

Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

MINOR APPLICATIONS

24/03448/FUL - Beadle Industrial Estate, Units B And C

Location Plan

Site Address: Dh1, Units B And C, Beadle Industrial Estate, Ditton Walk, Cambridge, CB5 8PD



Date Produced: 14-Sep-2024

Scale: 1:1250 @A4

Page 3



Planning Portal Reference: PP-13326317v1



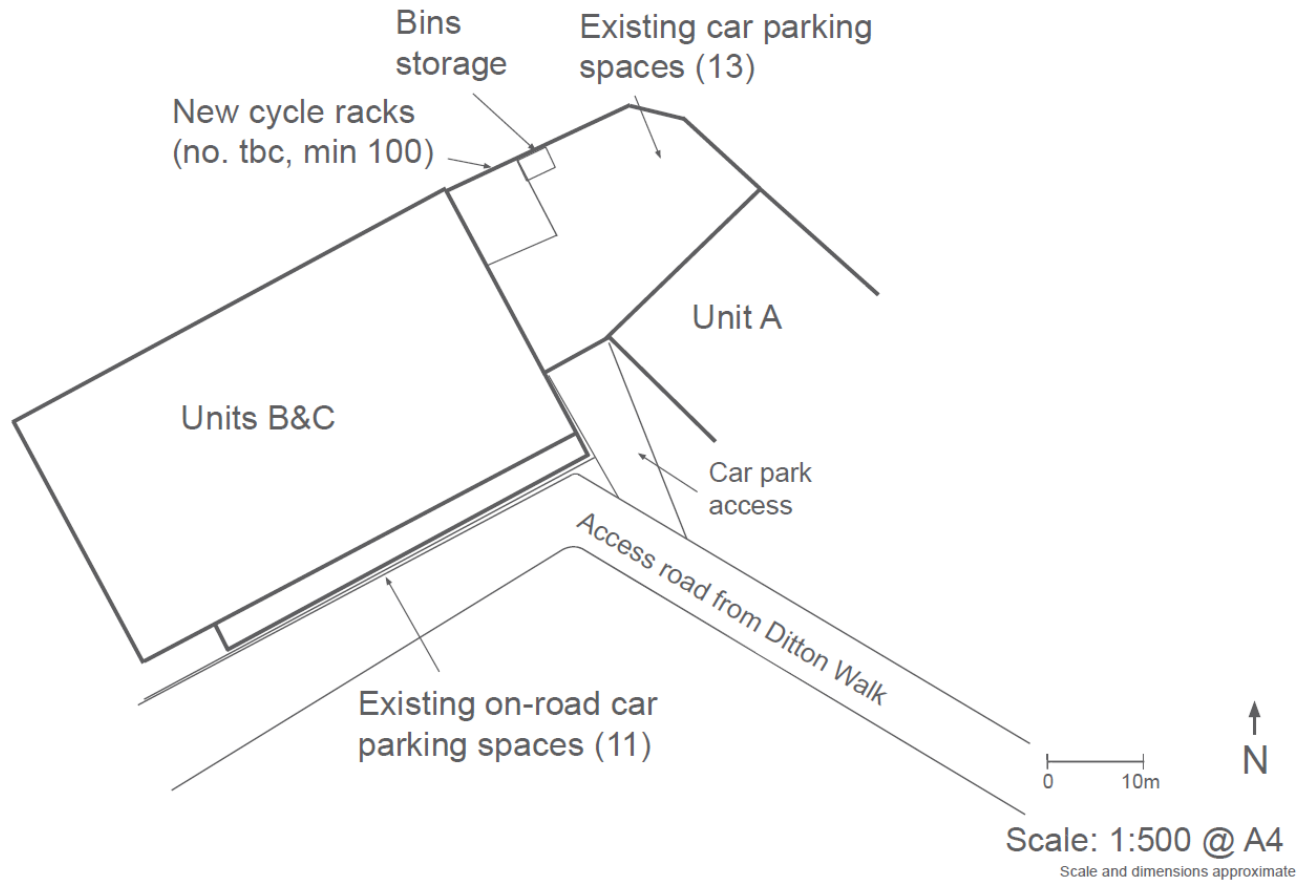
Block Plan

Page 4

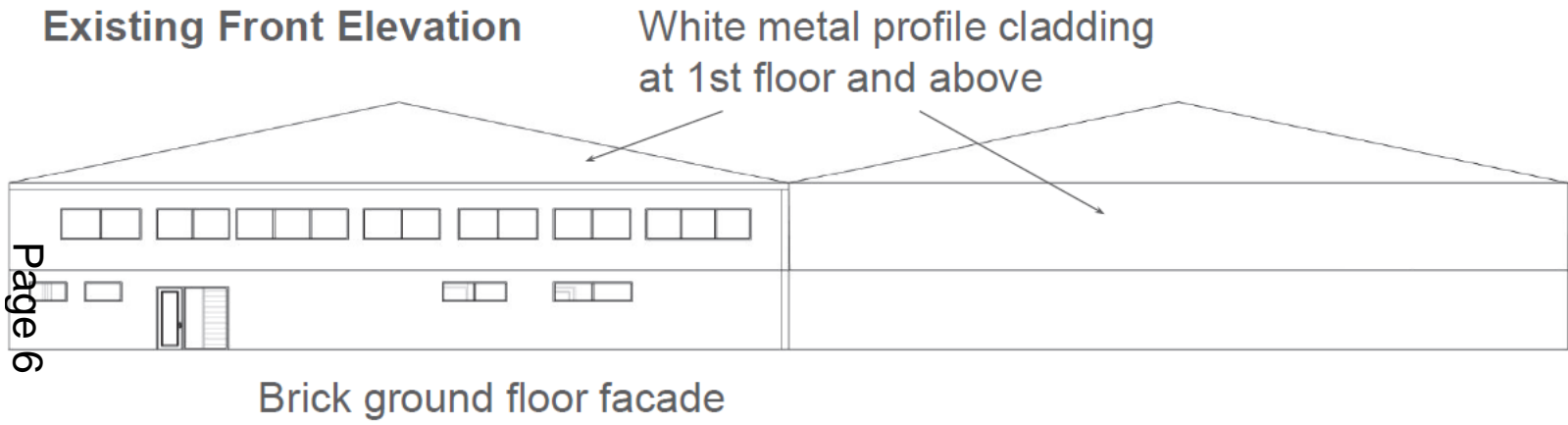


Site Plan

Site plan - B/C Beadle Trading Estate

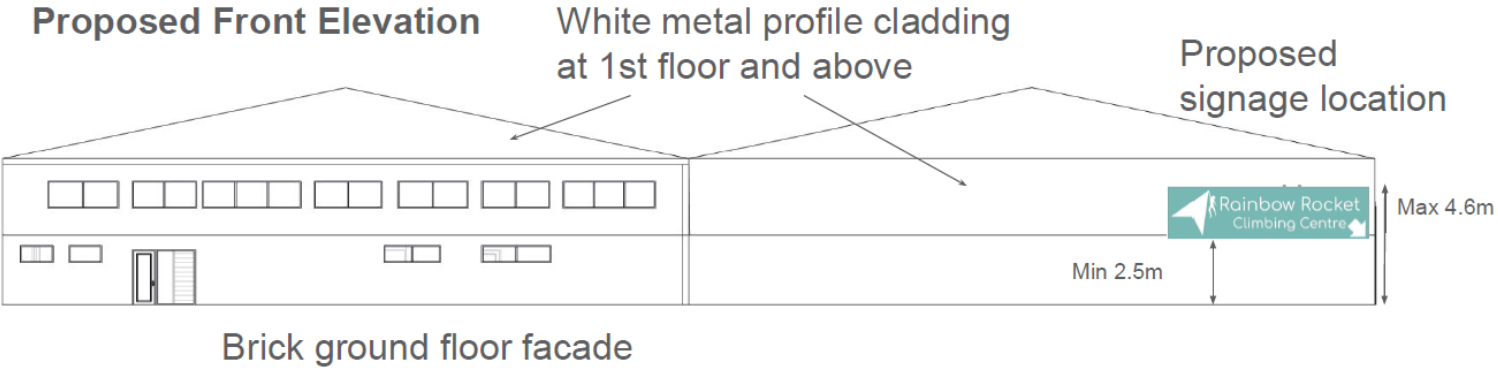


Elevations



Scale: 1:200 @ A4
Scale and dimensions approximate

Elevations

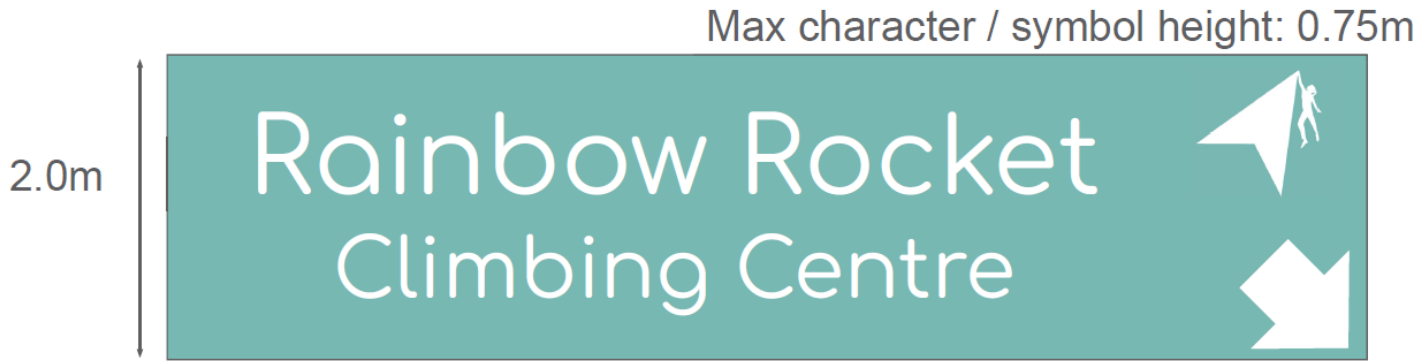


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Units B&C Beadle Trading Estate

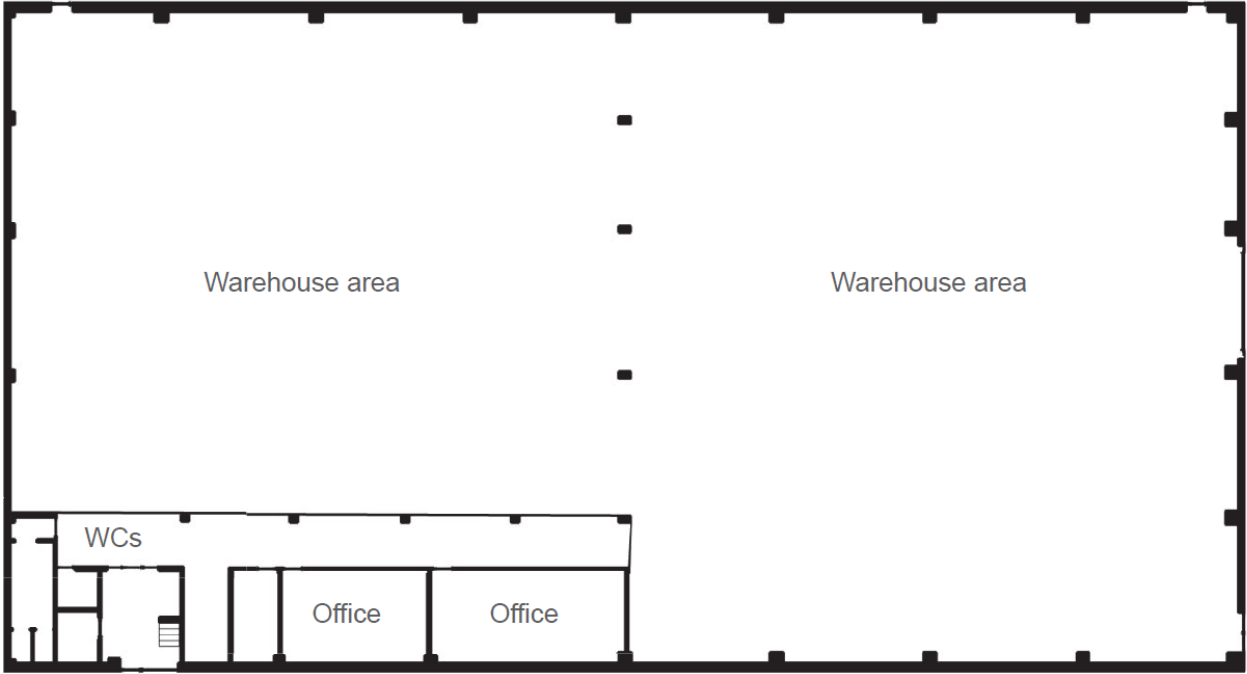
Scale: 1:200 @ A4
Scale and dimensions approximate

