

Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

23/04380/FUL: Land At Ditton Walk Cambridge Cambridgeshire

Site Location Plan

Page 3

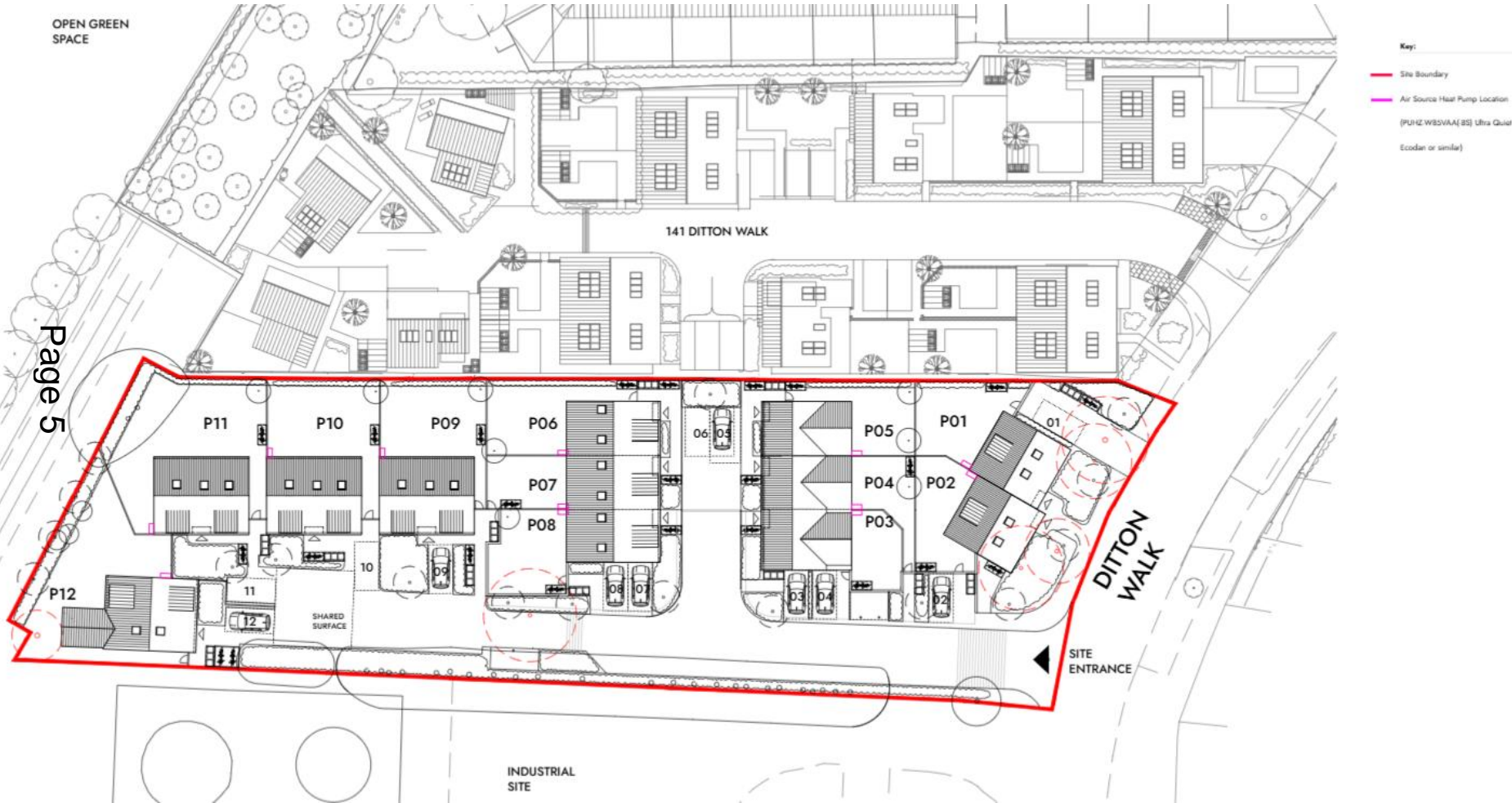


Proposed Site Plan

