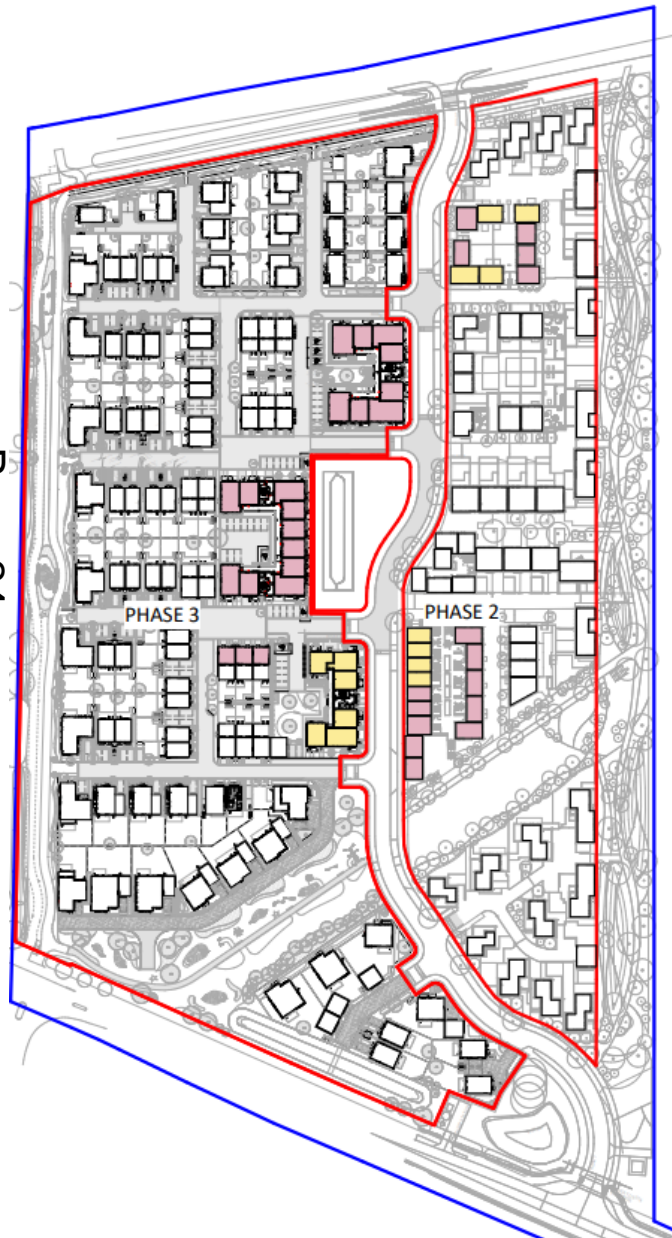
a) complies with the definition of Intermediate Housing in Annex 2 of the National Planning Policy Framework (December 2023) or any subsequent revision or replacement document

or

b) for homes subject to right to buy and aimed specifically toward an intermediate housing market evidencing a local worker connection, homes let at a rent which inclusive of any service charge (if any) shall not exceed 80% of the rent that would have been charged had the rent been valued on an open market basis for an equivalent property of the same size, specification and location”

Proposed amended affordable housing mix plan (phases 2 and 3)

Page 24



	Phase 2		Phase 3		Total	%
	Affordable rented Homes at 60% of market rent	Affordable rented homes (Intermediate)at 80% of market rent	Affordable rented Homes at 60% of market rent	Affordable rented homes (Intermediate)at 80% of market rent		
1 Bed Flat	0	4	23	12	39	42%
1 Bed Mais.	13	0	0	0	13	14%
2 Bed Flat	1	0	16	3	20	22%
2 Bed Mais.	4	4	0	0	8	9%
3 Bed House	5	0	3	0	8	9%
3 Bed Flat	0	0	3	0	3	3%
4 Bed House	1	0	0	0	1	1%
Total	24	8	45	15	92	
%	26%	9%	49%	16%		

Proposed Phase 2 & Phase 3 Affordable Mix and Tenure Locations

1 : 1000

Planning Balance

Approval

Key material considerations

-In accordance with Policies 45 (affordable housing) and 73 (community facilities) of the Cambridge Local Plan 2018.



Refusal

Key material considerations

Officer Recommendation: Approve

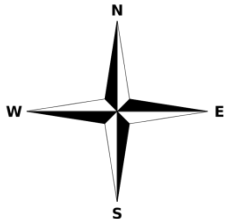
Planning Application Reference: 24/01704/S73

Land South of Worts Causeway, Newbury Farm.

Section 73 to vary condition 3 (approved drawings) to update and clarify the proposed building heights parameter plan of application reference: 19/1168/OUT.

Location Plan

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Building Heights Parameter Plan

As Approved

As Proposed

Key

Residential

- Application boundary
- Up to 3 storey (up to 13m)*
- Up to 2 storey (up to 10.2m)*

Typical residential storey height is 3.0m subject to detailed design

Non residential

- Community facilities with potential residential use above (up to 3 storey 14m)*

Typical commercial storey height is 4m subject to detailed design

Notes

AOD figures shown are existing ground levels. The indicative layout aims at providing an earthworks balance across the site to avoid the need to export or import soils. There may be some re-profiling of ground levels that would cause some localised increases of up to 1m but the resultant changes to ridge heights would be balanced by reductions to finished levels/ridge heights elsewhere on site and would not materially alter the overall sense of massing or assessment of the predicted effects of the development.

Building heights extent along streets are subject to the final alignment of the route corridors and will offer flexibility of +10m either side of alignment to be determined at Reserved Matters stage.

*Approximate building heights are inclusive of assumed roof pitch and excludes chimneys.

Key (Outline Application)

Residential

- Application boundary
- Up to 8.5m*
- Up to 10.2m*
- Up to 13m*

Typical residential storey height is 3.0m subject to detailed design

Non residential

- Community facilities with potential residential use above (up to 14m)*

Typical commercial storey height is 4m subject to detailed design

Notes

AOD figures shown are existing ground levels. The indicative layout aims at providing an earthworks balance across the site to avoid the need to export or import soils. There may be some re-profiling of ground levels that would cause some localised increases of up to 1.5m but the resultant changes to ridge heights would be balanced by reductions to finished levels/ridge heights elsewhere on site and would not materially alter the overall sense of massing or assessment of the predicted effects of the development.

Building heights extent along streets are subject to the final alignment of the route corridors and will offer flexibility of +10m either side of alignment to be determined at Reserved Matters stage.

*Approximate building heights are inclusive of assumed roof pitch and excludes chimneys.

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1:2000

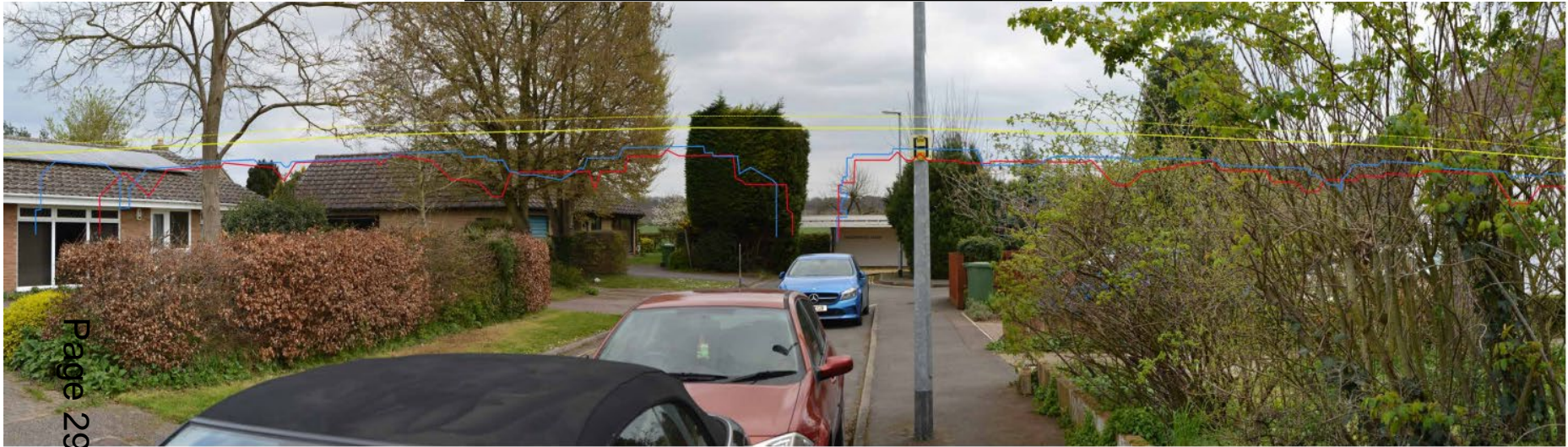


Street Elevation Location



Principle Section on Height Strategy

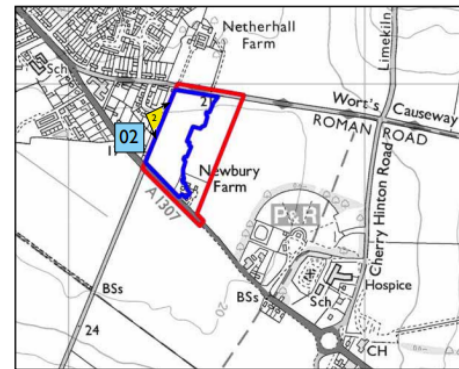
LVIA addendum











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View 2: Comparison wireline showing the consented and current scheme with parameter heights

KEY PLAN



Legend

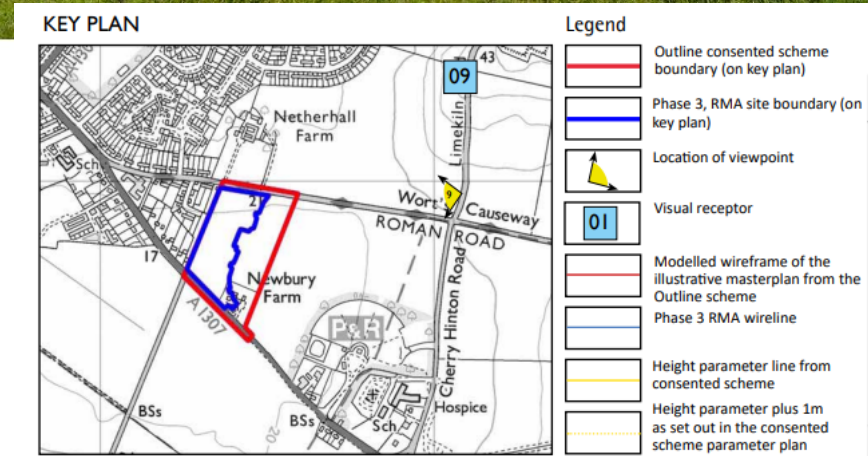
-  Outline consented scheme boundary (on key plan)
-  Phase 3, RMA site boundary (on key plan)
-  Location of viewpoint
-  Visual receptor
-  Modelled wireframe of the illustrative masterplan from the Outline scheme
-  Phase 3 RMA wireline
-  Height parameter line from consented scheme
-  Height parameter plus 1m as set out in the consented scheme parameter plan

LVIA addendum



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View 9: Comparison wireline showing the consented and current scheme with parameter heights



Planning Balance

Approval

- Key material considerations
- Acceptable revised building heights parameter plan.