Indicative signage design



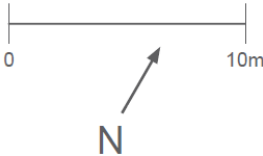
Existing Ground Floor Plan

Page 8



Existing
Ground Floor
Plan

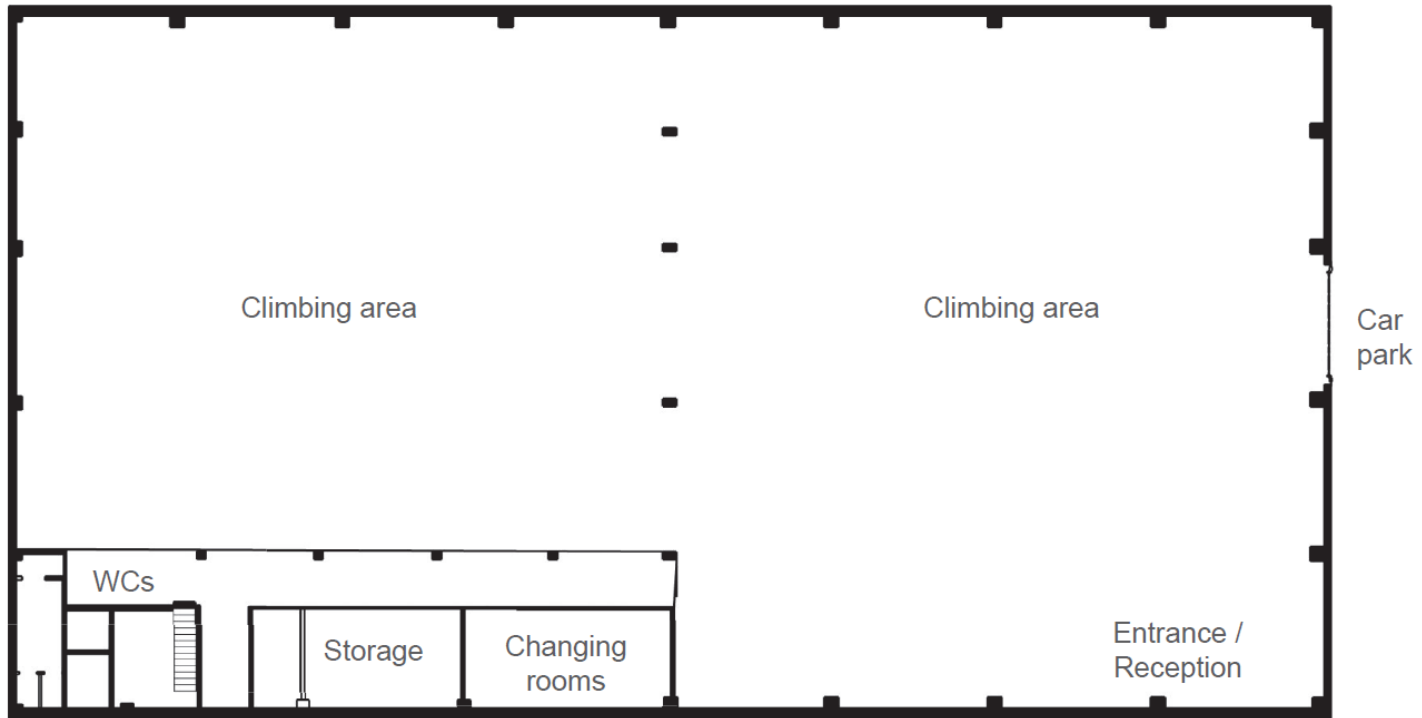
Units B&C Beadle Trading Estate



Scale: 1:200 @ A4
Scale and dimensions approximate

Proposed Ground Floor Plan

Page 9



Planned
Ground Floor Plan

Units B&C Beadle Trading Estate



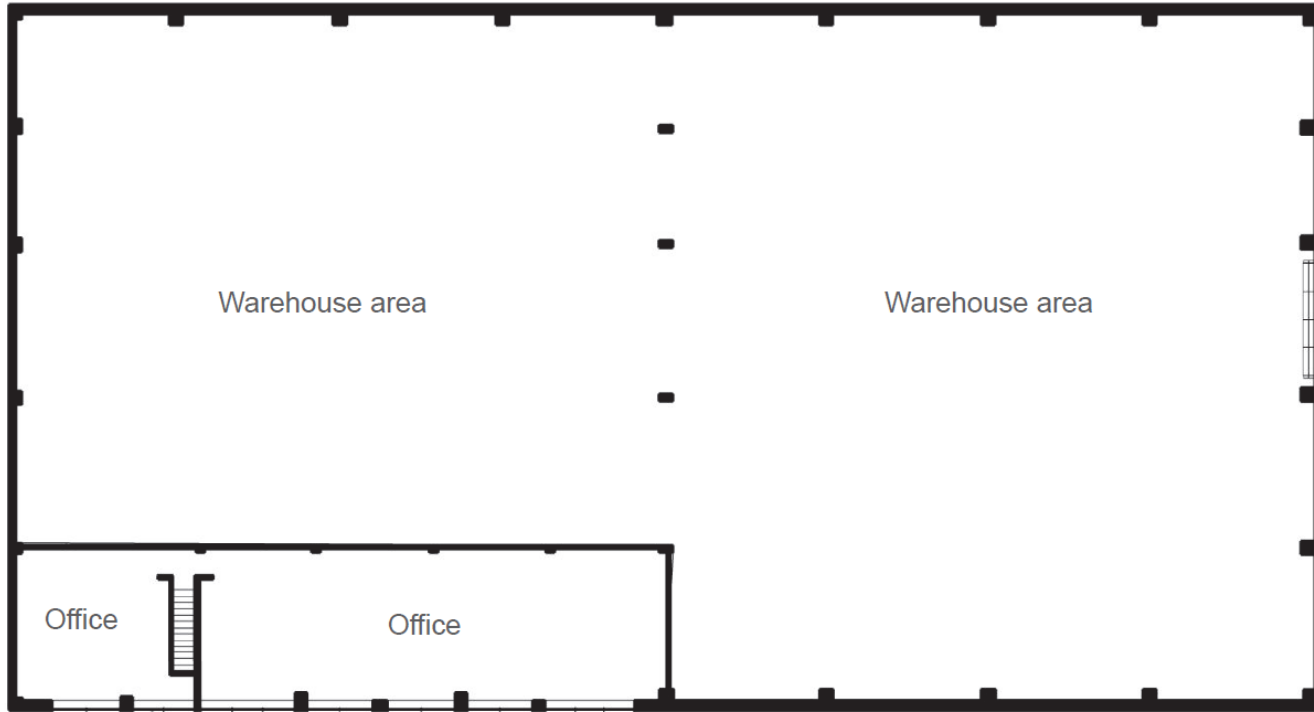
N

Scale: 1:200 @ A4

Scale and dimensions approximate

Existing First Floor Plan

Page 10



Existing
First Floor Plan

Units B&C Beadle Trading Estate



N

Scale: 1:200 @ A4

Scale and dimensions approximate

Proposed First Floor Plan

Page 11



Planned
First Floor Plan

Units B&C Beadle Trading Estate



N

Scale: 1:200 @ A4

Scale and dimensions approximate

Planning Balance

Approval

Key material considerations

- Provision of a leisure facility



Refusal

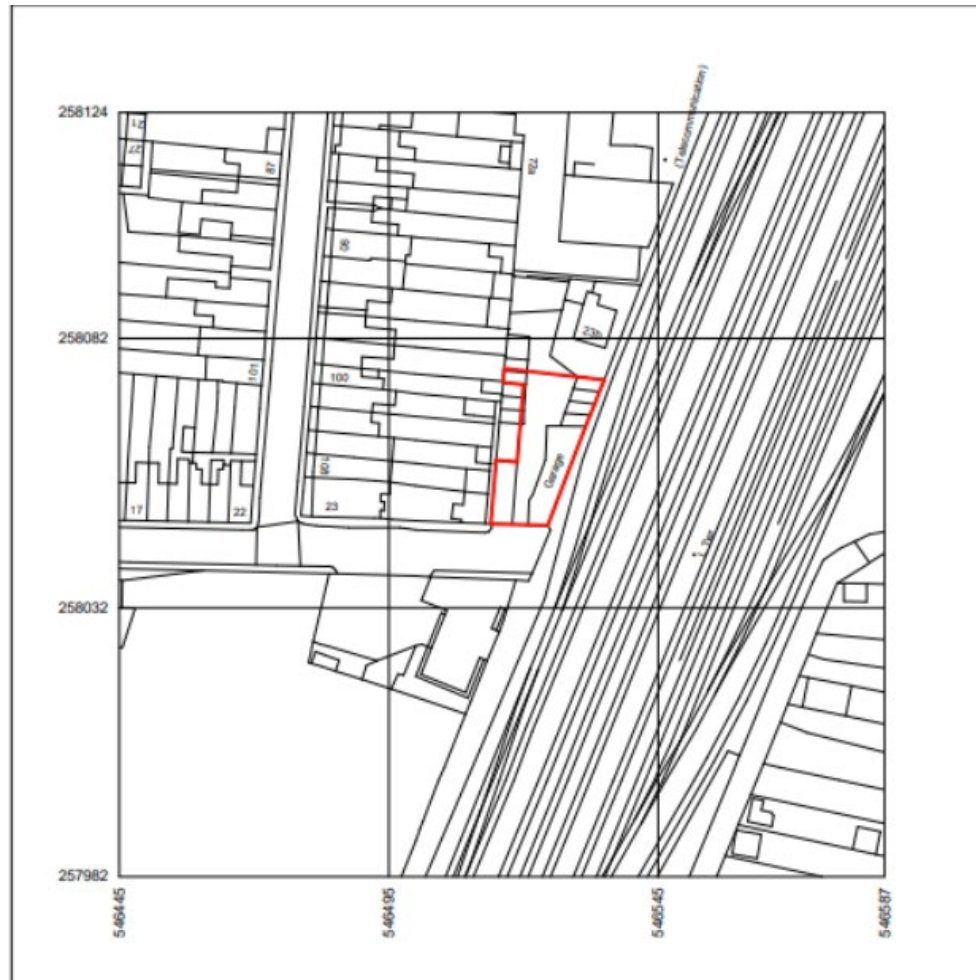
Key material considerations

- Loss of Protected Industrial Area
- Lack of marketing to demonstrate that a policy compliant use cannot be secured