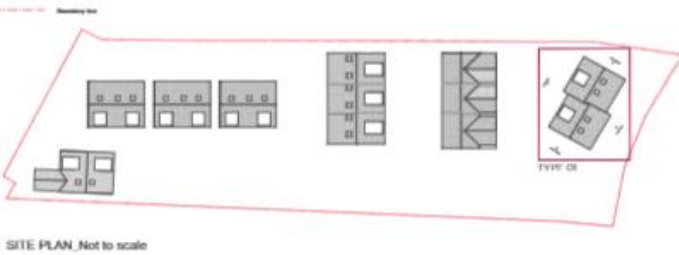
Page 4



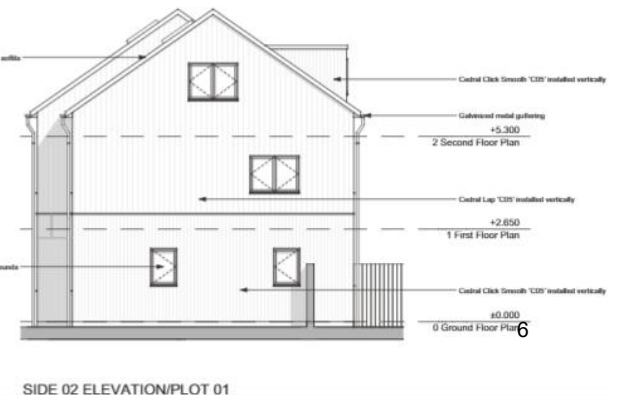
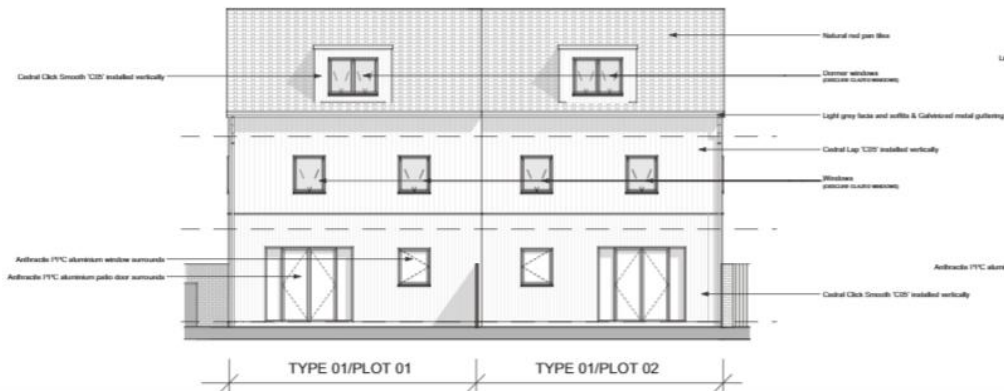
Proposed ASHP Plan



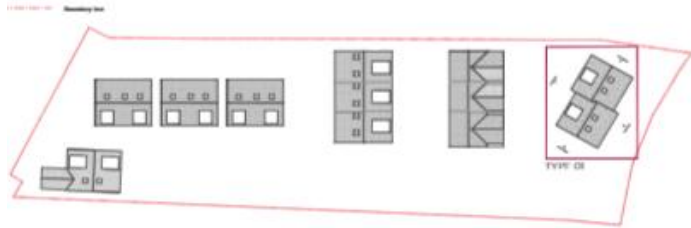
Type 01 Elevations (Plot 1 & 2)