Refusal

- Key material considerations
- None

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Approval subject to: the planning conditions and delegated authority to officers to amend and add conditions where required.

- Completion of a Section 106A to ensure the original Section 106 agreement and obligations continue to apply to this permission.

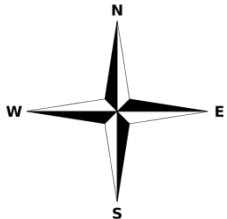
Planning Application Reference: 24/01531/REM

Land South of Worts Causeway, Newbury Farm.

Reserved matters application for appearance, landscape, layout and scale for Phase 3 comprising the creation of 150 residential units, community/ commercial spaces, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Outline Conditions pursuant to outline approval 19/1168/NMA1.

Location Plan

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Site Layout



Character Areas

Local Centre



Roches Riverside - BPTW

Mews Courts



Eldon Street - BPTW

The Green Edge



Newhall - BPTW



Local Centre



Elevation 8.2 - Spine Road
1 : 250

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Mews Courts



Elevation 20 - Street 5
1:250



Elevation 21 - Street 5
1:250



Green Edge

7.6 The Green Edge Proposed House Elevation



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- Key
- HT04 - 5B9P
 - HT05 - 5B9P
 - HT06 - 5B9P
 - HT07 - 4B7P
 - HT08 - 4B8P
 - HT10 - 3B6P
 - HT11 - 3B6P
 - HT12 - 4B8P
 - HT14 - 2B4P
 - HT16 - 5B9P
 - HT17 - 3B6P

M6 / BPT14 // Newbury Farm - Design and Access Statement

HT14

3D Preview

- Light buff brick with light mortar
- Buff brick with light mortar
- White Brick Headers - Off-white
- Cream & Anthracite Grey
- White glazed Brick
- Dark Grey Tiles

- Buff brick with light mortar
- Buff brick banding with light mortar
- White Brick Headers - Off-white
- Anthracite Grey
- White glazed Brick
- Dark Grey Tiles

Proposed Front Elevation

- PRIMARY MATERIAL**
Light buff brick with light mortar
- SECONDARY MATERIAL**
Light buff brick banding with light mortar
- CELL DETAIL**
White Brick Headers - Off-white
- WINDOWS & CANOPY**
Anthracite Grey & Cream
- ROOF TILE**
Dark Grey Tiles

Illustrative views – along the linear park and the western edge



Babraham Road site entrance



Western Buffer looking south

Planning Balance

Approval

Key material considerations

- Delivery of 150 homes (including 60 affordable), community/ commercial facilities and supports the identified housing needs of the area.
- Complies with Policy 27 – Site Specific Development Opportunities, as part of Proposed Site GB2.
- Complies with the outline planning consent and parameter plans.
- Sustainable development with a range of measures to mitigate overheating (100% of properties being provided as dual aspect)
- Enhanced walking and cycling connectivity.

Refusal

Key material considerations

- None



Approval subject to: the planning conditions and delegated authority to officers to amend and add conditions where required.

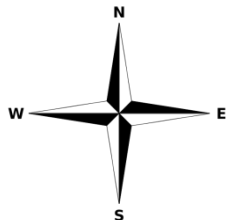
- Completion of a Section 106A to ensure the original Section 106 agreement and obligations continue to apply to this permission.

MINOR APPLICATIONS

24/00245/REM – 111-113 Queen Ediths Way Site Location Plan

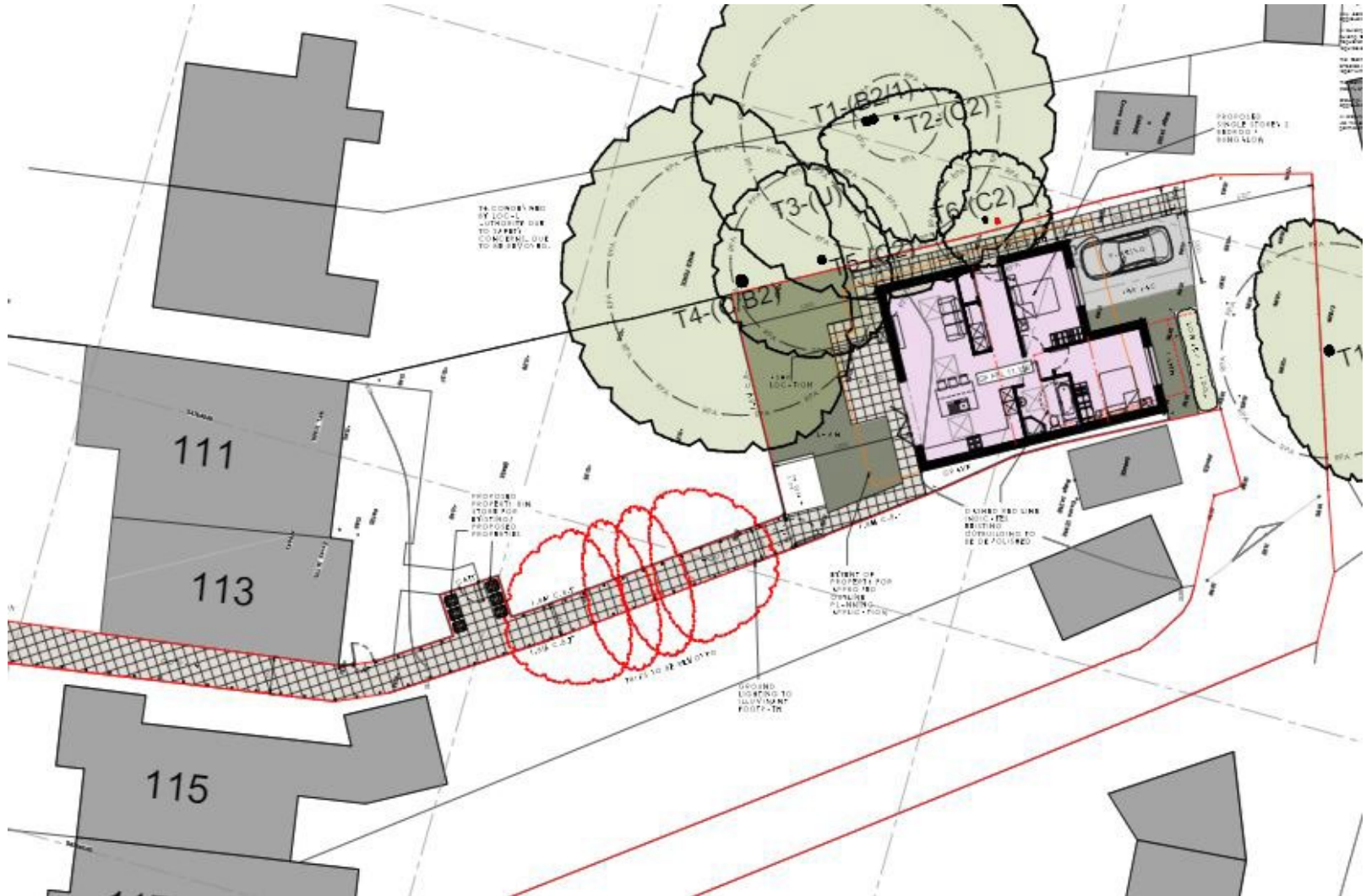


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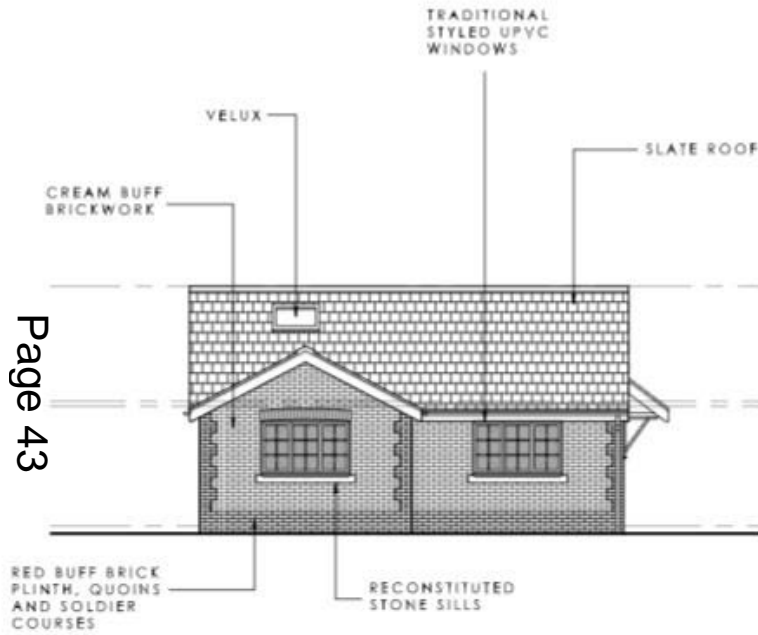
Proposed Site plan

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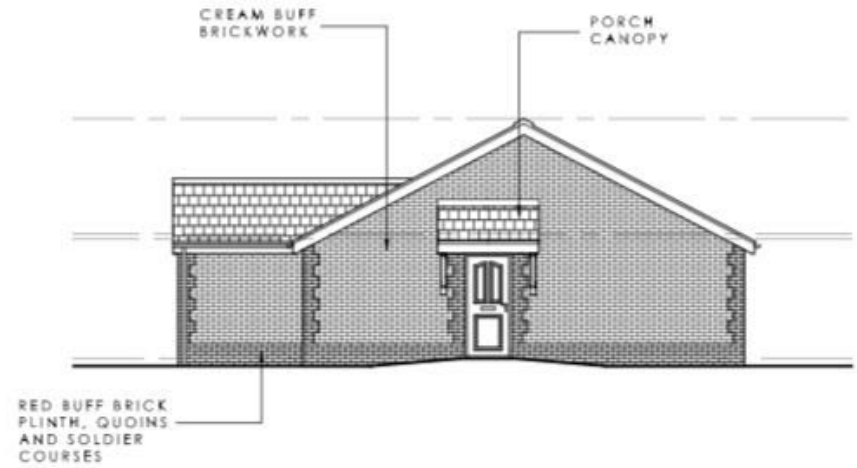
Proposed North and West Elevations