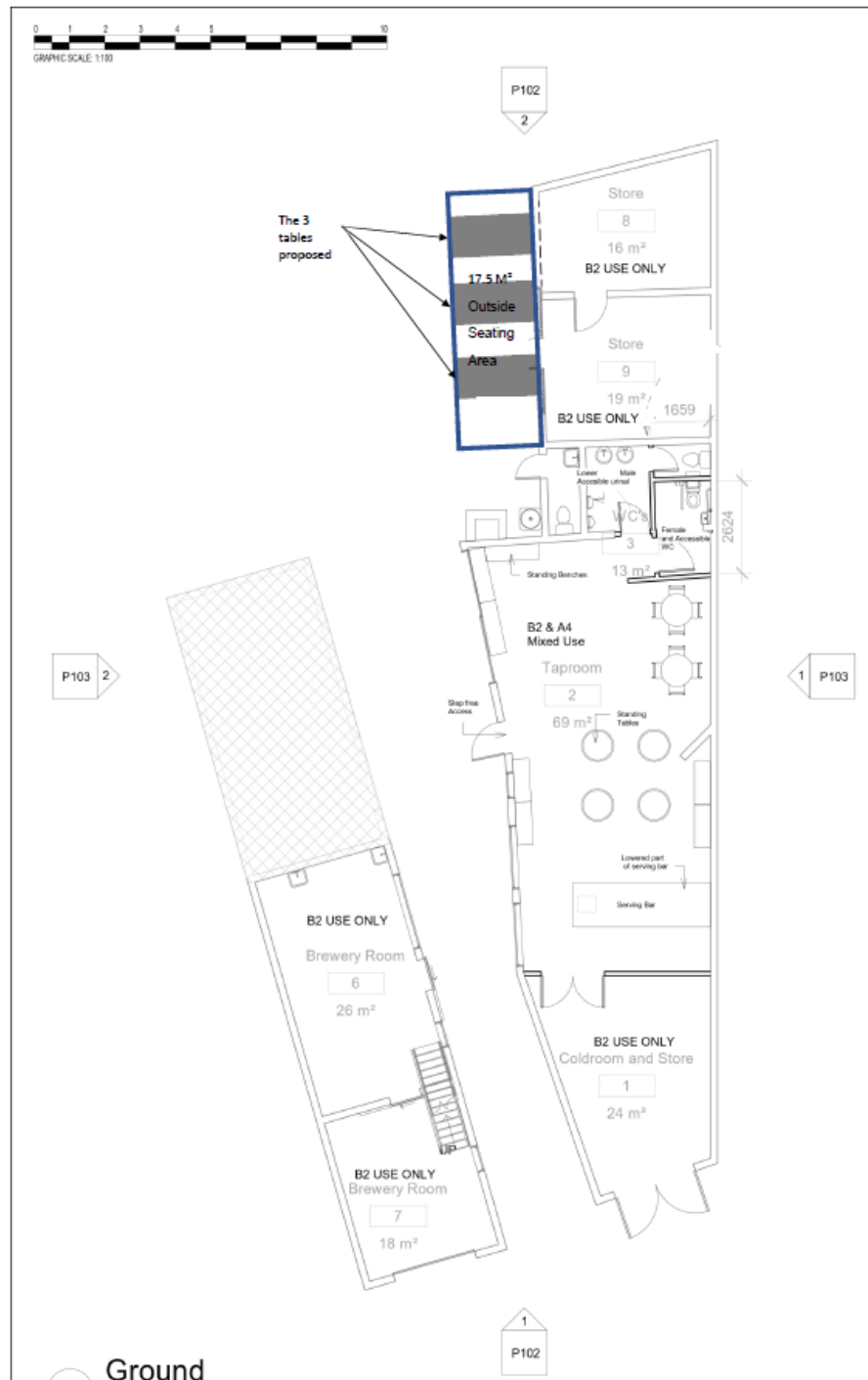
Officer Recommendation: Refuse

24/03913/S73 – 23A Unit 1 Hooper Street Site Location Plan

Page 13



Site Plan



Planning Balance

Approval

Key material considerations

- No noise complaints received during the trial
- Enhances vitality/viability of public house/ local business
- Expands range of community facilities available to residents and visitors



Refusal

Key material considerations

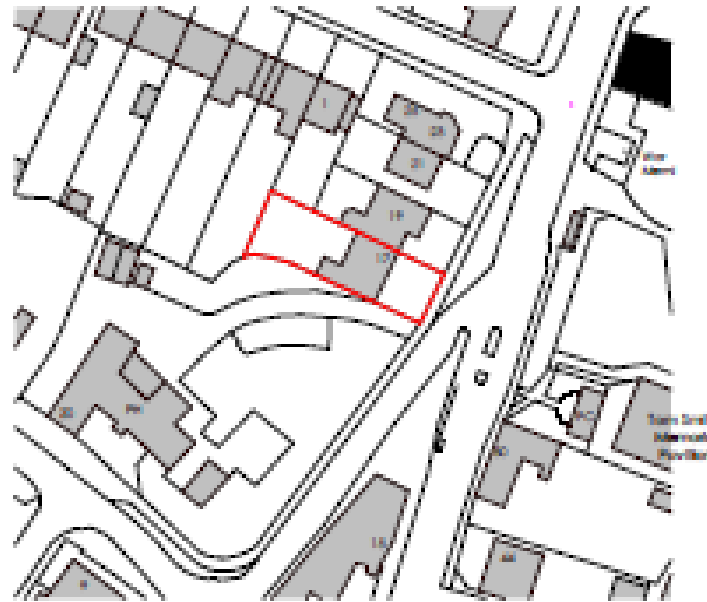
- Potential noise and disturbance

Officer Recommendation: Approve

24/03207/FUL/ 17 High Street, Cherry Hinton

Site Location Plan

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Site Location Plan

1 : 1250

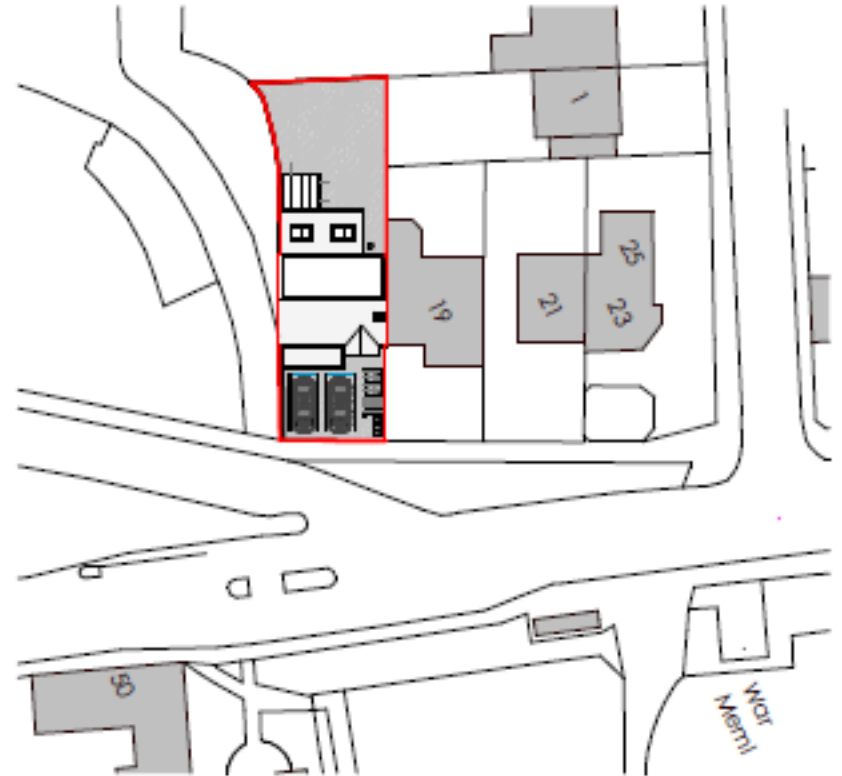


Block Plans

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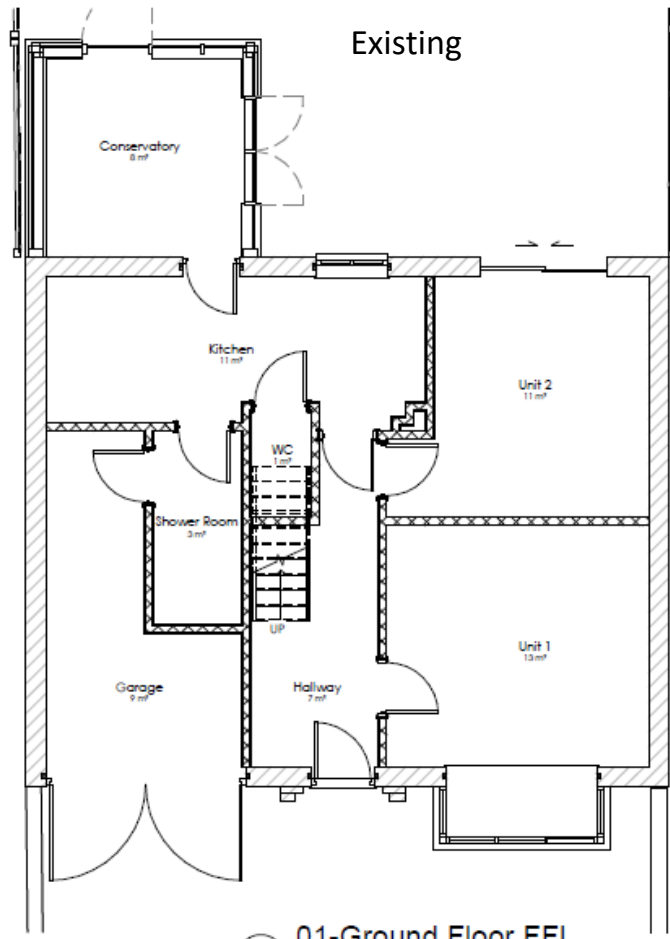
Existing block plan