Page 6

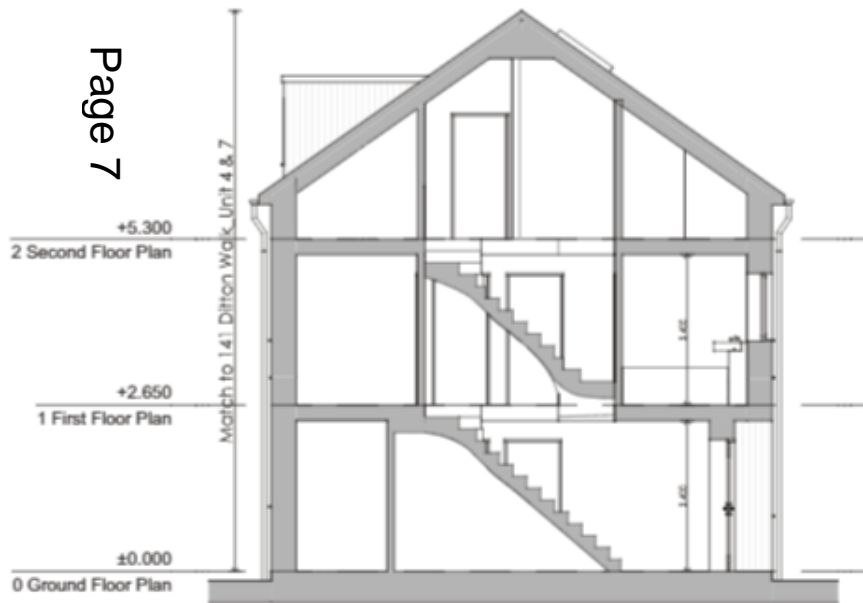


Type 01 Sections (Plot 1 & 2)



SITE PLAN, Not to scale

Page 7

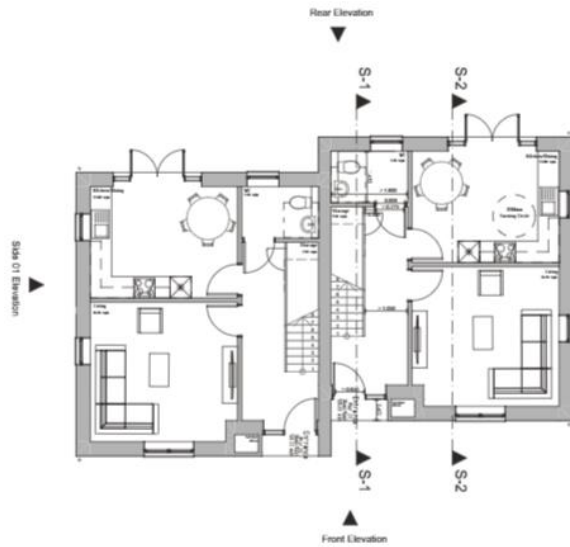


SECTION 01/PLOT 01

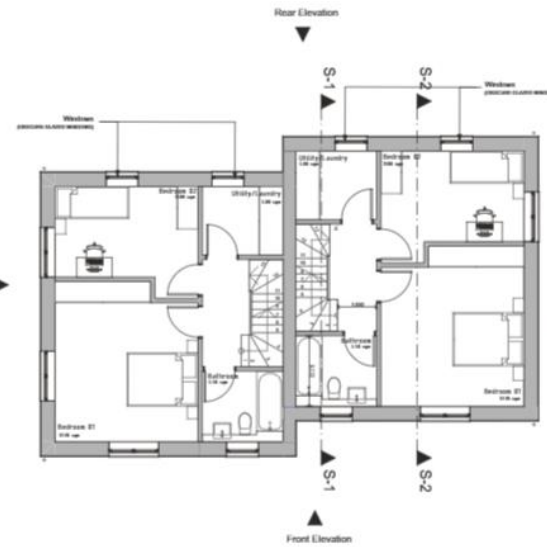


SECTION 02/PLOT 01

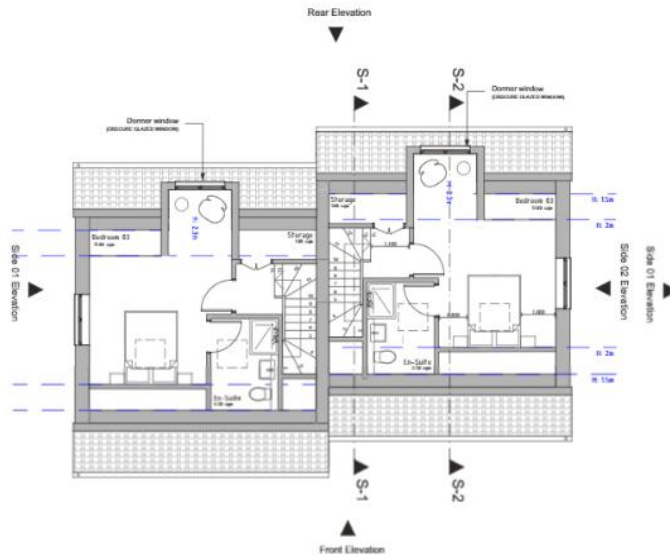
Type 01 Floor Plans (Plot 1 & 2)



