

PLANNING COMMITTEE MEETING – 2nd October 2024

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item: 1
Reference Number: 24/01330/FUL
Address: The Emperor, 21 Hills Road
Determination Date: 10.10.2024

A revised Design and Access Statement has been received from the applicants. It includes very minor textual changes, all within sections 4.03 and 4.04 including:

-Reference to St Pauls Place being part of the public realm has been removed.

-Reference at 4.04 (f) had been made to a second floor terrace; this has been removed as it is not proposed within the application.

To Note: -Reference at 4.04 (d) to the storage of bikes confirmed as this is predominantly within the basement. 4.04 (l and j);

-Reference to St Pauls Place as public realm removed. Within 4.03(i), reference to the public realm has been removed.

The changes are very minor and are essentially acknowledging comments raised by the third parties. No further consultation is required.

Amendments to Text: -

Pre-Committee Amendments to Recommendation: -

Decision: -

Circulation: First Item: 2
Reference Number: 24/02159/S106A
Address: Land at Newbury Farm, Babraham
Determination Date: 15 August 2024

To Note: Paragraph 9.10 of the officer report has been updated. See amendments to text in bold below.

9.10 As Proposed:

Amendments to text:

“If the Community Room/Centre Phase has been agreed pursuant to paragraph 1 the Owner shall not (i) Commence Development in the Community Room/Centre Phase until the Owner has agreed the Community Room/Centre Specification in writing with the City Council nor (ii) permit or allow the Occupation of **either (a) more than one hundred and fifty (150) of the Dwellings on the Site or (b) the first Occupation of the last Dwelling on the second Phase of the Development or (c) more than seventy (70) of the dwellings on the third Phase of the Development** (whichever shall first occur) until either;

2.1 The Community Room/ Centre has been Practically Completed; or as the case may be; or
2.2 the Community Room/Centre Contribution has been paid to the City Council.

Pre-Committee Amendments to Recommendation: -

Decision: -

Circulation:	First	Item:	3
Reference Number:	24/01704/S73		
Address:	Land South of Worts Causeway		
Determination Date:	1 August 2024		
To Note:	None.		
Amendments to Text:	None.		
Pre-Committee Amendments to Recommendation:	None.		

Decision:

Circulation: First Item: **4**
Reference Number: 24/01531/REM
Address: Land South of Worts Causeway
Determination Date: 22 July 2024

To Note:

- Removal of the originally recommended conditions 2, 3 and 5. These details are already secured by the following outline planning conditions 42, 57 and 40 as recommended under application reference 24/01704/S73.
- Additional conditions 2 and 3 to secure the M4(2) and M4 (3) homes.
- Additional condition 5 to ensure the cycle stores are provided with green roofs.
- Amendments to the wording of the recommended conditions 5,7 and 12.

Amendments to Text: None.

Pre-Committee
Amendments to
Recommendation:

Amended conditions:

2) Notwithstanding the plans hereby approved, all of the dwellings shall be constructed in accordance with the submitted details to meet the requirements of Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the delivery of accessible homes and in accordance with Cambridge Local Plan 2018, policy 51.

3) Notwithstanding the plans hereby approved, four of the dwellings shall be constructed in accordance with the submitted details to meet the requirements of Part M4 (3) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the delivery of accessible homes and in accordance with Cambridge Local Plan 2018, policy 51.

5) All cycle stores with a flat roof(s) or a roof pitch below 10 degrees within the development hereby permitted shall be installed with a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) 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 60 mm thick.
- b) Provide suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to occupation of the dwellings.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31).

7) Prior to the first occupation of the development hereby permitted, a Biodiversity Net Gain scheme which demonstrates the requirements of Schedule 3, Part 6 of the Section 106 agreement (19/1168/OUT) have been fulfilled shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- Confirm the the baseline assessment of the approved layout together with the final approved detailed landscaping scheme for the site.
- Identify the proposed habitat improvements on-site
- Include an implementation, management and monitoring plan (including the identified responsible bodies) for a period of 30 years for the on site enhancements as

appropriate.