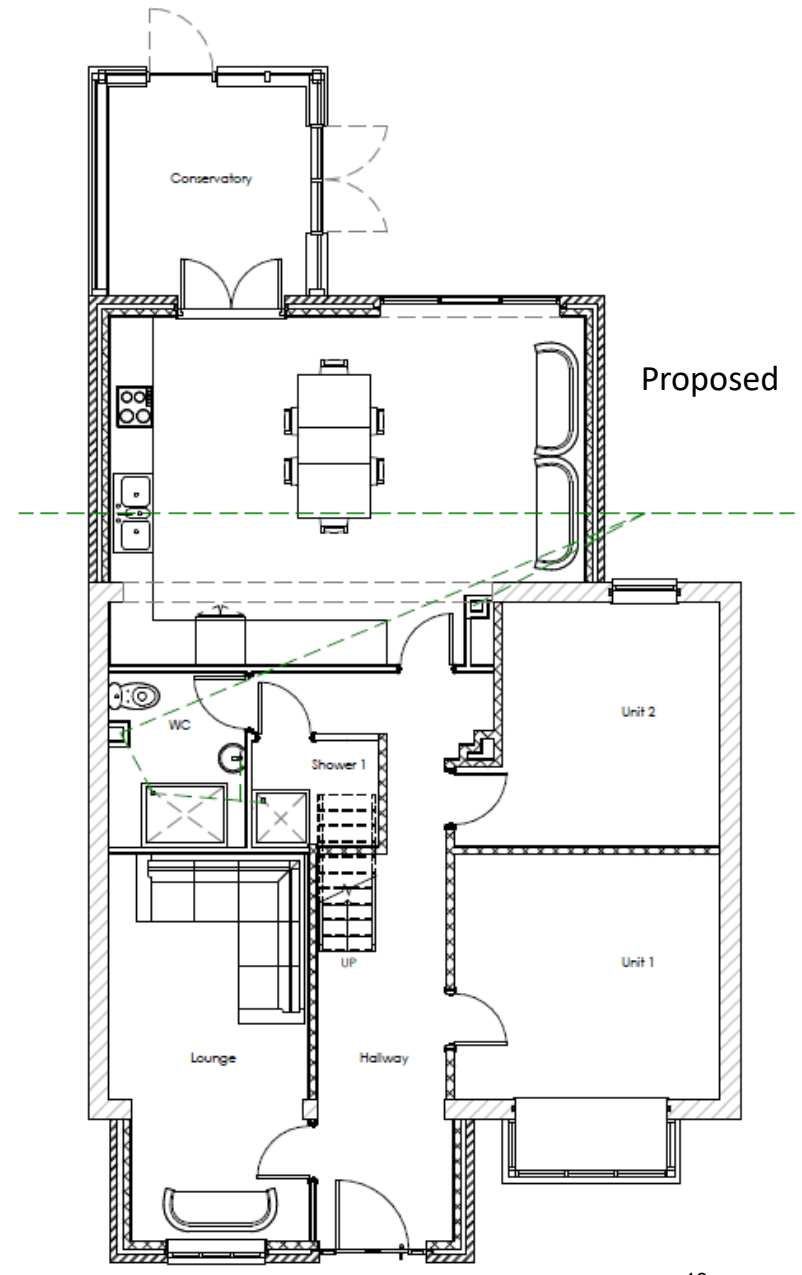
Proposed block plan

Existing and Proposed Ground Floor Plans

Page 18



1 01-Ground Floor FFL
1:50

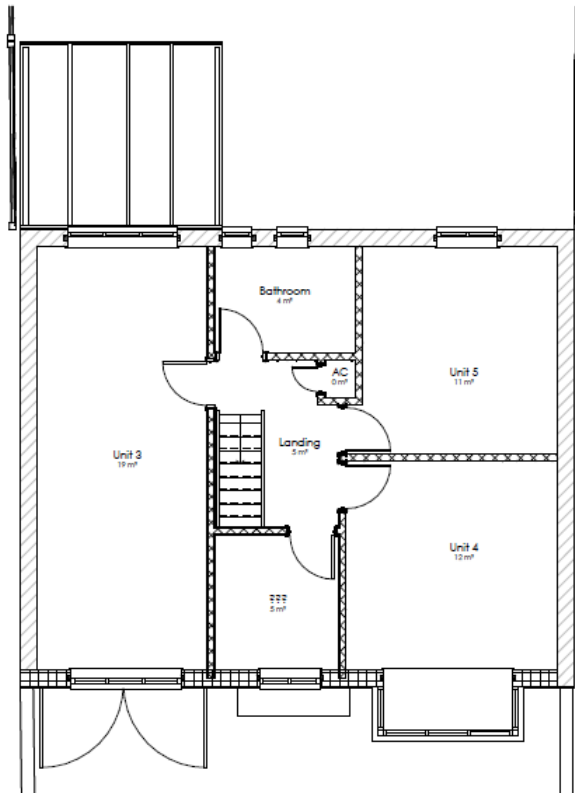


1 01-Ground Floor FFL
1:50

Existing and Proposed First Floor Plans

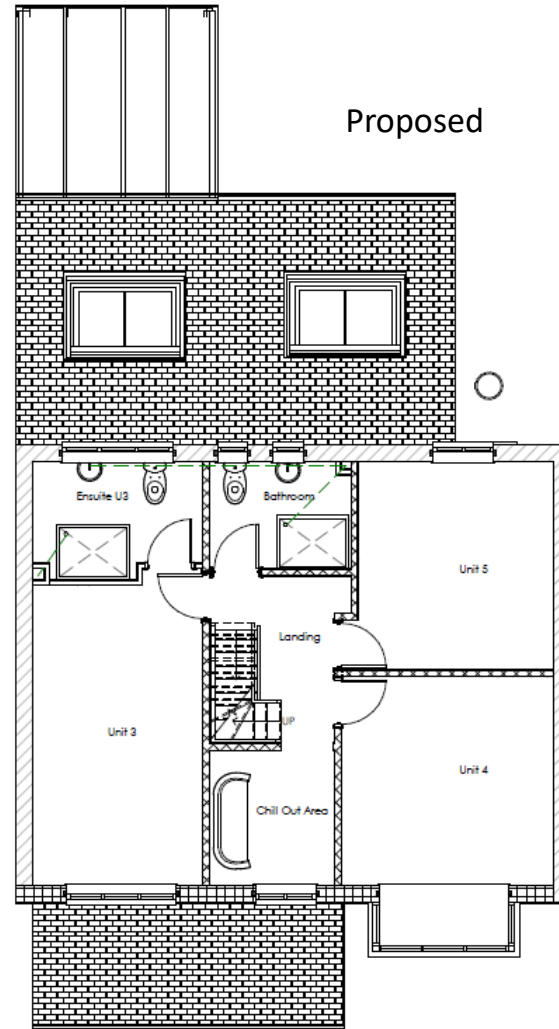
Page 19

Existing



② 02-First Floor FFL
1: 50

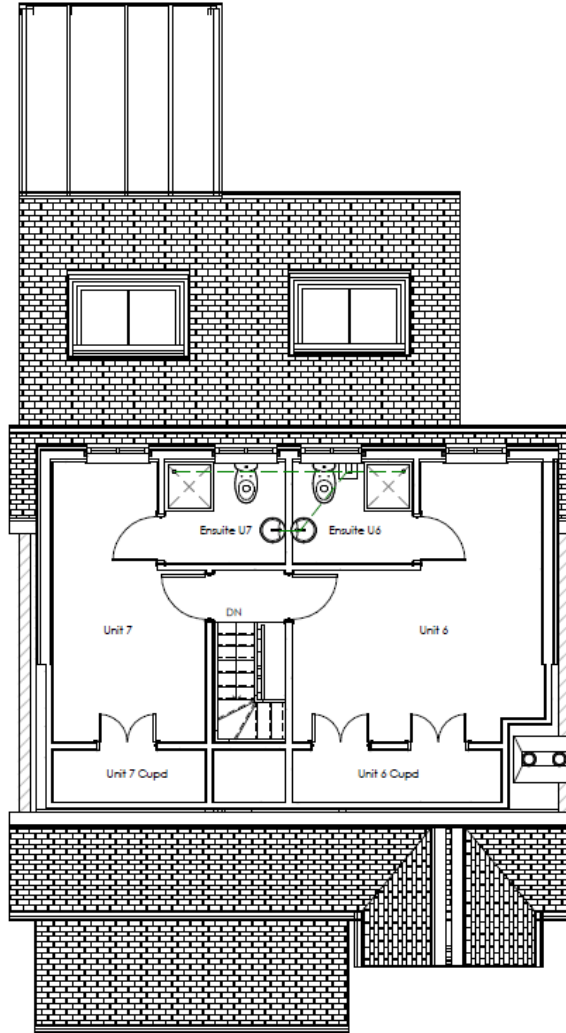
Proposed



② 02-First Floor FFL

Proposed Second Floor Plan

Page 20



Proposed

9 02b-New Loft Level
1:50

Existing and Proposed Front Elevations

Existing

Proposed

Page 21



Existing and Proposed Rear Elevations

Existing

Proposed

Page 22



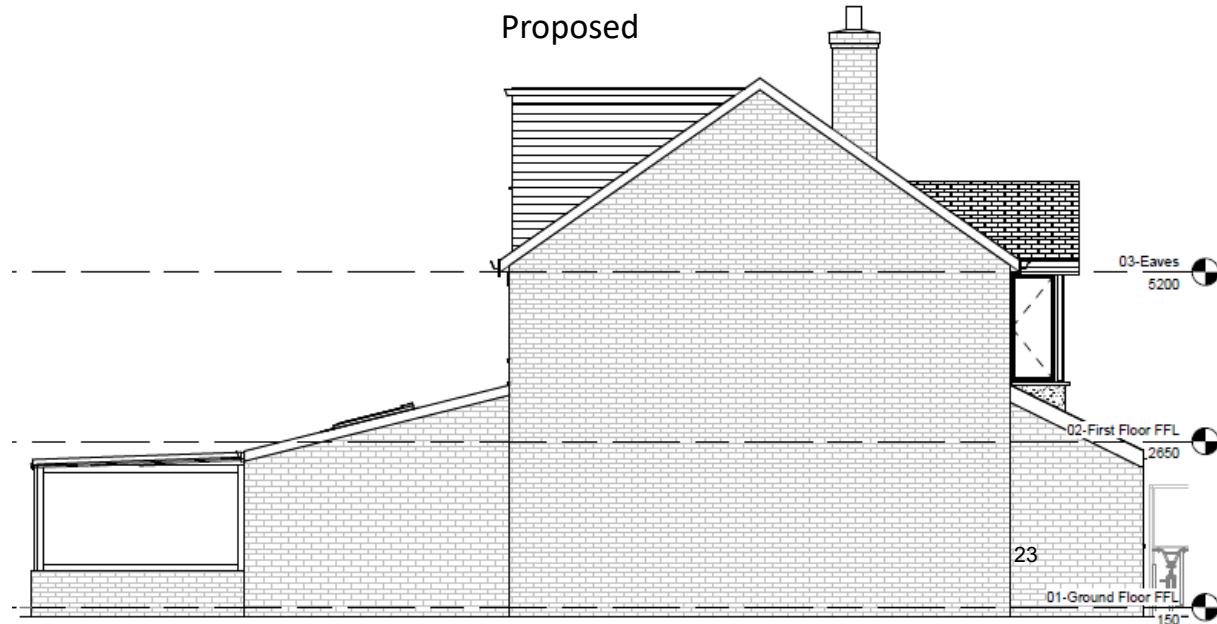
Existing and Proposed Side Elevations

Existing

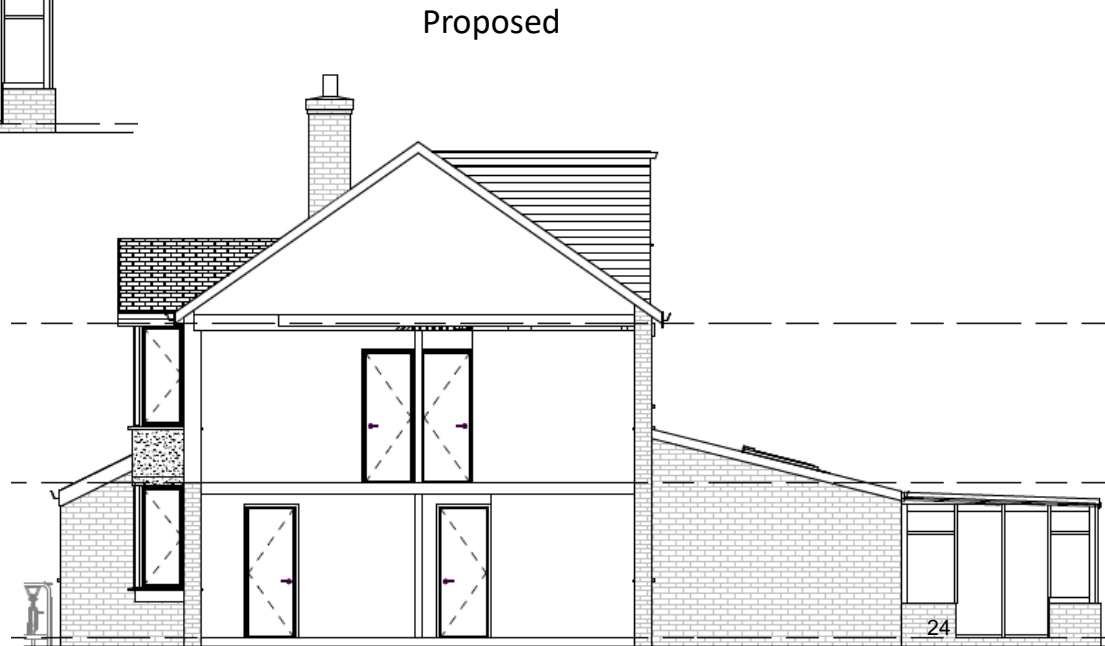
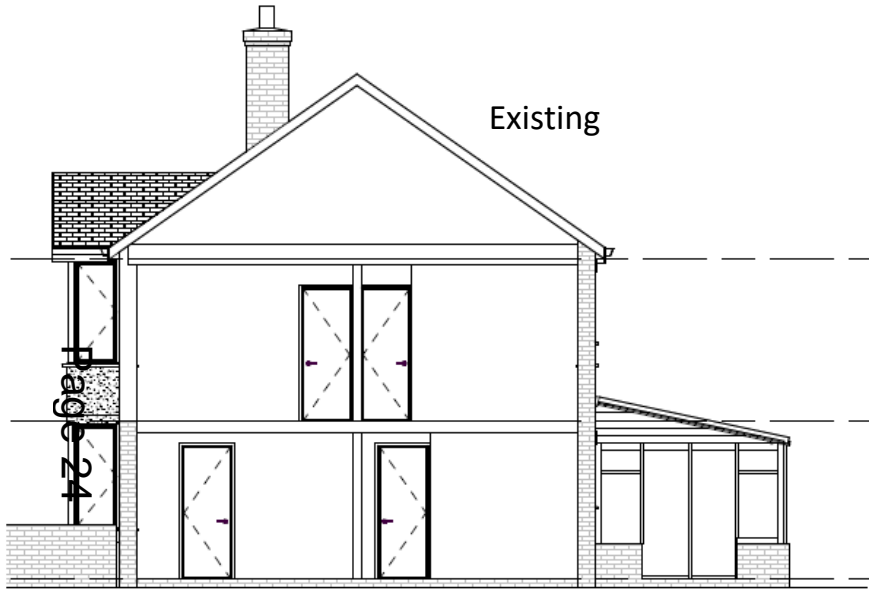


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Proposed



Existing and Proposed Section



Planning Balance

Approval

Key material considerations

Provides living accommodation for two additional people

Highly sustainable location

Design is in keeping and not prominent in the street scene

Planning conditions can address issues including matters relating to construction, HMO use, bin and bike stores



Refusal

Key material considerations

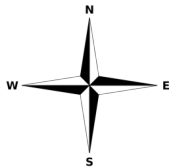
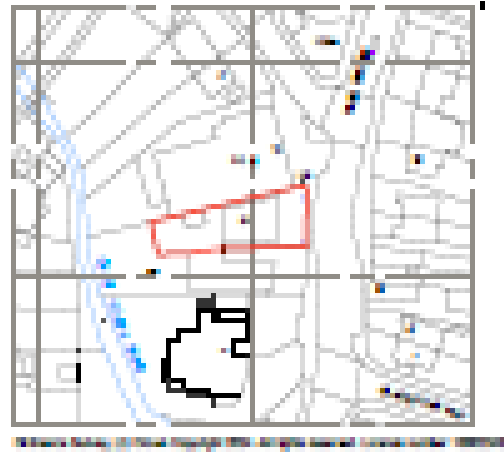
Limited harm to neighbouring amenity from second floor windows