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FRONT ELEVATION 01

PROPOSED 1:100 @ A1

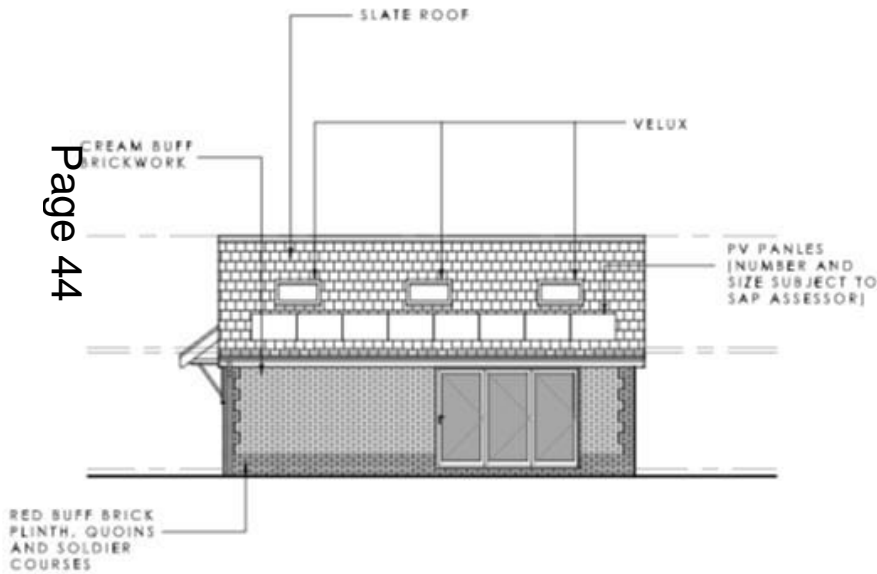


SIDE ELEVATION 02

PROPOSED 1:100 @ A1

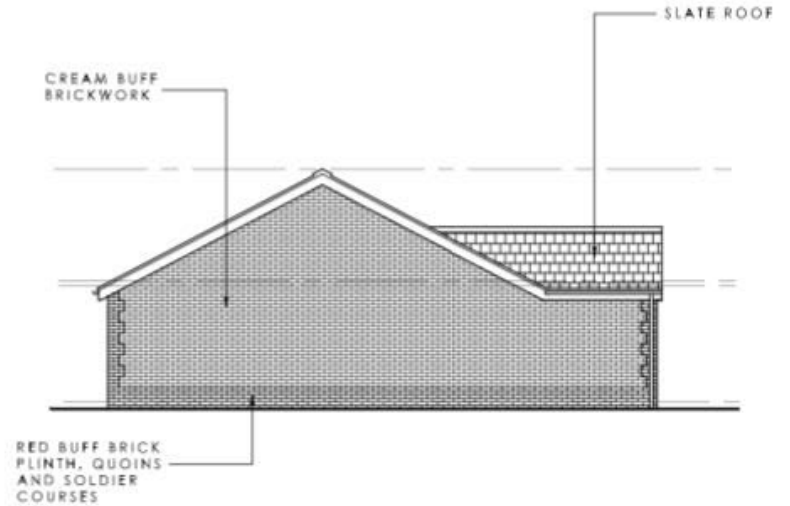
Proposed South and East Elevations

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REAR ELEVATION 03

PROPOSED 1:100 @ A1

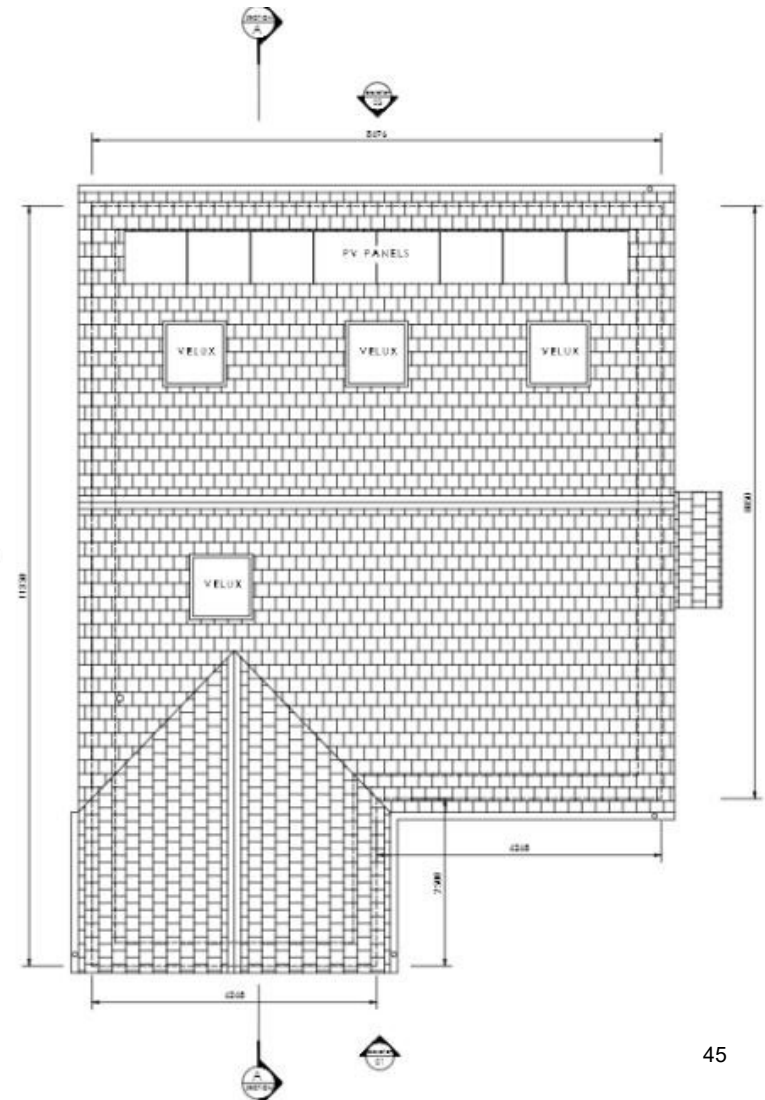
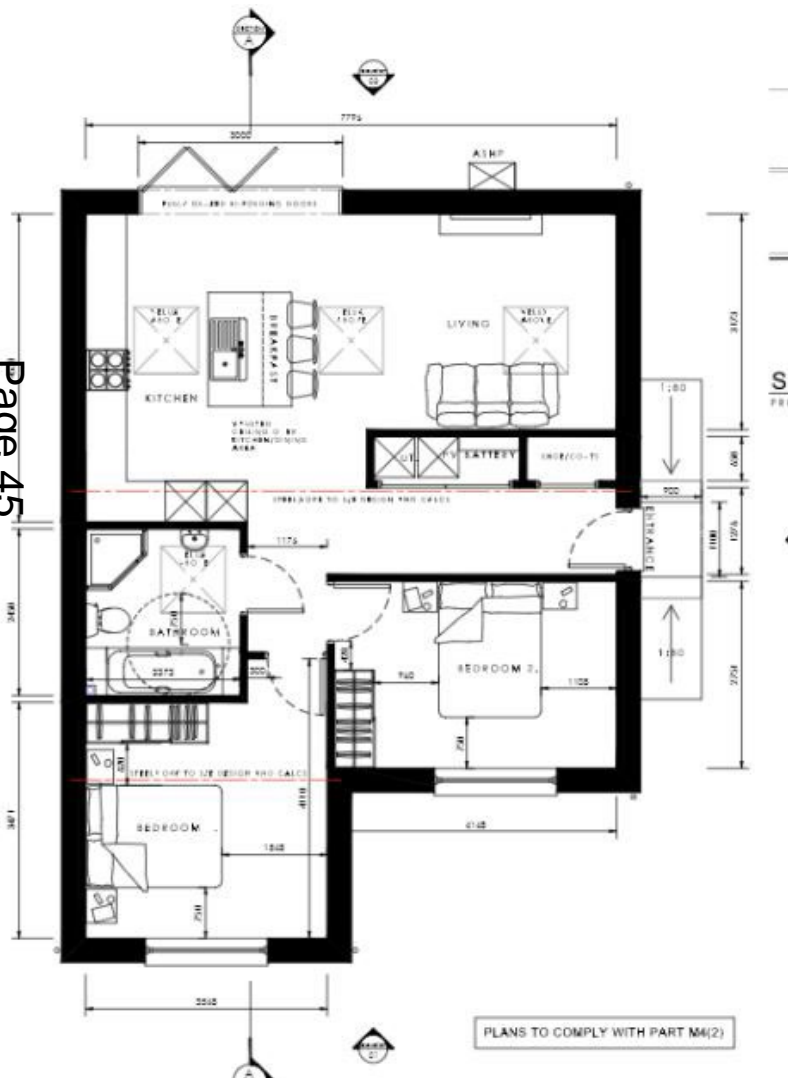


SIDE ELEVATION 04

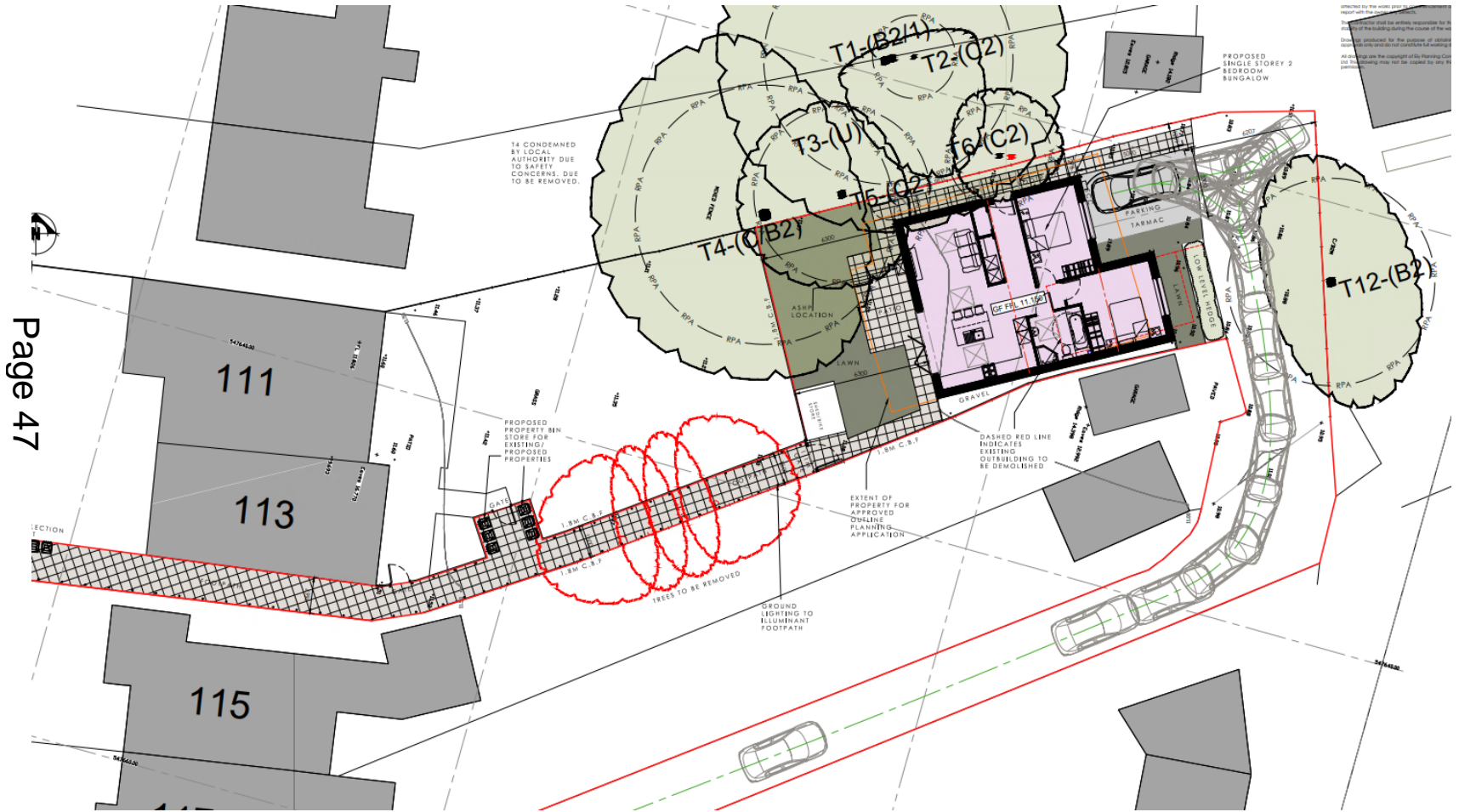
PROPOSED 1:100 @ A1

Propose Floor Plans

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Vehicle Tracking Plan



limited by the works plan and the extent of the works, responsibility for the safety of the building during the course of the works shall remain with the contractor. All drawings are the copyright of the Planning Cell and no responsibility shall be accepted by any other party.