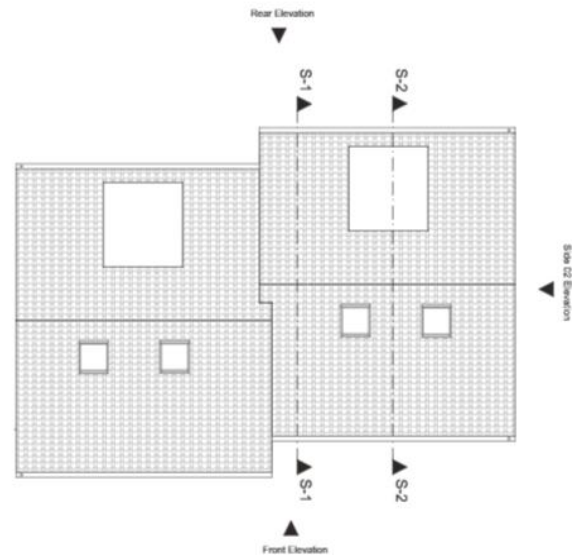
GROUND FLOOR PLAN/PLOT 01 & PLOT 02



FIRST FLOOR PLAN/PLOT 01 & PLOT 02



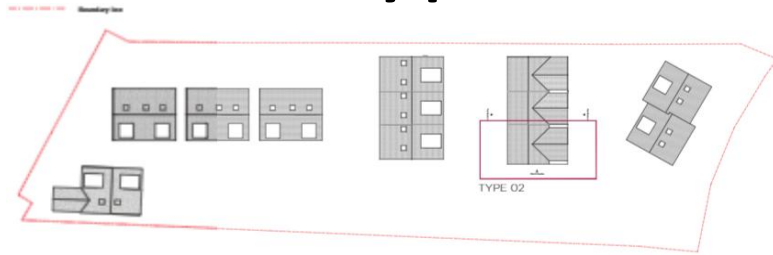
SECOND FLOOR PLAN/PLOT 01 & PLOT 02



ROOF PLAN/PLOT 01 & PLOT 02

01	Amendments / Not 02	S.B	08/10/24
02	Amendments	S.B	18/09/24

Type 02 Elevations (Plot 3)



SITE PLAN Not to scale



FRONT ELEVATION/PLOT 03 & PLOT 04 & PLOT 05

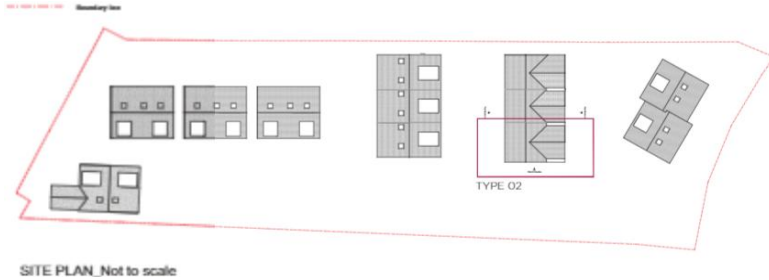


SIDE 01 ELEVATION/PLOT 03



REAR ELEVATION/PLOT 03 & PLOT 04 & PLOT 05

Type 02 Section (Plot 3)