Officer Recommendation: Approve

24/03749/FUL/ 5 High Street, Cherry Hinton

Site Location Plan

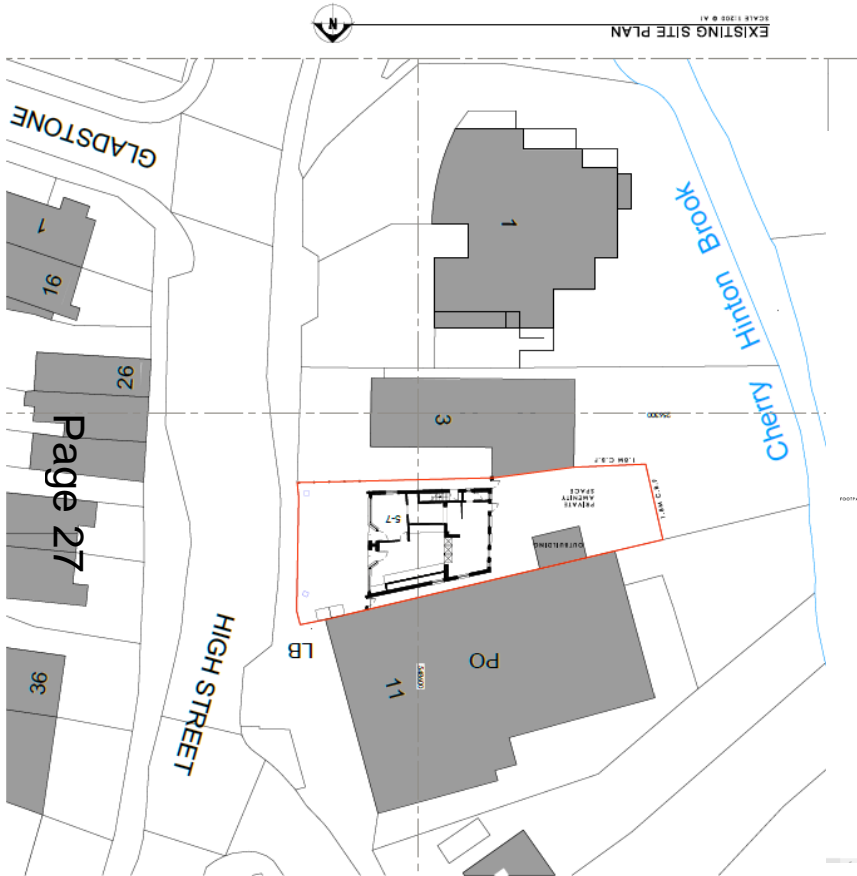
Page 26



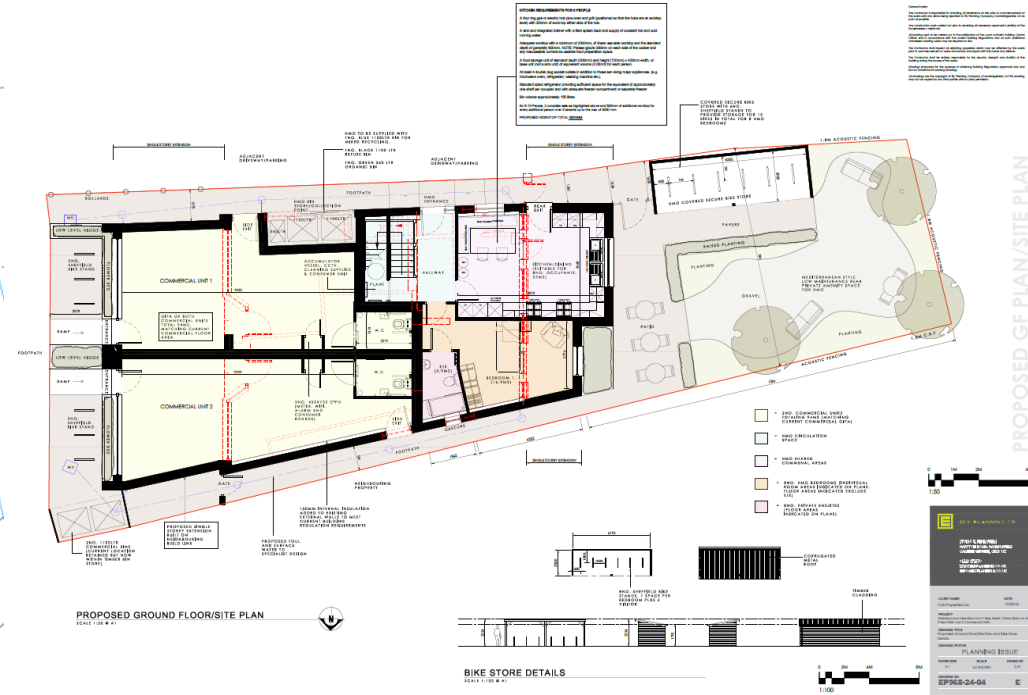
LOCATION PLAN
SCALE 1:1000 (B A1)



Block Plans



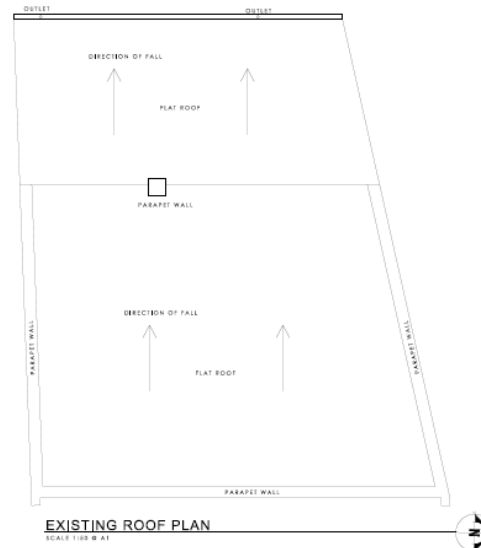
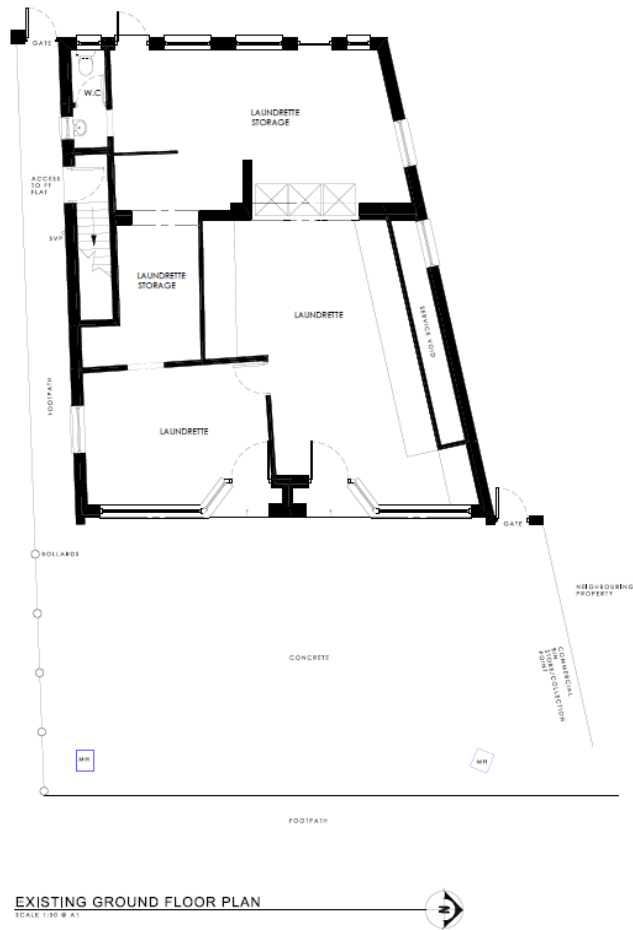
Existing block plan



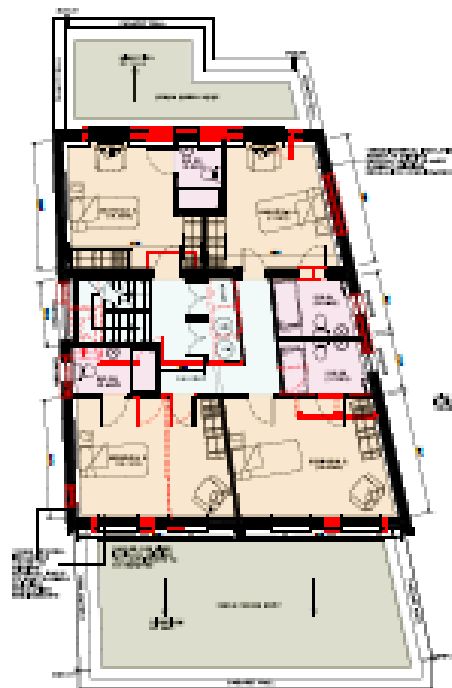
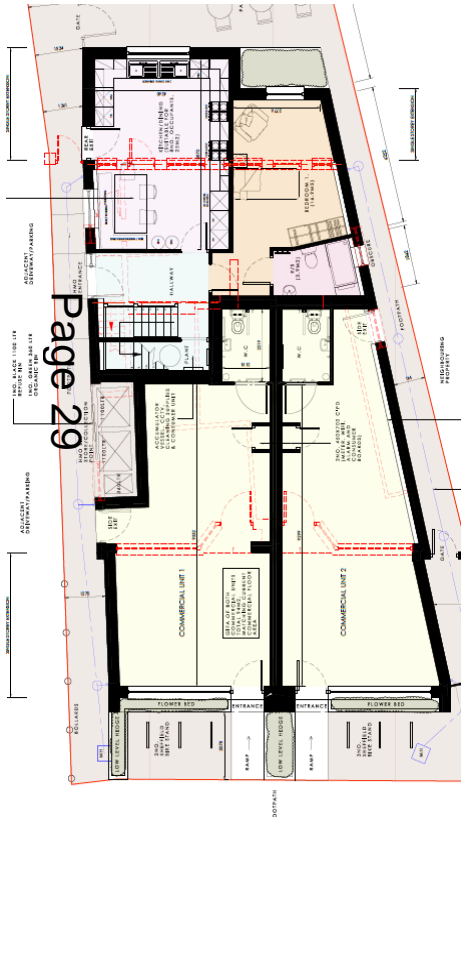
Proposed block plan

Existing Floor Plans

Page 28

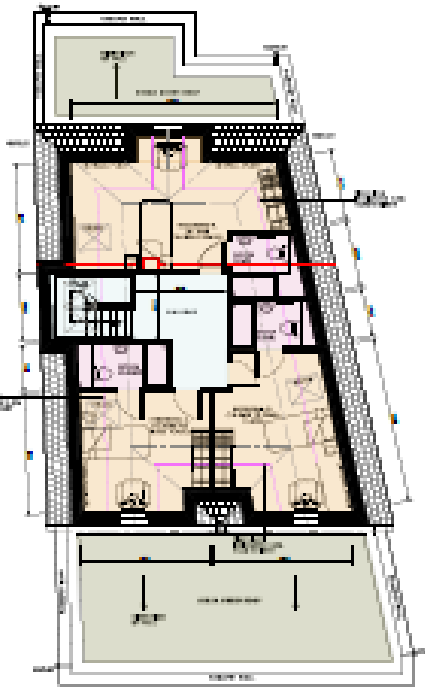


Proposed Floor & Roof Plans

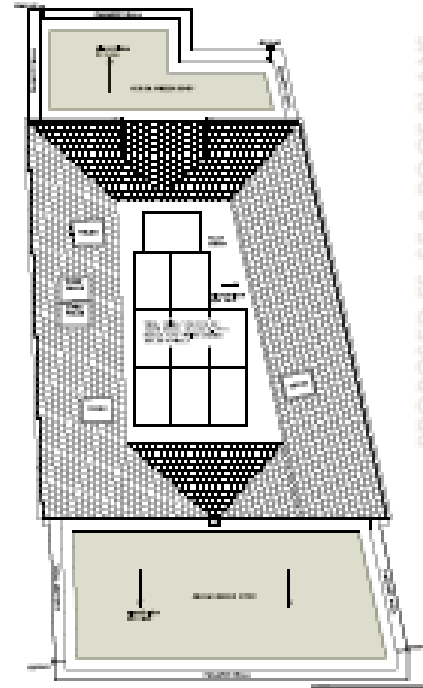


PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- FLOOR FINISH
- WALL FINISH
- ROOF FINISH



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	UNIT	AMOUNT
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NO.	DESCRIPTION	UNIT	AMOUNT
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PROPOSED FT. SF & ROOF PLANS