Planning Balance

Approval

Key material considerations:

- Principle: The erection of a dwelling and the subdivision of garden land is acceptable.
- Site and design of the proposed dwelling is acceptable in this context



Refusal

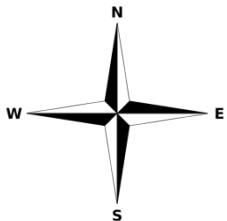
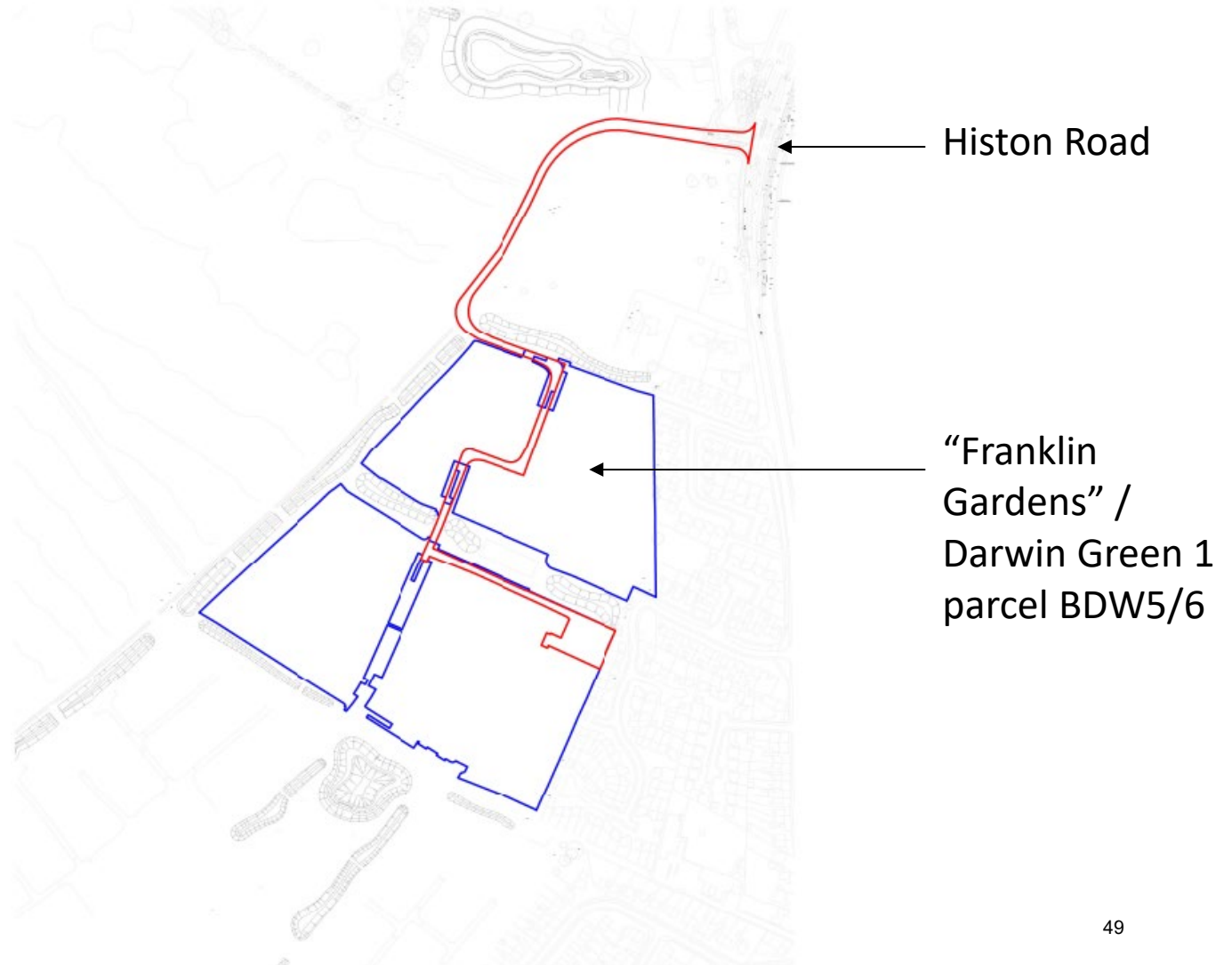
Key material considerations:

- None

Officer Recommendation: Approve subject to conditions

24/00961/FUL - Darwin Green 1 Parcel BDW5/6 Plots
202-205 and 209

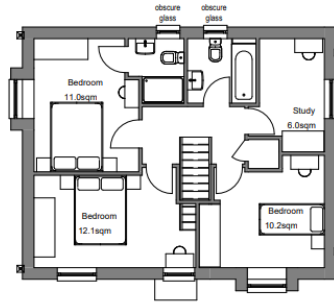
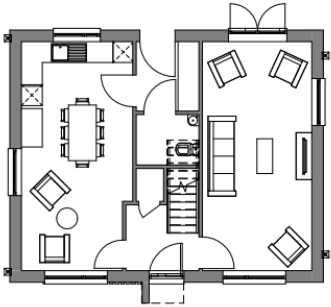
Site Location Plan