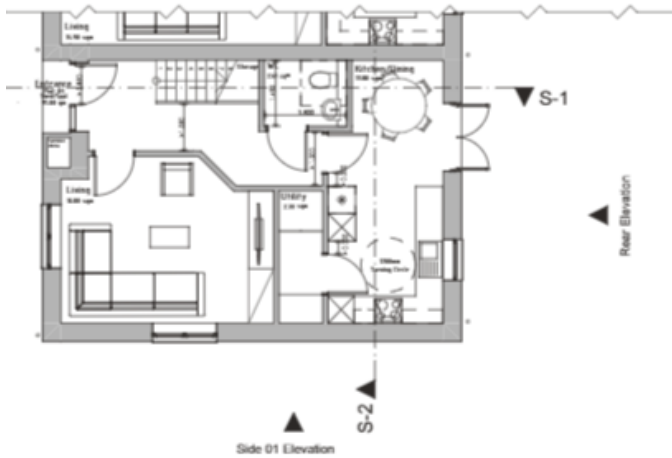


SECTION 01/PLOT 03

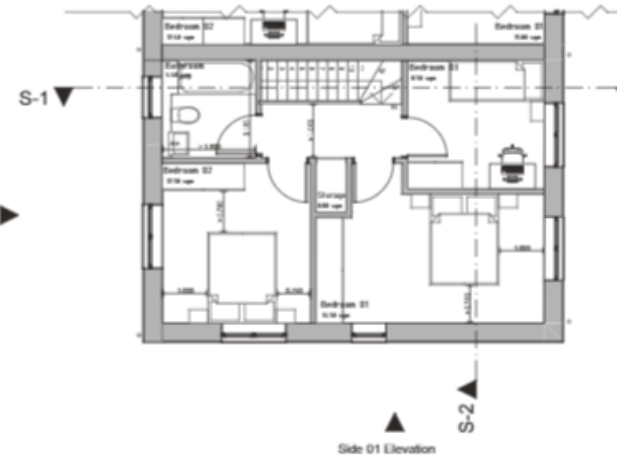


SECTION 02/PLOT 03

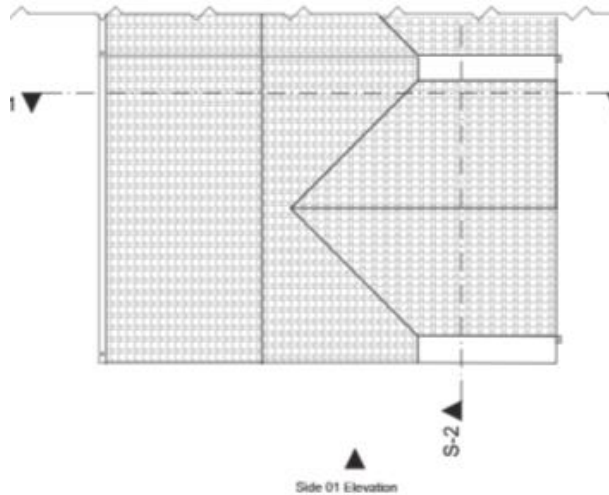
Type 02 Floor Plans (Plot 3)



GROUND FLOOR PLAN/PLOT 03

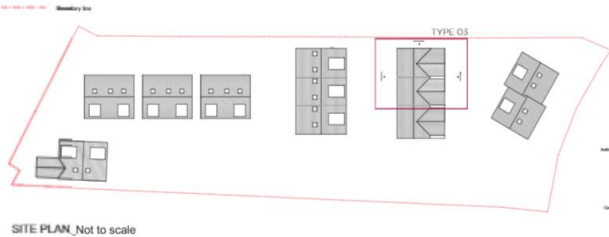


FIRST FLOOR PLAN/PLOT 03



ROOF PLAN/PLOT 03

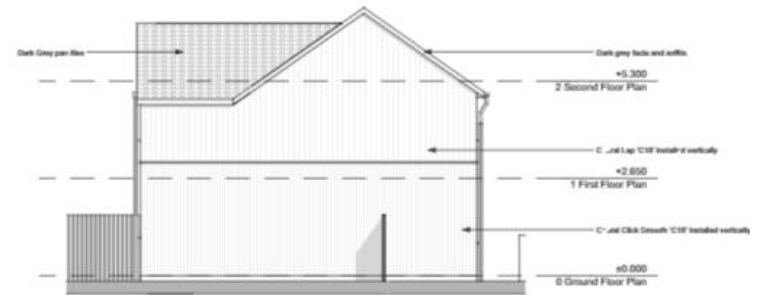
Type 03 Elevations (Plots 4 & 5)



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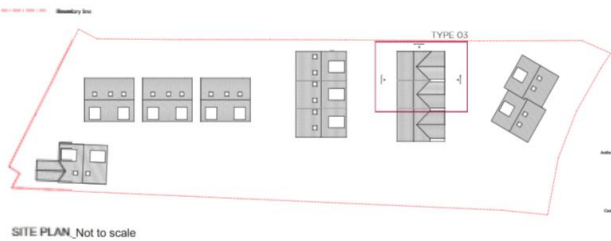
FRONT ELEVATION/PLOT 03 & PLOT 04 & PLOT 05



SIDE 02 ELEVATION_PLOT 05



Type 03 Sections (Plots 4 & 5)