Existing Elevations



EXISTING FRONT ELEVATION

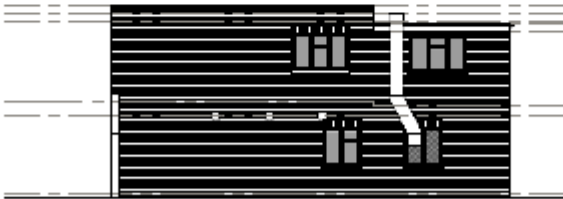
SCALE 1:100 @ A1

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EXISTING REAR ELEVATION

SCALE 1:100 @ A1



EXISTING SIDE ELEVATION

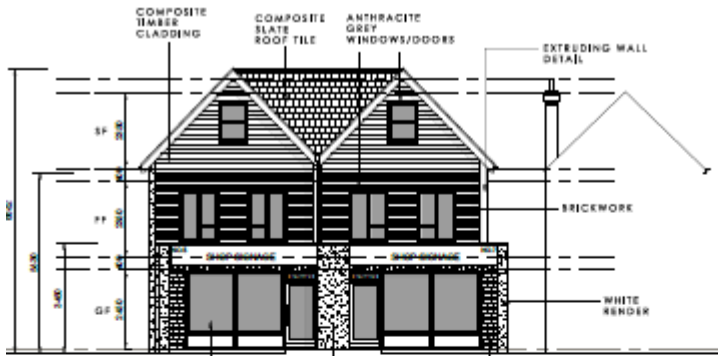
SCALE 1:100 @ A1



EXISTING SIDE ELEVATION

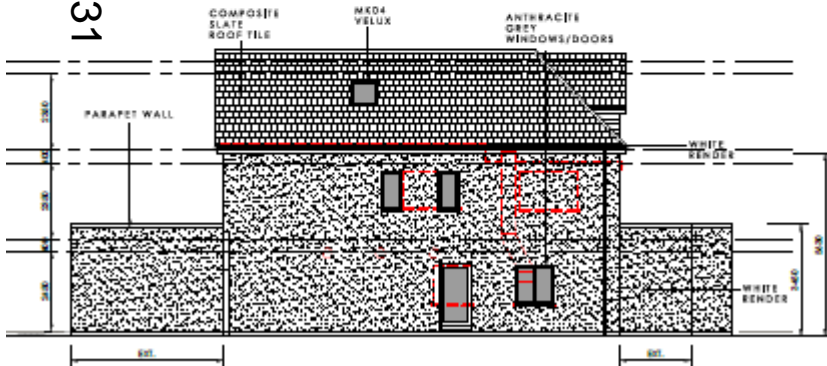
SCALE 1:100 @ A1

Proposed Elevations



PROPOSED FRONT ELEVATION
SCALE 1:100 @ A1

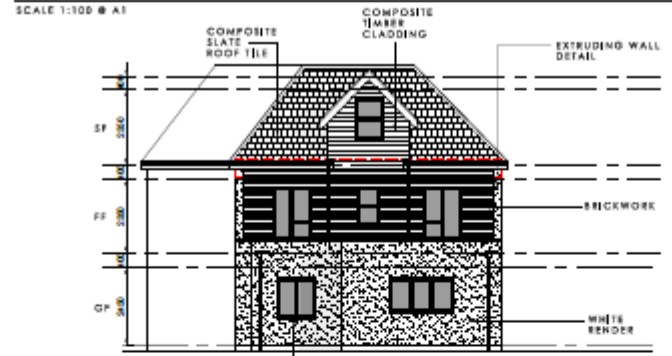
Page 31



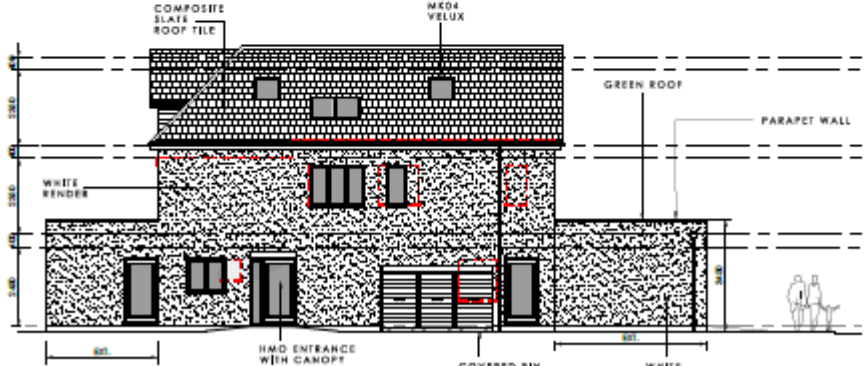
PROPOSED SIDE ELEVATION
SCALE 1:100 @ A1

COMPOSITE

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION
SCALE 1:100 @ A1



PROPOSED SIDE ELEVATION
SCALE 1:100 @ A1

Planning Balance

Approval

Key material considerations

Provides living accommodation for eight people, and two commercial units at ground floor, which supports the function of the District Centre.



Refusal

Key material considerations

Highly sustainable location

Design is in keeping and enhances the street scene

BNG

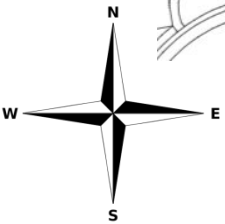
Officer Recommendation: Approve

Ref no.23/03237/S73

1 Fitzwilliam Road Cambridge Cambridgeshire CB2 8BN

Site Location Plan

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Proposed Ecological Enhancement Plan

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GENERAL NOTES
 1. This drawing and all information it contains is copyright of Twenty Nine Architecture and must not be copied or reproduced in whole or in part or used without express approval of the authors.
 2. The drawing is to be read in conjunction with all other relevant drawings and specifications.
 3. All dimensions to be checked on site prior to commencement of works and any discrepancies to be checked immediately.
 4. Do not scale from this drawing.
 5. Unless otherwise stated, all dimensions are in mm.

LEGEND

- HEDGEHOG HOLES**
 150mm x 150mm gap at base of garden boundary fence and gaps to allow hedgehog access between gardens as shown
- BRICK WALLS**
 150mm diameter core drilled hole at base of brick boundary walls to allow hedgehog access between gardens as shown
- SUNSET BIRD BOX**
 210, 160mm Shovel Box Habitat Box
 Colour: Buff
 Size 227mm (h) x 140mm (w) x 140mm (d)
 Box to be integrated into external wall of building at a minimum of 8m from ground. Boxes are to be sheltered from prevailing wind, rain and strong sunlight.
- GENERAL BIRD BOX**
 Open 2nd floor Box on Trees (210, Proposed)
 Virena Pro Sustainable Woodstone Open floor Box. Internal: 1.2m wide x Ground Level
 Size: L: 175mm x W: 240mm x H: 120mm
 Box is suitable for wrens, robins, spotted flycatchers, pied and grey magpies, song thrushes and blackbirds
- BAT BOX**
 210, 160mm Shovel Box Box C
 Colour: Smooth Cream
 Size 220mm (h) x 210mm (w) x 120mm (d)
 Box to be integrated into external wall of building at a minimum of 4m from ground. Boxes are to be sheltered from prevailing wind, rain and strong sunlight.
- WEE HOTELS**
 210, 160mm Shovel Box. To be located on close boarded fences at 1.5m from ground level. Dimensions 150 x 150 x 200mm
- HEDGEHOG HIBERNATION**
 210, 160mm Shovel Box Habitat capped with soil and sown with wildflower meadow seed mixture

REV: P2 date: June 24 draw: DBR
 client: Blues Property Ltd

project: 1 Fitzwilliam Road, Cambridge
 Cambridgeshire CB2 8BN

drawing title: Proposed Ecological Enhancement

drawing no: PQ26101 checked: DBR
 scale: 1:100 original: A2
 status: PLANNING CONDITION

address: 35 Cranford Road
 Cambridge
 CB1 1SG



Planning Balance

Approval

Key material considerations

- The variation of condition 26 would allow for the provision of positive ecological enhancement onsite.



Refusal

Key material considerations

- None.