Site Plan



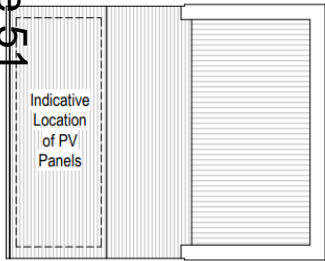
Plot 202



1 Thornton Type 4 Ground Floor
1 : 100

2 Thornton Type 4 First Floor
1 : 100

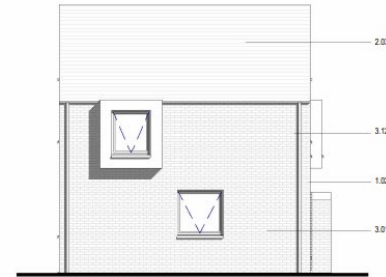
Page 51



3 Thornton Type 4 Roof Plan
1 : 100



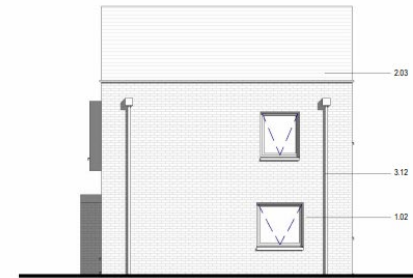
1 Thornton Type 4 - Elevation 1
1 : 100



2 Thornton Type 4 - Elevation 2
1 : 100

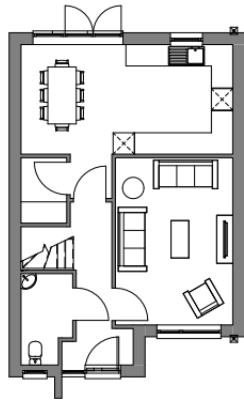


3 Thornton Type 4 - Elevation 3
1 : 100

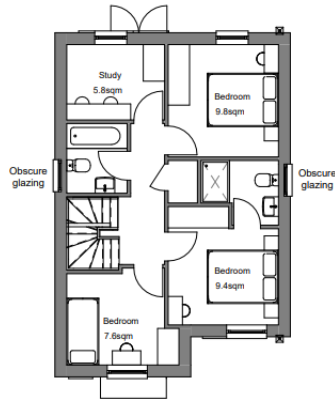


4 Thornton Type 4 - Elevation 4
1 : 100

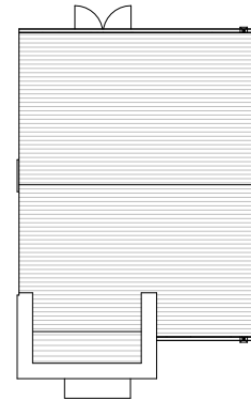
Plots 203 and 204



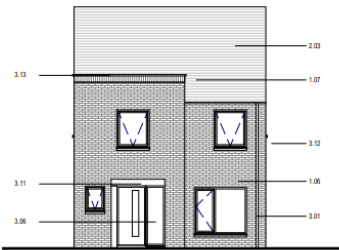
1 Kingsley Mid Ground Floor
1 : 100



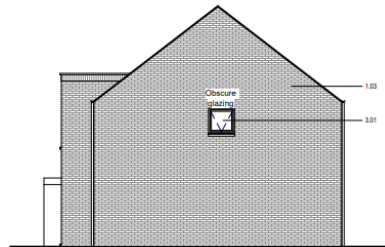
2 Kingsley Mid First Floor
1 : 100



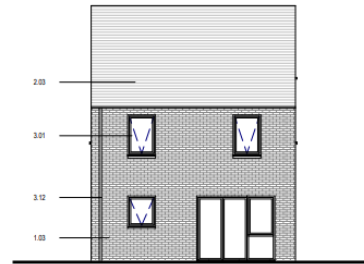
4 Kingsley Mid Roof Plan
1 : 100



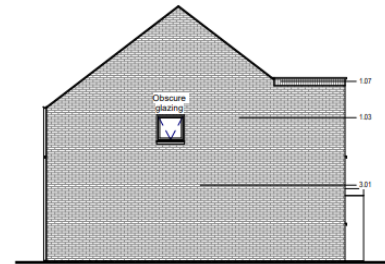
1 Kingsley Mid - Elevation 1
1 : 100



2 Kingsley Mid - Elevation 2
1 : 100



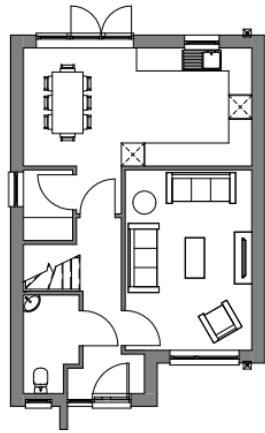
3 Kingsley Mid - Elevation 3
1 : 100



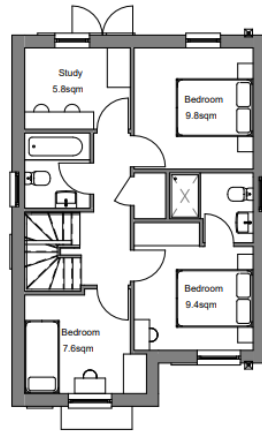
4 Kingsley Mid - Elevation 4
1 : 100

Plots 205

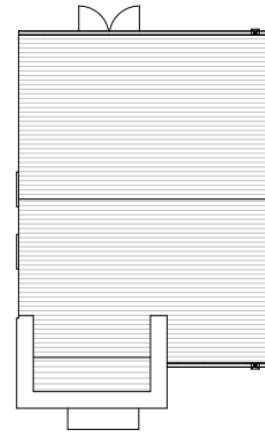
Page 53



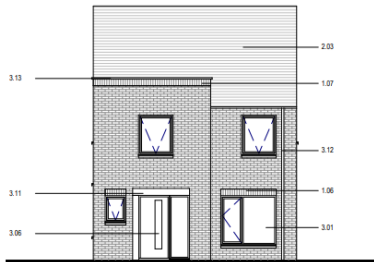
① Kingsley End Ground Floor
1:100



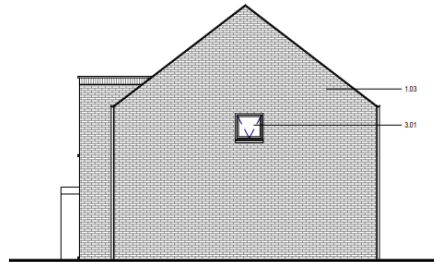
② Kingsley End First Floor
1:100



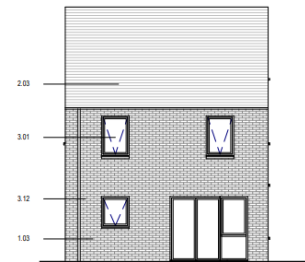
③ Kingsley End Roof Plan
1:100



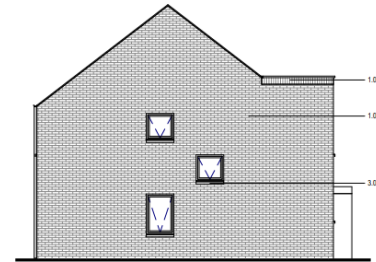
① Kingsley End - Elevation 1
1:100



② Kingsley End - Elevation 2
1:100

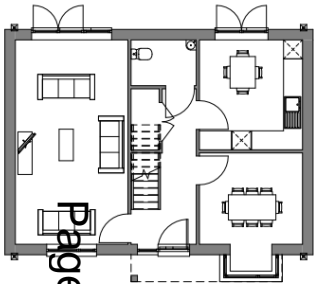


③ Kingsley End - Elevation 3
1:100

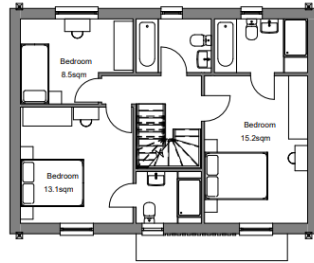


④ Kingsley End - Elevation 4
1:100

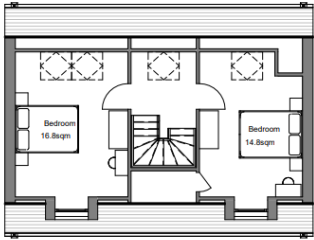
Plots 209



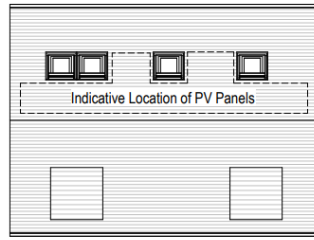
1 Malvern Type 4 Ground Floor
1:100



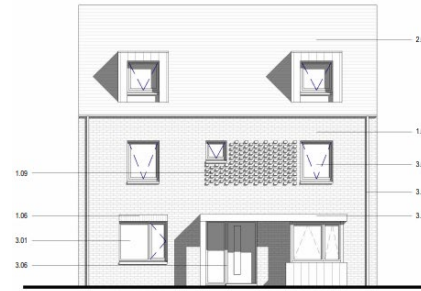
2 Malvern Type 4 First Floor
1:100



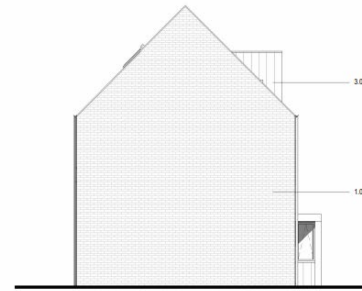
3 Malvern Type 4 Second Floor
1:100



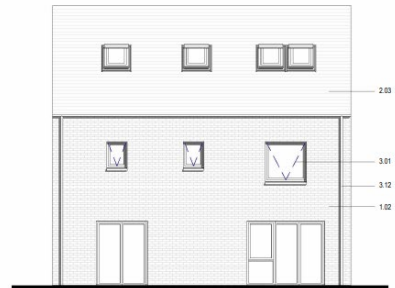
4 Malvern Type 4 Roof Plan
1:100



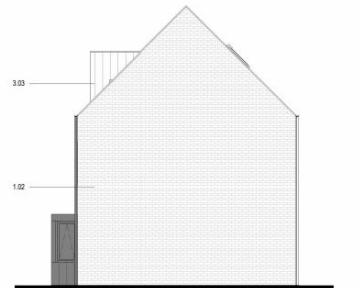
1 Malvern Type 4 - Elevation 1
1:100



2 Malvern Type 4 - Elevation 2
1:100



3 Malvern Type 4 - Elevation 3
1:100



4 Malvern Type 4 - Elevation 4
1:100

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Planning Balance

Approval

Key material considerations

- Housing delivery on strategic housing allocation Policy 20.
- High quality development.
- Accessible homes to Building Regulations requirement part M4(2).
- Carbon reduction and water efficiency.
- High quality cycle parking.
- Electric vehicle charging.
- Ecological enhancements.



Refusal

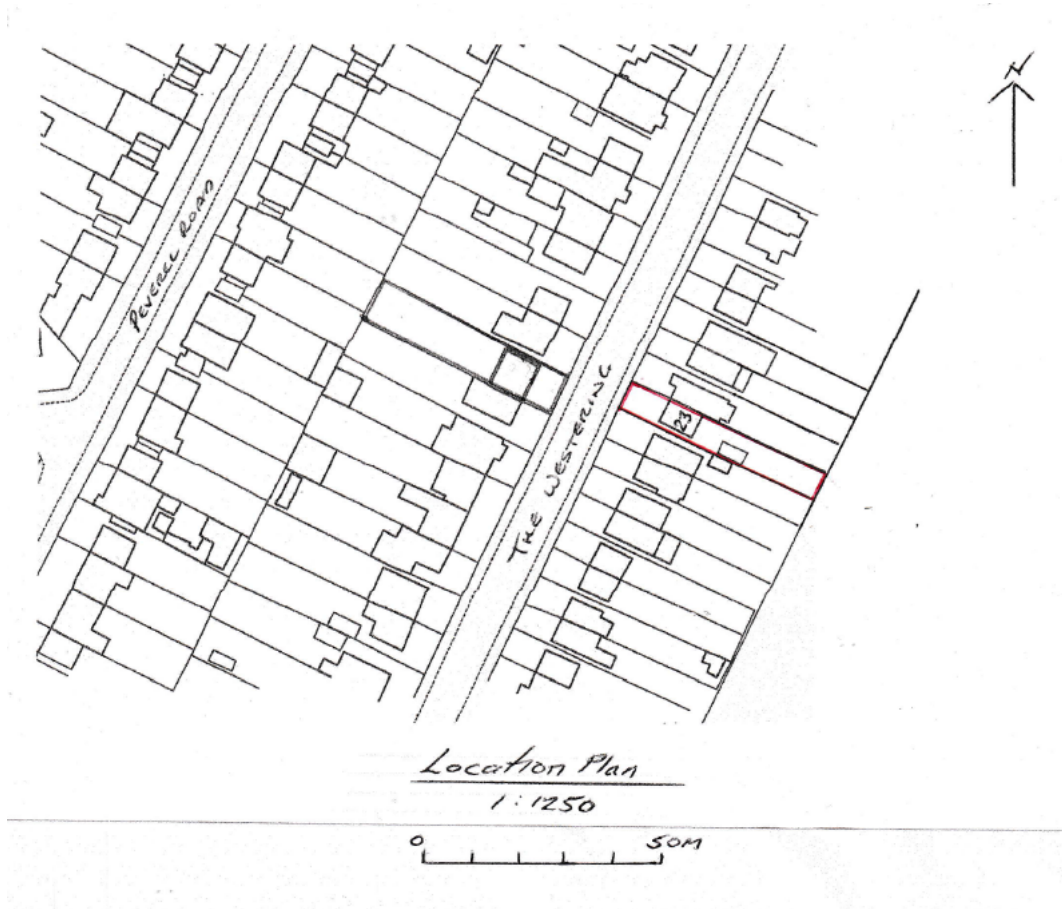
Key material considerations

- Failure to meet detailed parts of the Technical Housing Standards – Nationally Described Space Standards (2015) and Policy 50 relating to the size of double bedrooms.