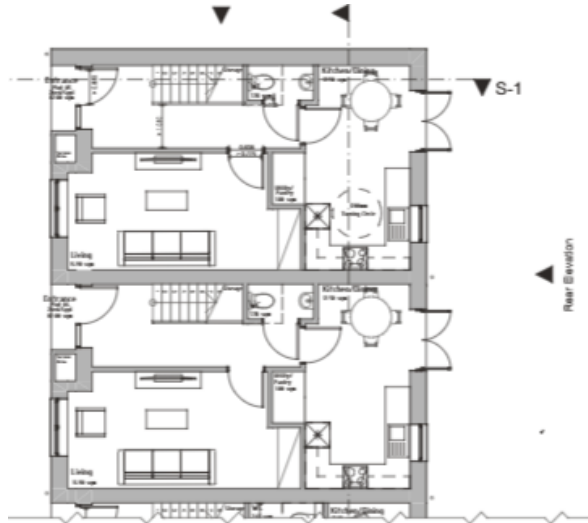
SECTION 01/PLOT 05



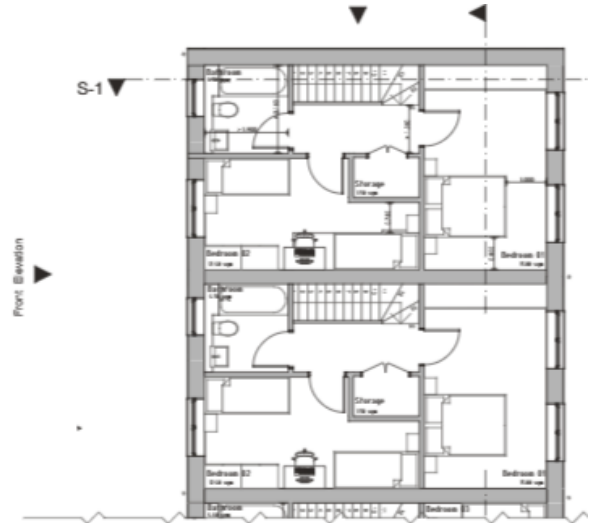
SECTION 02/PLOT 05

Type 03 Floor Plans (Plots 4 & 5)

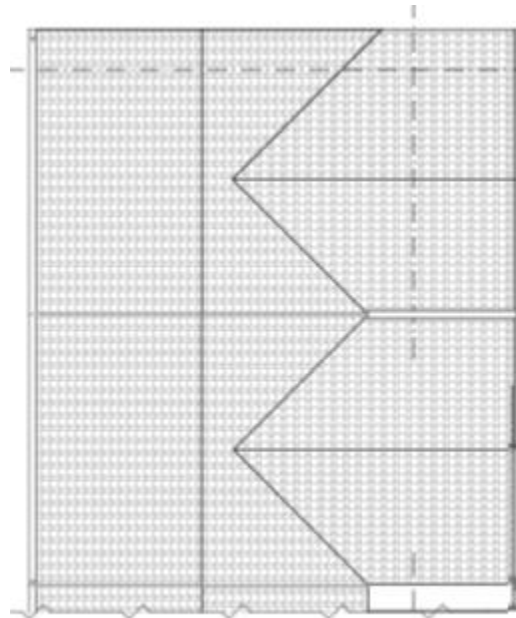
Page 14



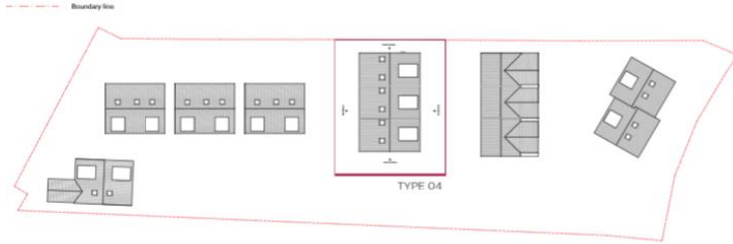
GROUND FLOOR PLAN/PLOT 04 & PLOT 05



FIRST FLOOR PLAN/PLOT 04 & PLOT 05



Type 04 Elevations (Plot 6,7,8)