Officer Recommendation: Approve

24/02837/FUL – 11A Garry Drive

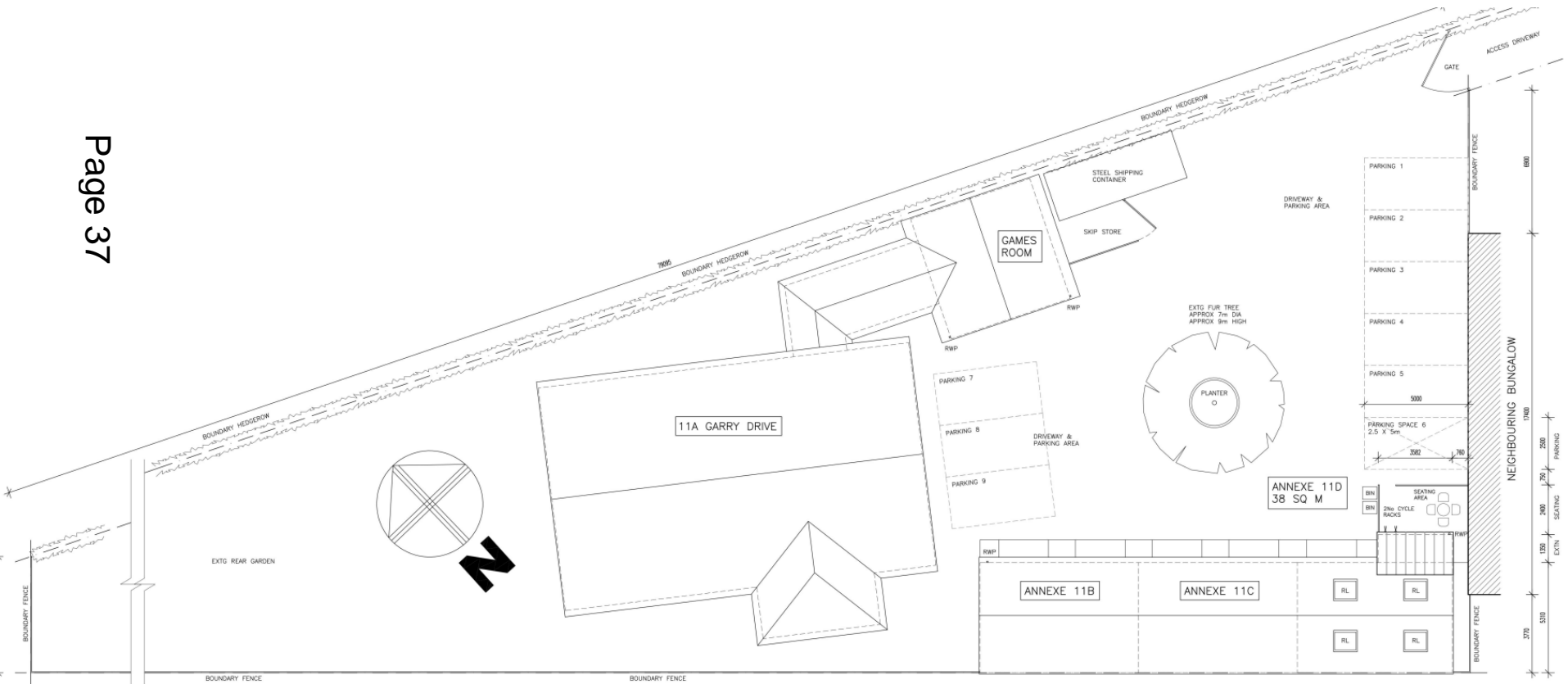
Site Location Plan

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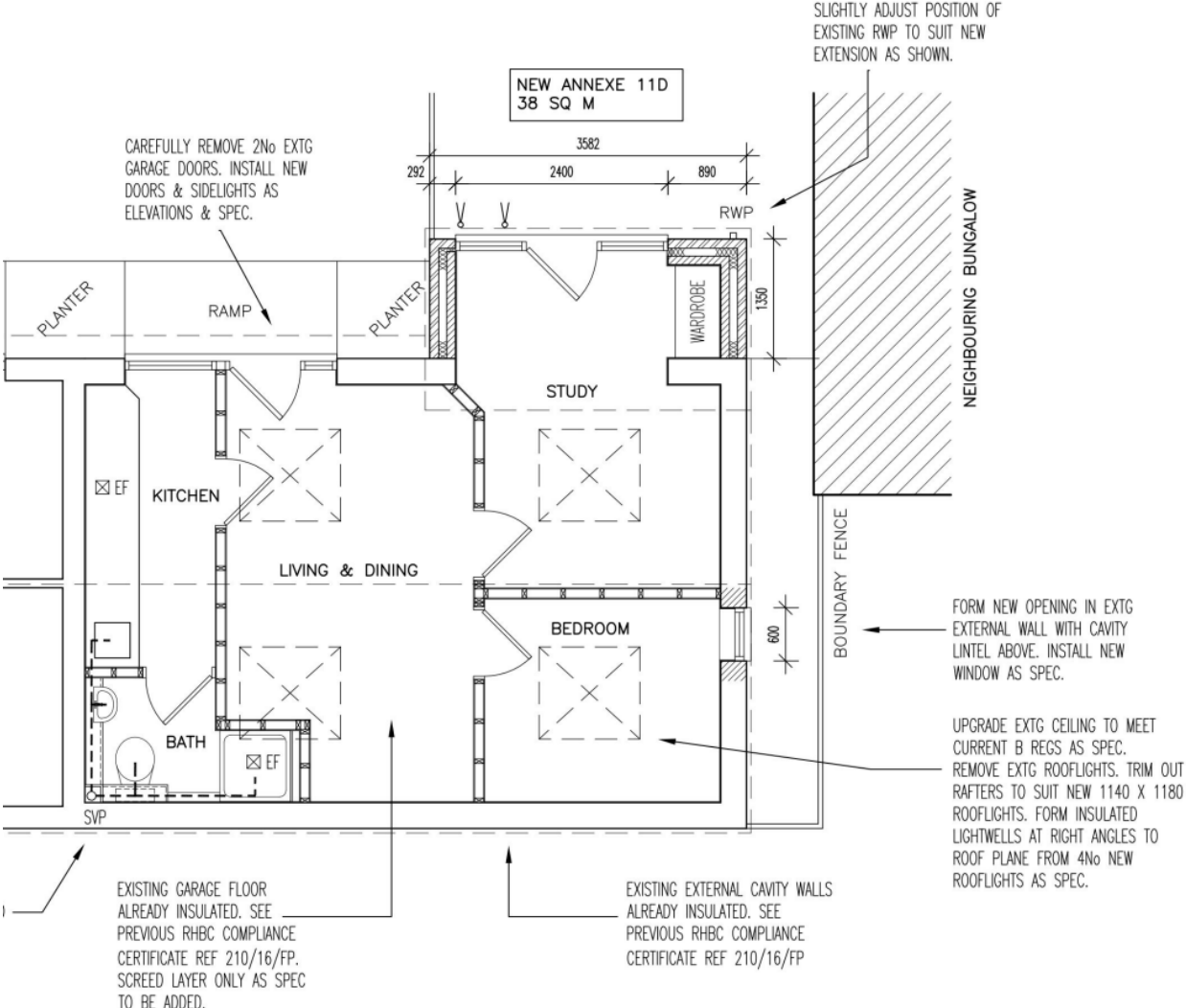
Proposed site plan

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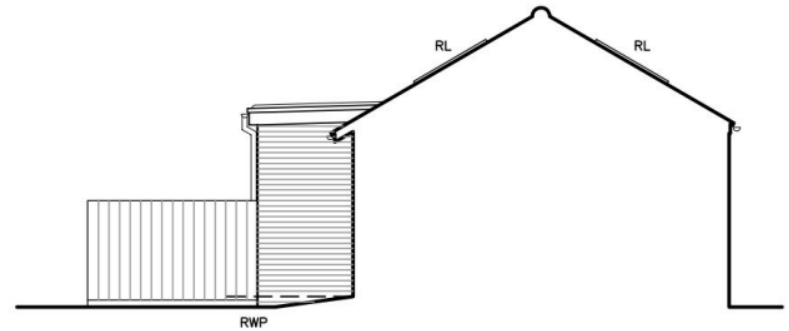
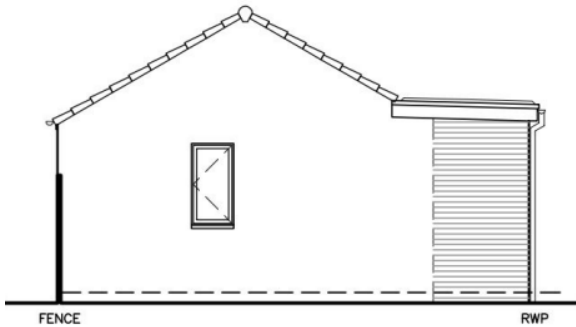


Proposed floor plans

Page 38



Proposed elevations



Planning Balance

Approval

Key material considerations

- Contributes to housing supply
- Good standard of amenity for future occupiers
- Preserving amenity of surrounding neighbours
- No harm to highway safety
- No harm to character

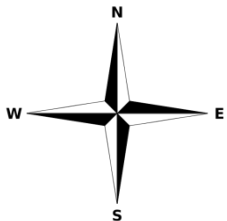
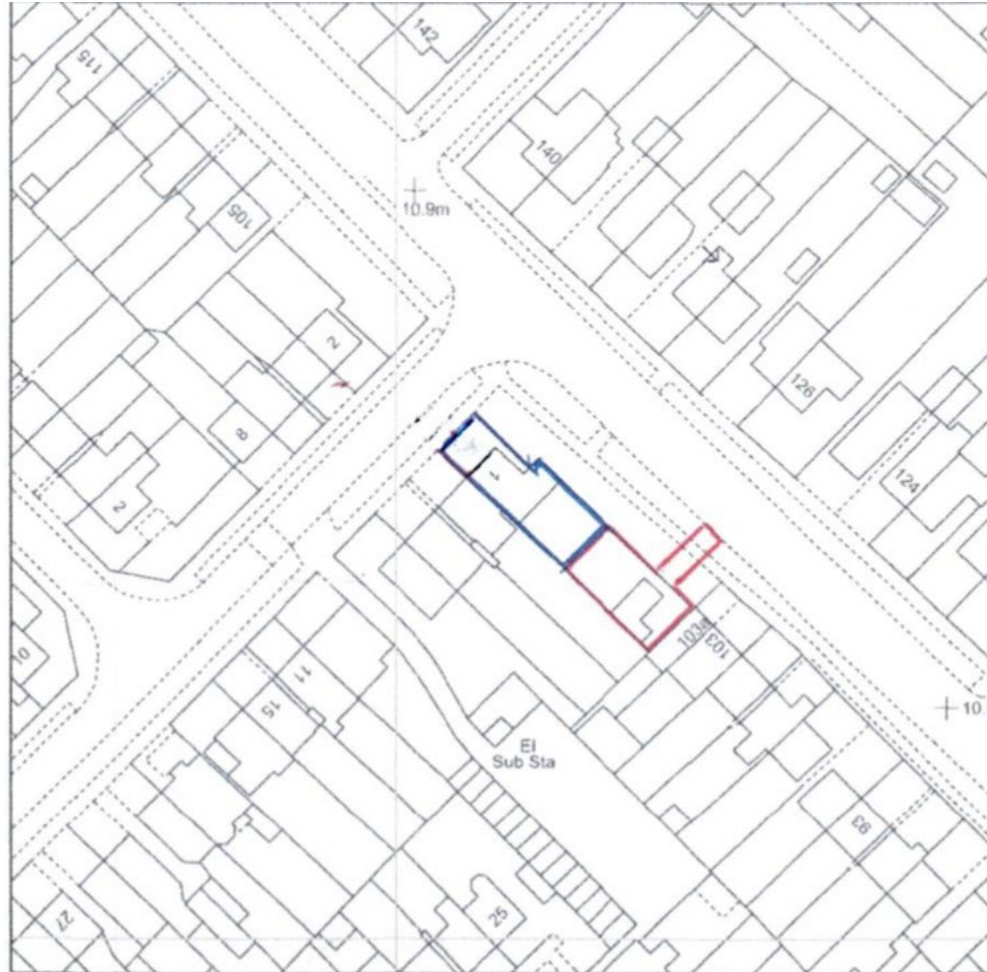