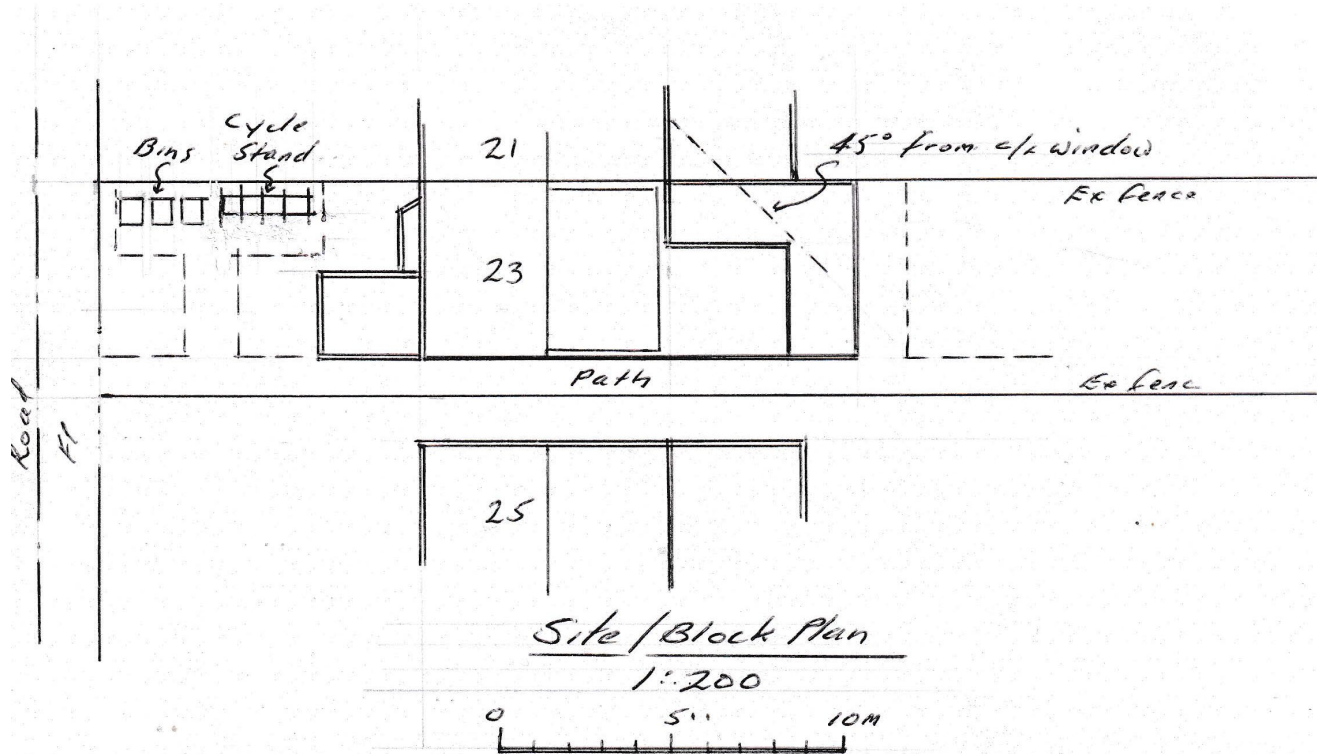
Officer Recommendation: Approve

24/02669/FUL/23 The Westering Site Location Plan

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Site / Block Plan

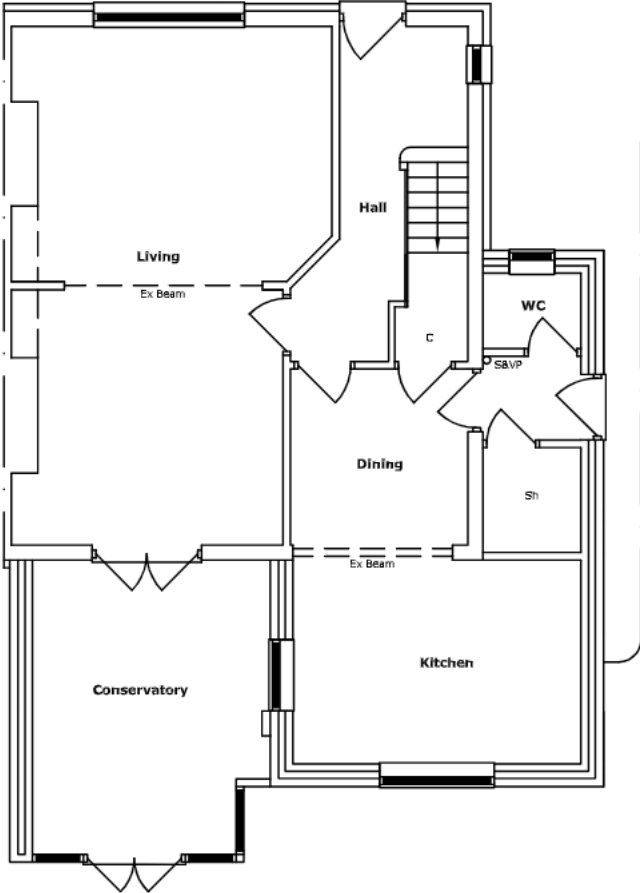


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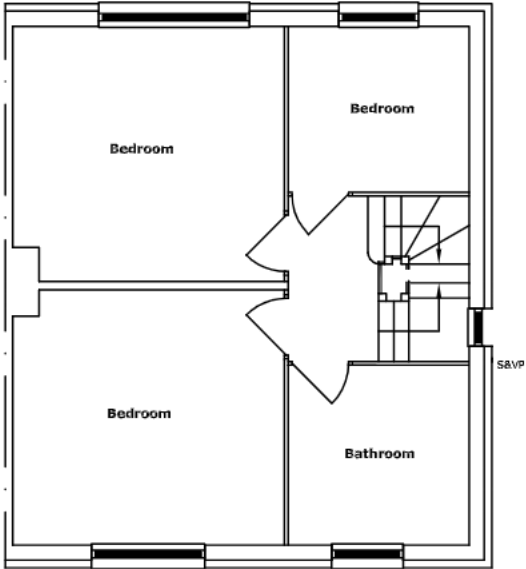
Dwg No. 8133/1

Existing Plans

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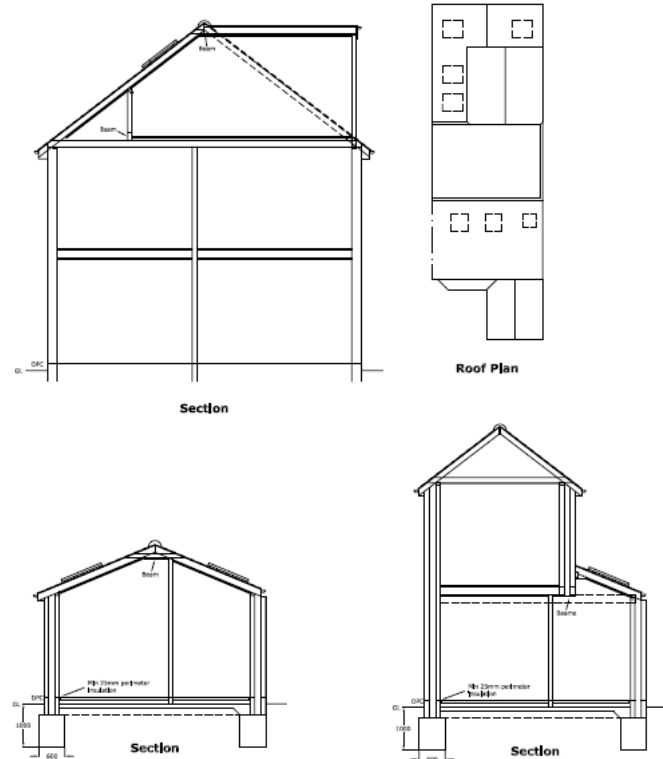
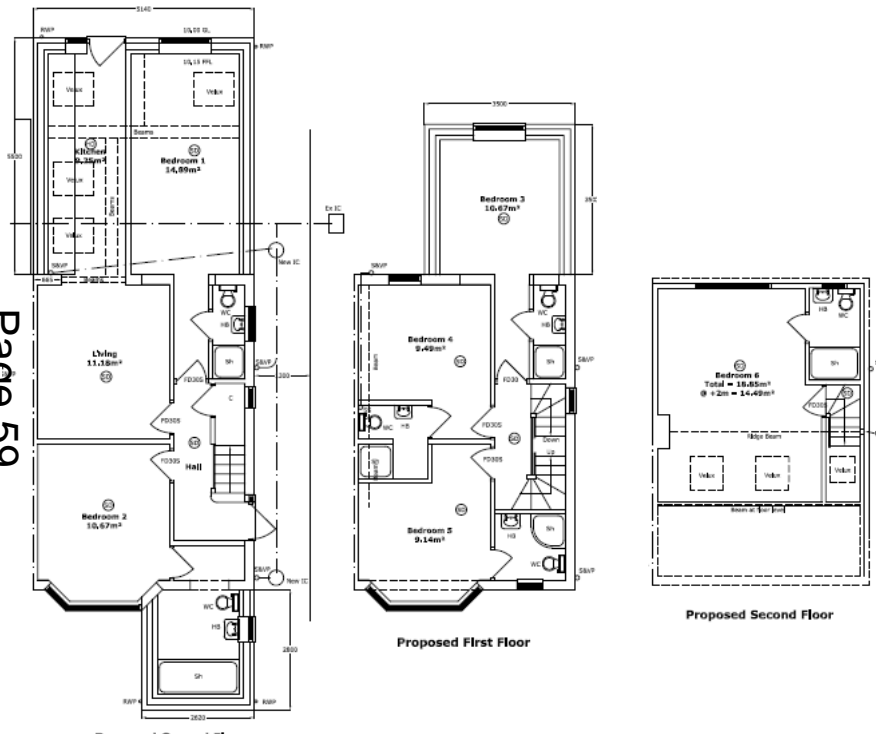
Existing Ground Floor



Existing First Floor

Proposed Plans & Sections

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Planning Balance

Approval

Key material considerations

- Change of use to a small HMO from a dwelling is permitted development. Impact on neighbouring dwellings is not unduly harmful.
- No unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe.



Refusal

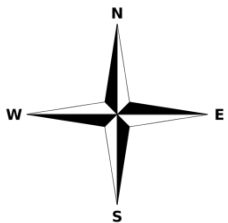
Key material considerations

Officer Recommendation: Approve

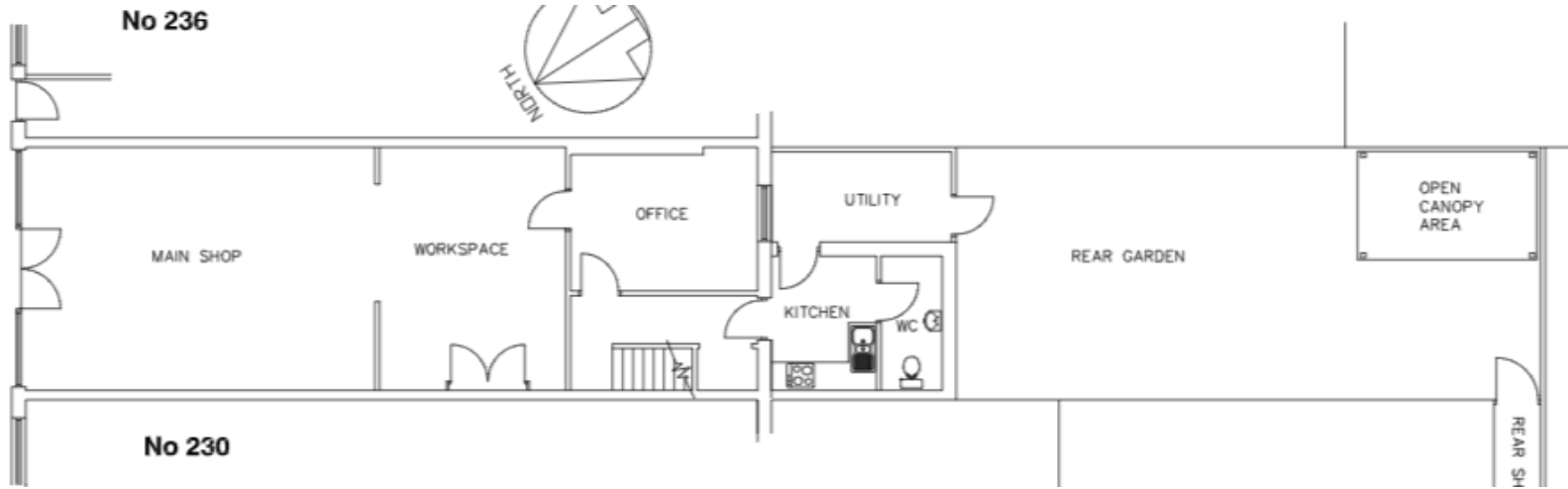
24/02473/FUL/232 Mill Road

Change of use from (dry cleaner) Use Class sui generis to
(hot food takeaway) sui generis.