The scheme shall thereafter be implemented in accordance with the approved implementation, management and monitoring plan.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 180, policies 59 & 60 of the Cambridge Local Plan 2018 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

12) Prior to the commencement of development above ground level an alternative ventilation scheme for the habitable rooms on the Babraham Road façade as identified within the *Create Consulting Engineers Ltd Acoustic Assessment – Rev E (ref: SW/CC/P23-2965/02 Rev E) dated 12th July 2024* to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority.

The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed prior to the occupation of the relevant dwellings along the Babraham Road frontage and shall be fully retained thereafter.

Reason: In the interests of residential amenity, in accordance with Cambridge Local Plan 2018, Policy 35.

MINOR PLANNING APPLICATIONS

Circulation: First Item: **5**

Reference Number: 24/00245/REM

Address: 111-113 Queen Ediths Way

Determination Date: 19 March 2024

To Note: -

Amendments to Text: -

Pre-Committee
Amendments to
Recommendation: -
Decision: -

Circulation: First Item: **6**

Reference Number: 24/00961/FUL

Address: Plots 202 to 205 and 209 at BDW5&6 Land between
Huntingdon Road and Histon Road, known as Darwin
Green One

Determination Date: 31 May 2024

To Note: A further representation has been received from the
owner/occupier of 6 Martingale Close addressed to the
planning officer and members of the committee. The
representation maintains their objection on the grounds of
overbearing and enclosing impact on the amenities of 2, 4
and 6 Martingale Close. A copy of the representation has
been uploaded to the public application file.

Further representations have been received from the
owner/occupier of 2 Martingale Close regarding materials
and paragraph 10.14 of the officer report. Also to reiterate
concerns about linear density are represented in
paragraph 7.2. See amendments to text below.

Amendments to
Text: Paragraph 7.2: ...”Density and overdevelopment
(including linear density along the boundary)...”

Paragraph 10.14: “Materials for the dwellings are shown in
the Design and Access Statement. All dwellings would be
light red brick with a red-brown clay roof tile. ~~This is similar
to the majority of dwellings on the wider BDW5/6 parcel
including all those on the eastern boundary with existing
neighbours, which are all red brick.~~ **This is a combination
of materials used on the wider BDW5/6 parcel
including approved plots 203 and 204 in the reserved
matters consent, however elsewhere along the
boundary with existing neighbouring properties the
plots alternate between red and brown brick**”

Paragraph 10.68: “The applicant has provided sections
and visualisations from neighbouring properties, and the
case officer has visited ~~each of the neighbouring properties
discussed below~~ numbers 2, 4 and 6 Martingale Close.”

Paragraph 10.91: “... The Kingsley house type (Plots 203,

204 and 205) would have two double bedrooms ~~9.5 square metres~~ **9.4 square metres and 9.8 square metres** which is smaller than the standards that require double bedrooms to be at least 11.5 square metres....”

Pre-Committee
Amendments to
Recommendation:

Condition 17 - Green roof (bin and bike stores)

~~Any flat roof of the stores within the development hereby permitted shall be a green biodiverse roof(s).~~ **All cycle and bin stores with a flat roof(s) or a roof pitch below 10 degrees within the development hereby permitted shall be installed with a green biodiverse roof(s).** The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) 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 60 mm thick.
- b) Provide suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to occupation of the dwellings. Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31).

Decision:

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Circulation:	First	Item:	7
Reference Number:	24/02669/FUL		
Address:	23 The Westering		
Determination Date:	9 September 2024		
To Note:	-		
Amendments to Text:	-		
Pre-Committee Amendments to Recommendation:	-		
Decision:	-		

Circulation: First Item: **8**
Reference Number: 24/02473/FUL
Address: 232 Mill Road
Determination Date: 26 August 2024
To Note: -
Amendments to Text: -
Pre-Committee Amendments to Recommendation: -
Decision: -

Circulation: First Item: **9**
Reference Number: 24/01787/FUL
Address: Outpatients' Building Courtyard and Hospital Campus
Addenbrookes Hospital Robinson Way
Determination Date: 5 July 2024
To Note: -
Amendments to Text: -
Pre-Committee Amendments to Recommendation: -
Decision: -