Refusal

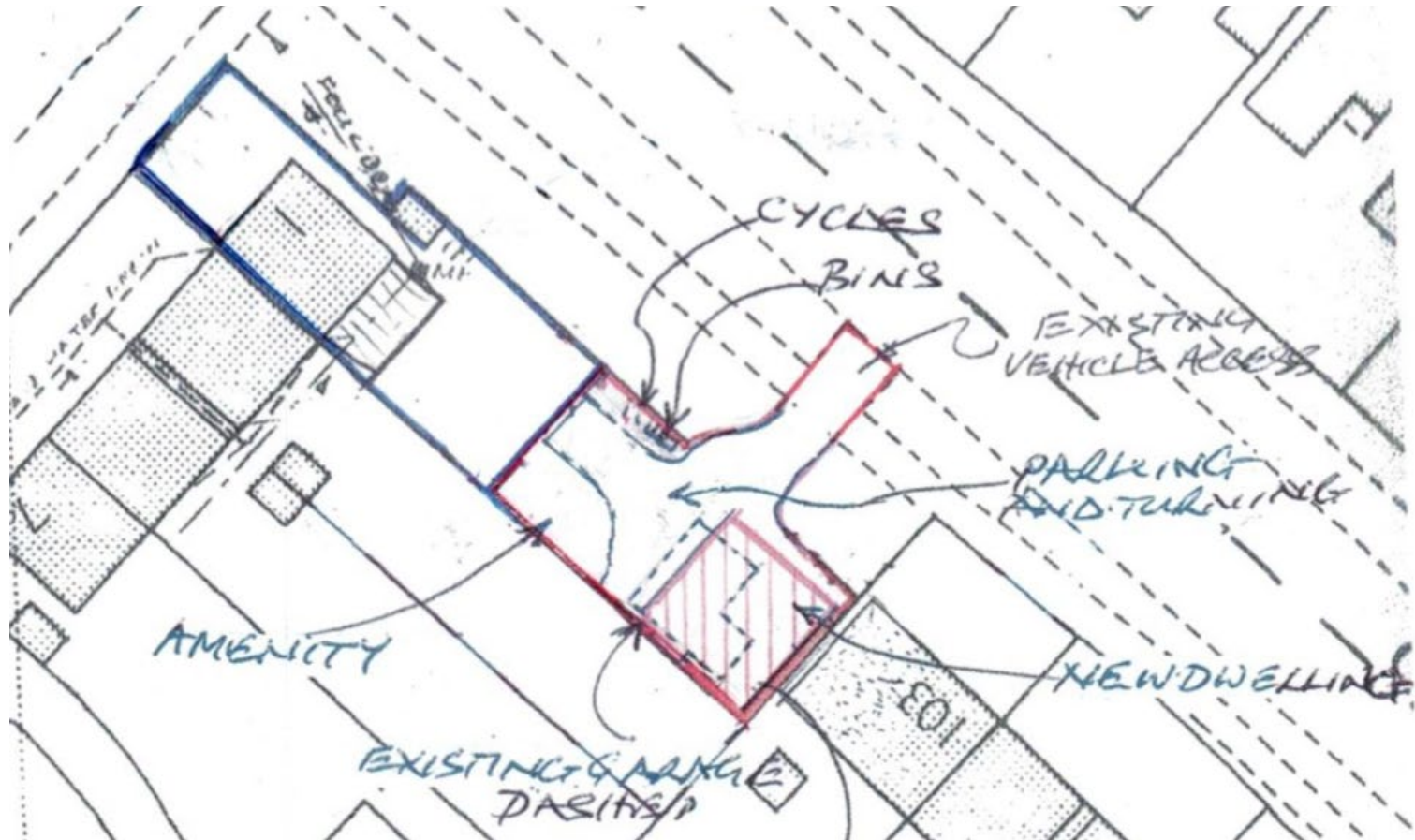
Key material considerations

Officer Recommendation: Approve subject to conditions

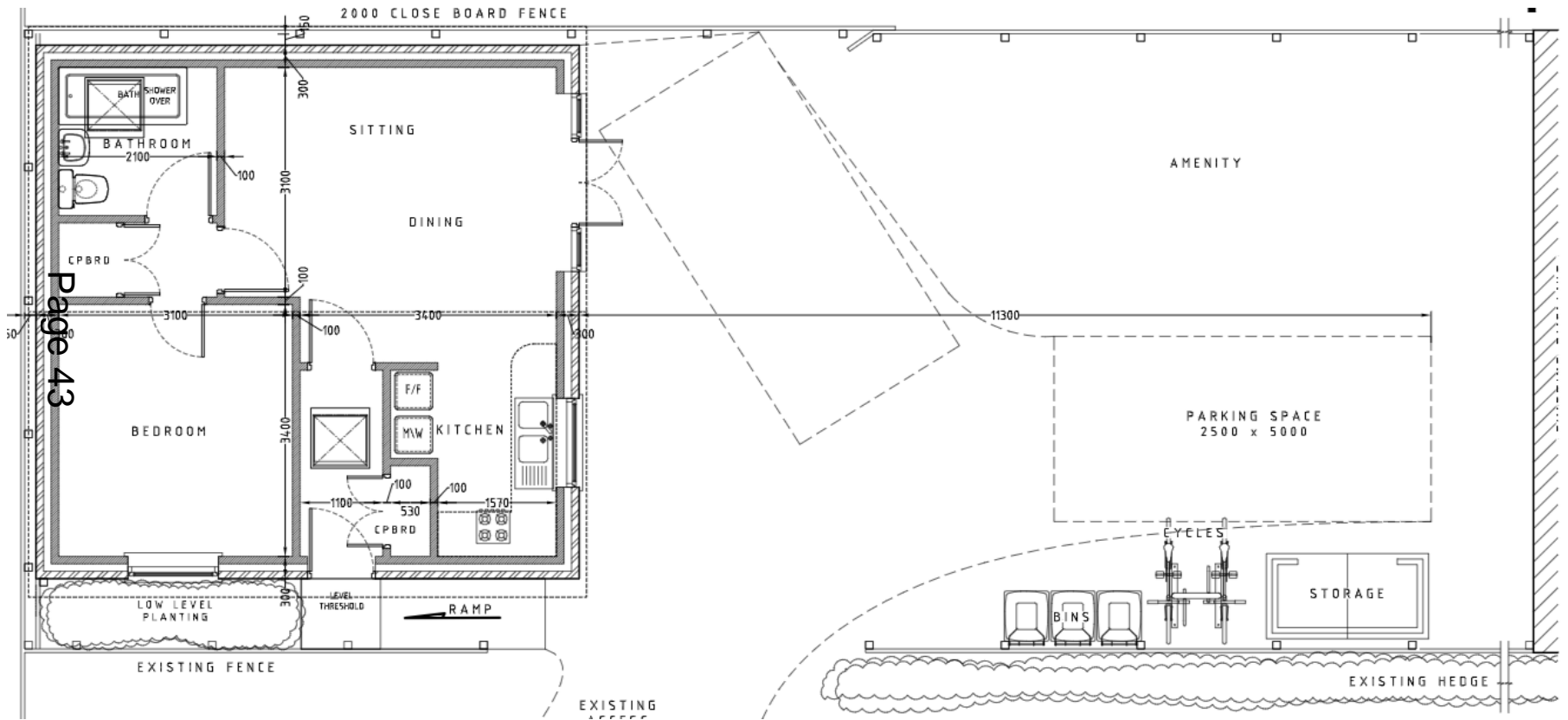
24/02681/FUL/1 St Kilda Avenue Site Location Plan



Existing Block Plan



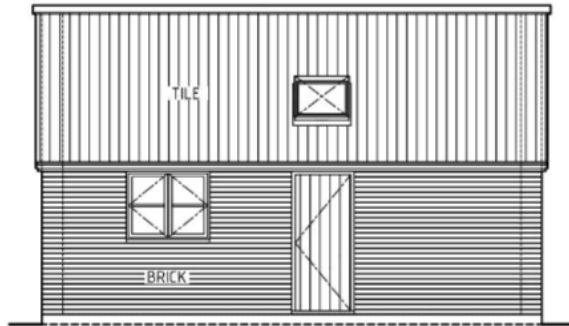
Proposed Block Plan



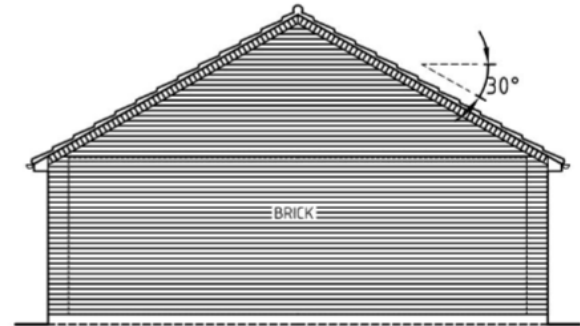
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Proposed Elevations

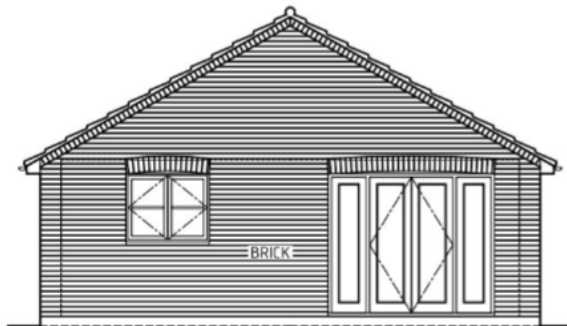
Page 44



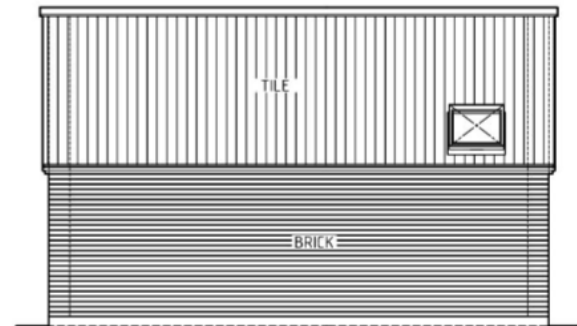
FRONT (N/E)



SIDE (N/W)



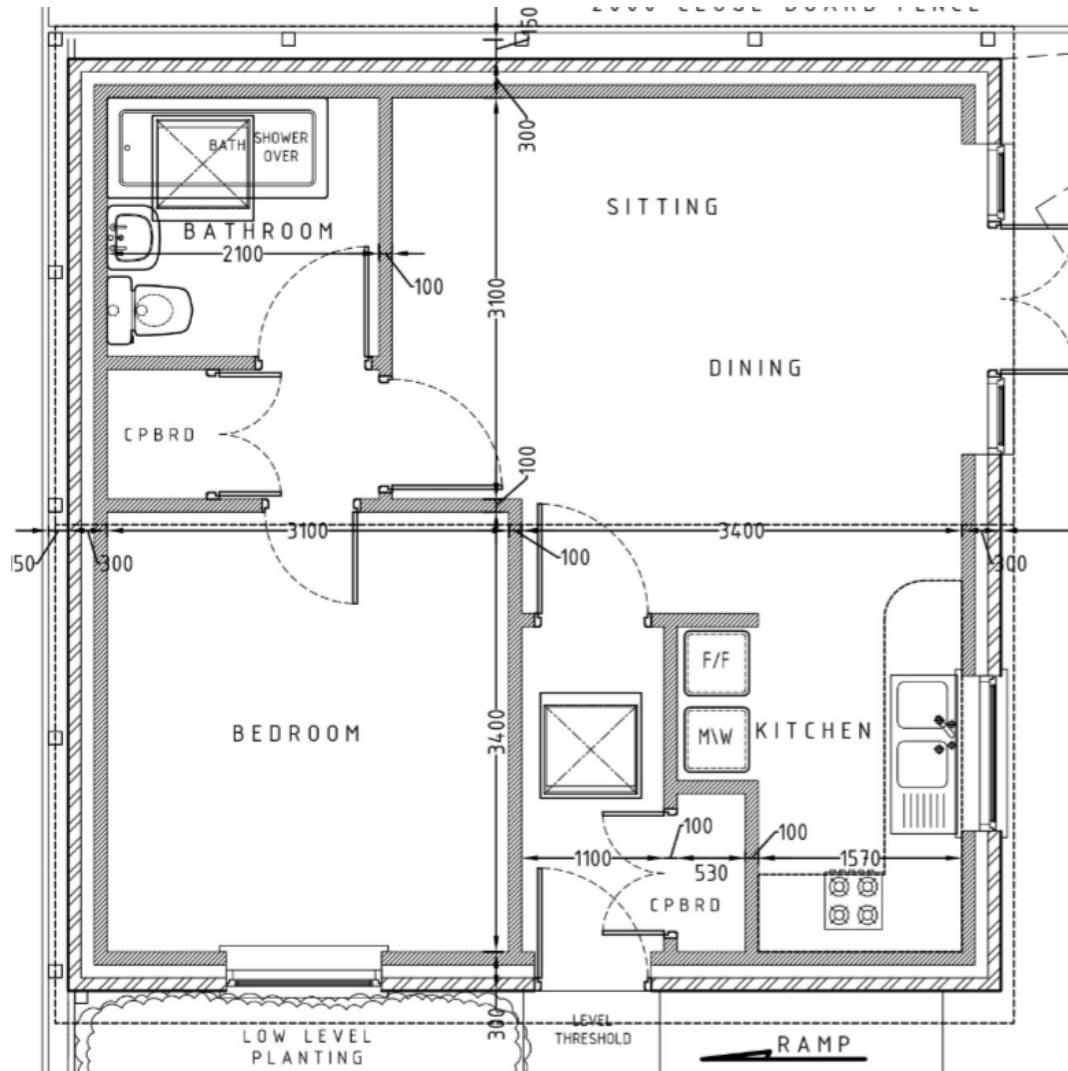
SIDE (S/E)



REAR (S/W)

Proposed Floorplan

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Planning Balance

Approval

Key material considerations

- Provision of a self build dwelling in a sustainable location



Refusal

Key material considerations

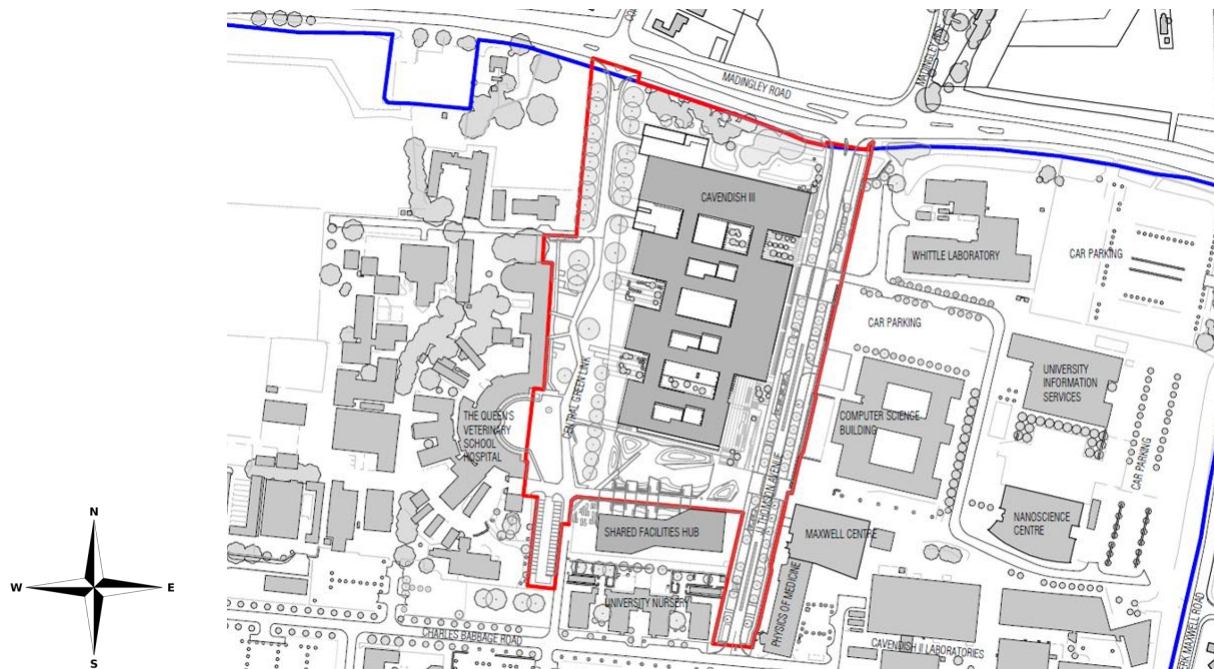
Page 46

Officer Recommendation: Approve

*24/04010/S106A - Ray Dolby Centre
(Cavendish III Laboratory), Land West Of
JJ Thomson Avenue, West Cambridge Site,
Maddingley Road, Cambridge, CB3 0FA*

Site Location Plan

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Ray Dolby Centre (Cavendish III Laboratory)

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Existing Section 106 Agreement

Schedule 2

5. The Owner shall within 12 months after Substantial Commencement enter into a Highways Agreement to secure the delivery of the Grange Road/Adams Road Enhancements Scheme.

Proposed Deed of Variation

Heads of Terms

(i) to delete Schedule 2 paragraph 5 and the definitions of Grange Road/Adams Road Enhancements Scheme and Highways Agreement;

(ii) to insert a new planning obligation to secure a financial contribution of £12,087.00 towards the Adams Road works as part of the Comberton Greenway scheme brought forward by the Greater Cambridge Partnership to be paid to the County Council within one month of completion of the Deed of Variation;

(iii) to include a sufficient fallback for the financial contribution to be used by the County Council towards alternative improvement works in the vicinity, in the event that the Comberton Greenway scheme does not come forward; and

(iv) to include payment of a £250 monitoring fee to the City Council for monitoring.

Planning Balance

Approval

Secures appropriate transport infrastructure mitigation.



Refusal

None identified.

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Officer Recommendation: Approve

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