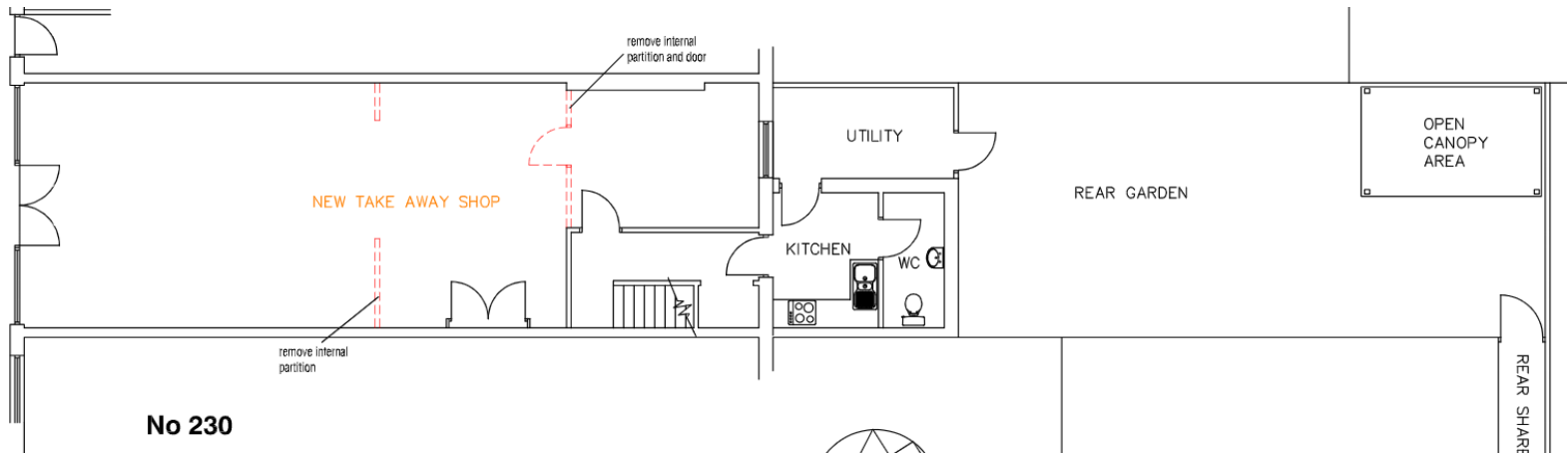
Site Location Plan



Floorplans

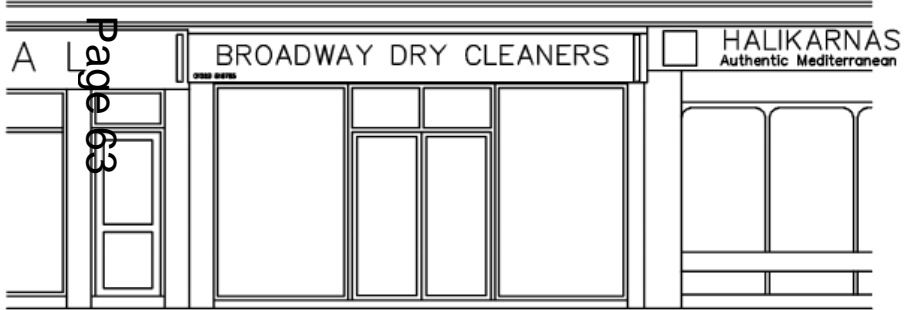


Existing Floorplan

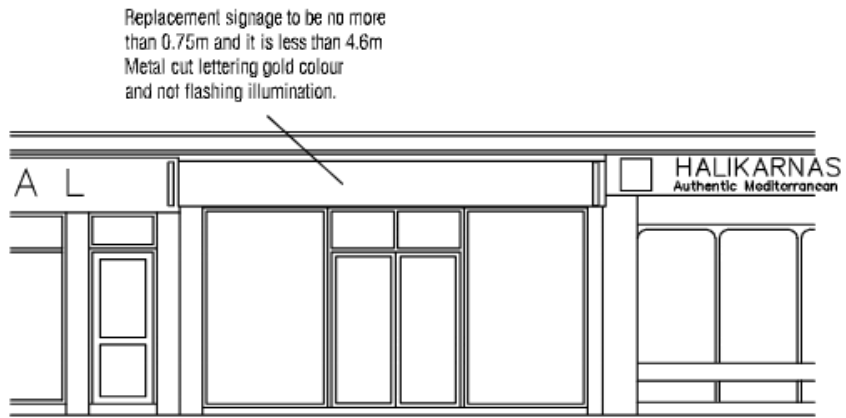


Proposed Floorplan

Elevations



EXISTING FRONT ELEVATION, 1:100



PROPOSED FRONT ELEVATION, 1:100

Planning Balance

Approval

Key material considerations

- The proposed use is acceptable within the Mill Road District Centre



Refusal

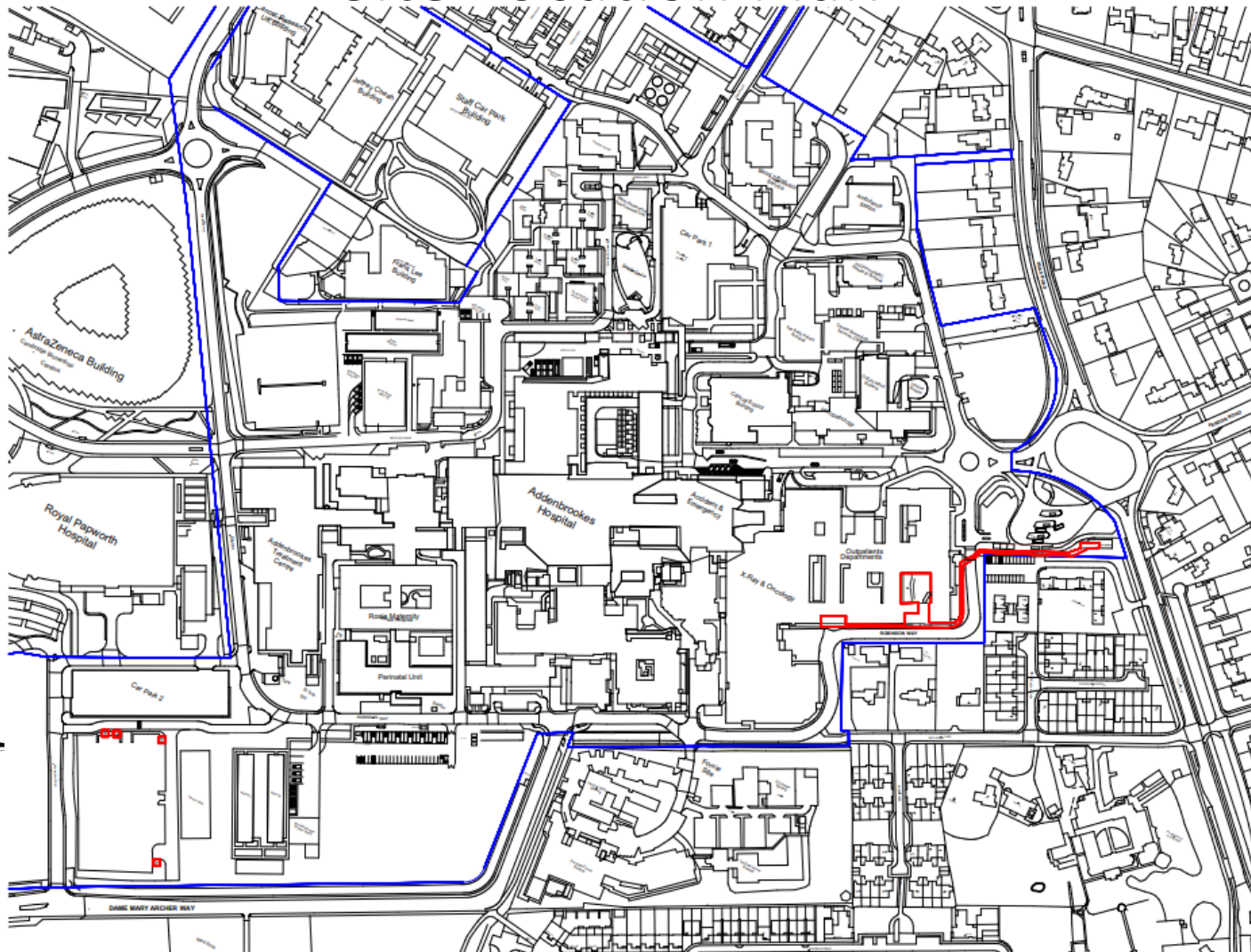
Key material considerations

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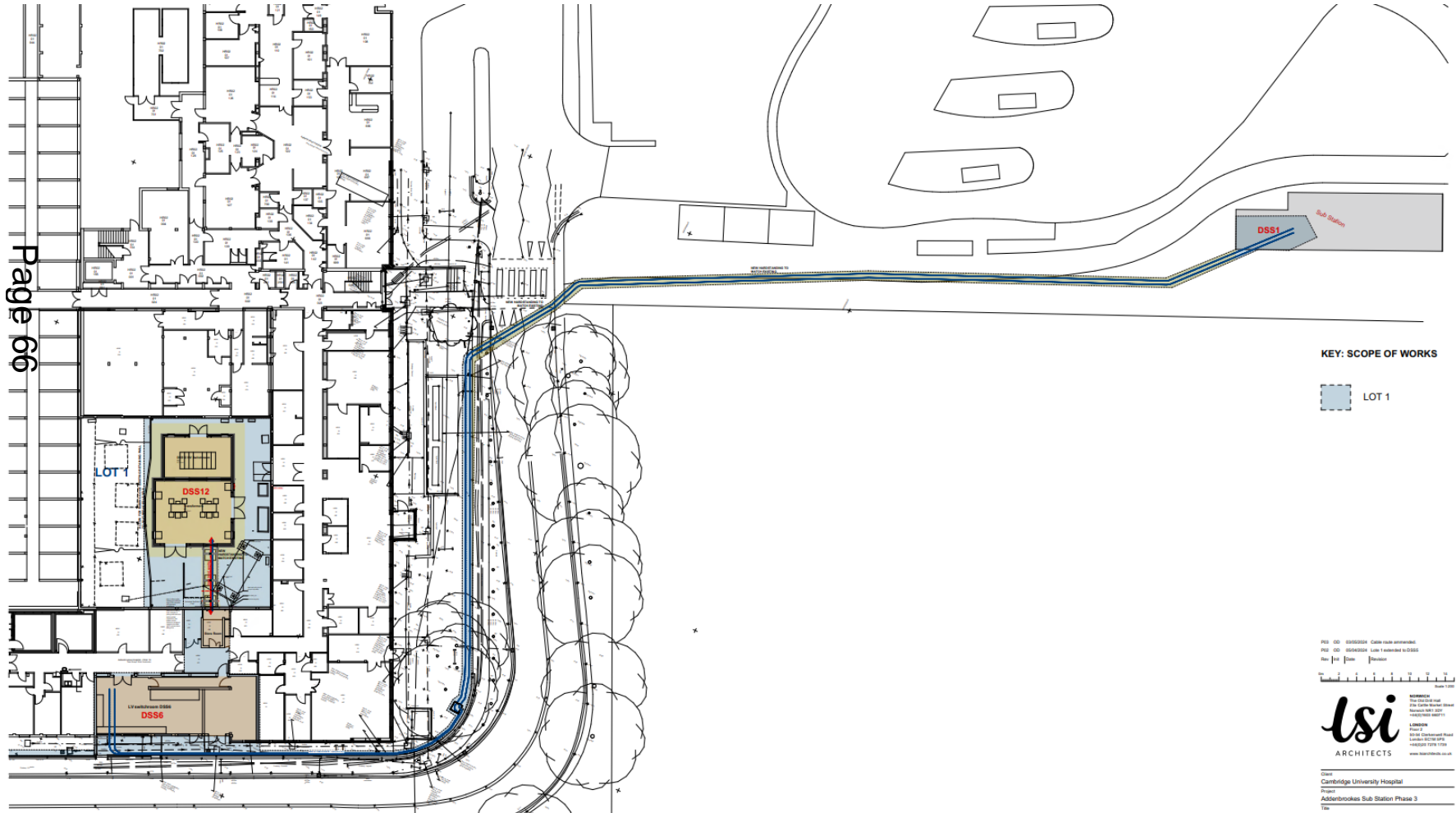
Officer Recommendation: Approve

24/01787/FUL - Erection of substation, transformers, switch rooms, gantry, cable connections and associated infrastructure

Site Location Plan



Site Plan

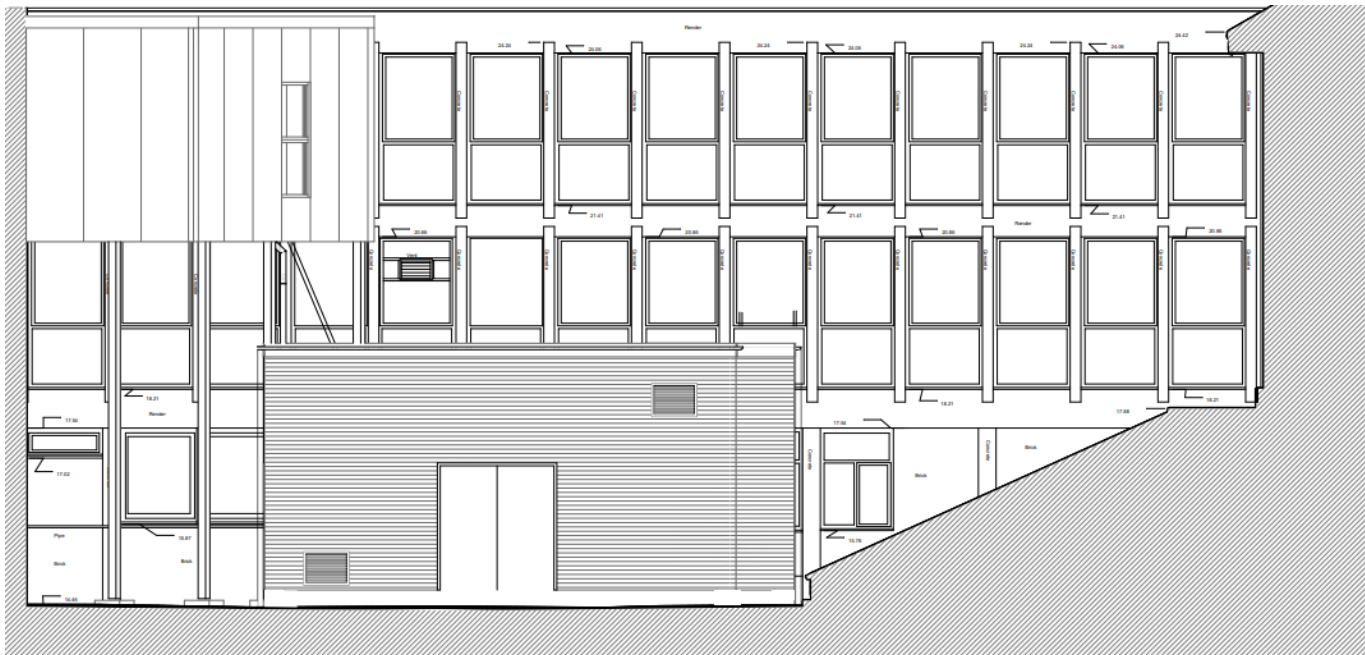


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Elevations



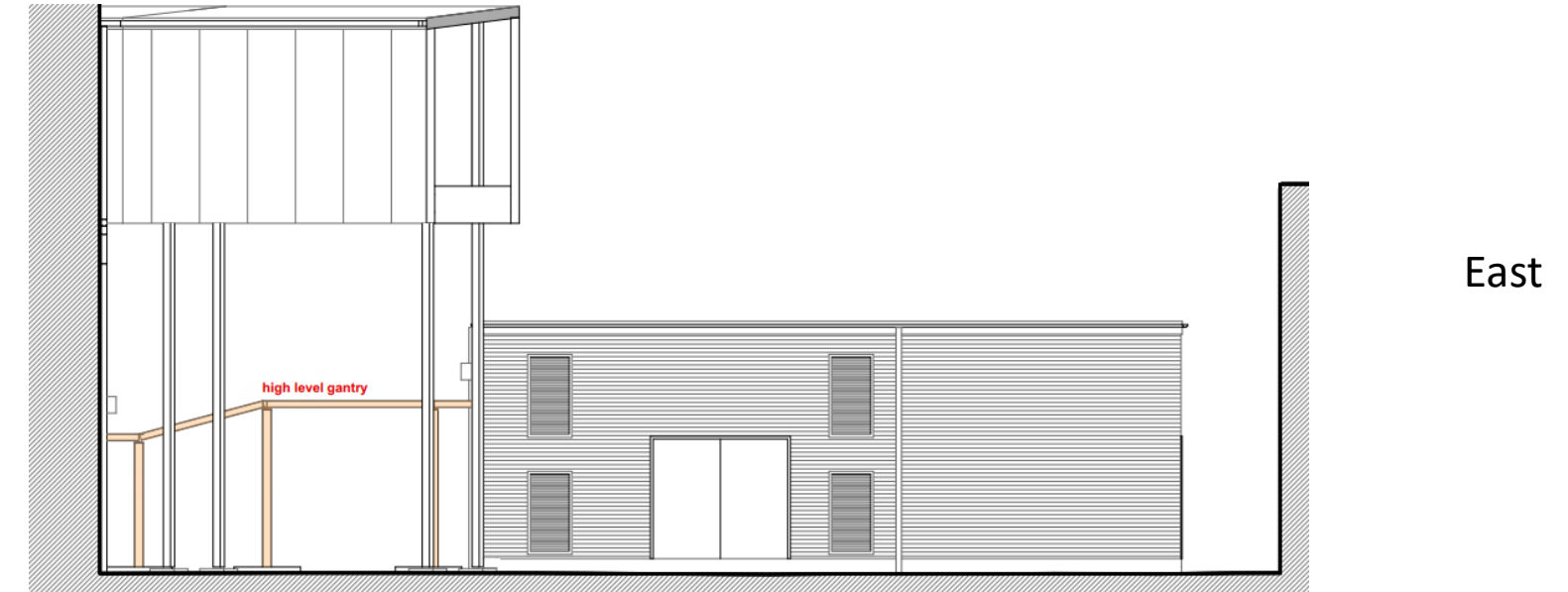
West



North

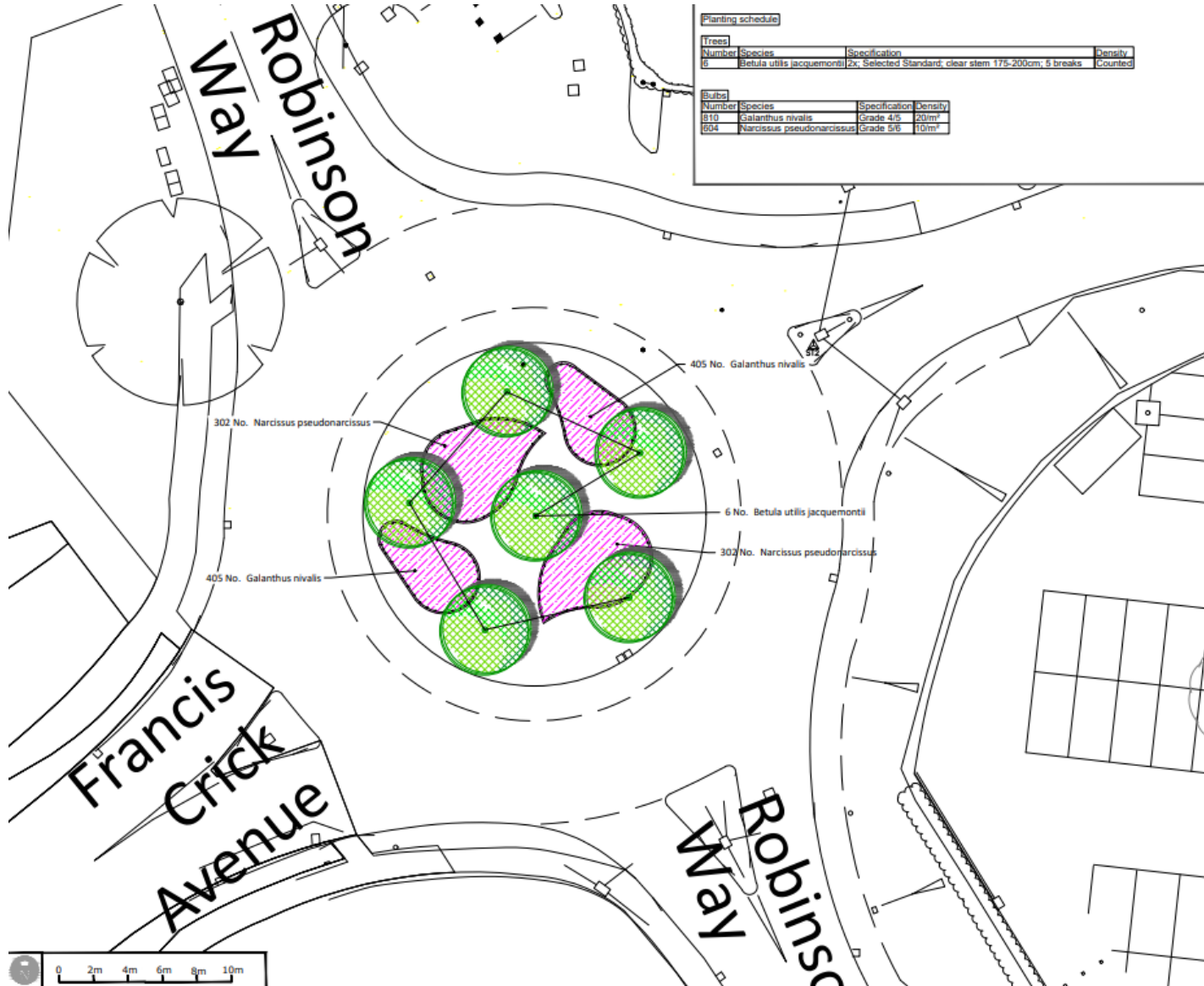
Elevations

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Roundabout Planting

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Planning Balance

Approval

Key material considerations

- Meets a current and future need to support reliable provision of electricity to the hospital campus.
48.05% Biodiversity Net Gain.



Refusal

Key material considerations

- No Green or Brown flat roof

Officer Recommendation: Approve