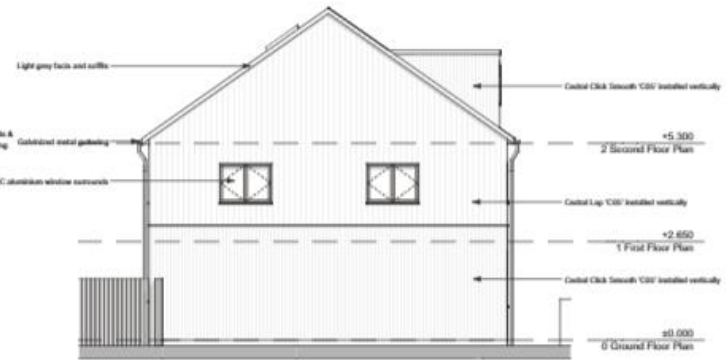


SITE PLAN_Not to scale



TYPE 04/PLOT 08 TYPE 04/PLOT 07 TYPE 04/PLOT 06

FRONT ELEVATION/PLOT 06 & PLOT 07 & PLOT 08



SIDE 01 ELEVATION/PLOT 08

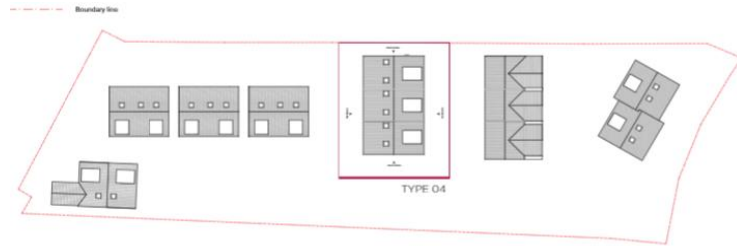


TYPE 04/PLOT 06 TYPE 04/PLOT 07 TYPE 04/PLOT 08

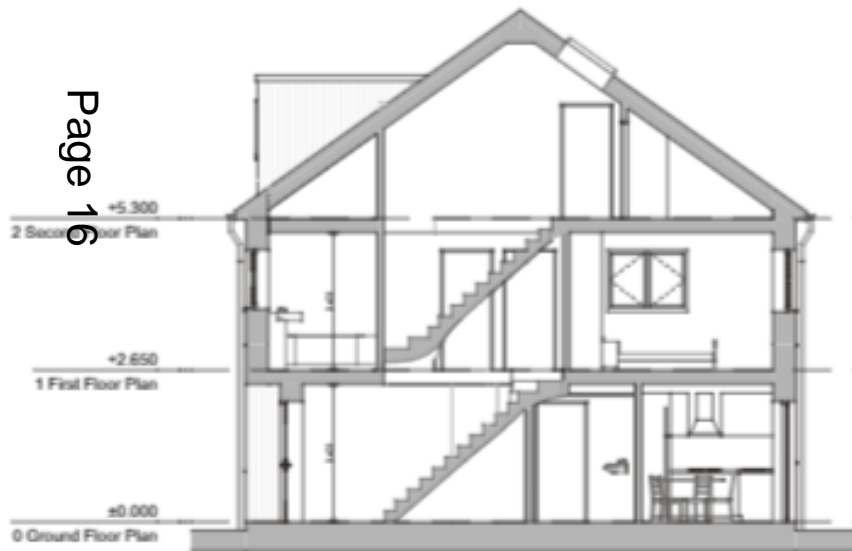


SIDE 02 ELEVATION/ PLOT 06

Type 04 Sections (Plot 6,7,8)



SITE PLAN_Not to scale

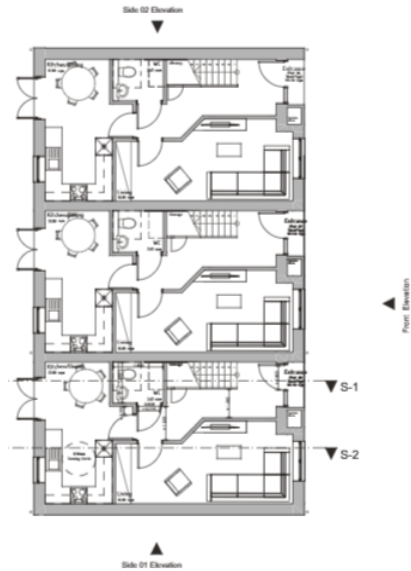


SECTION 01/PLOT 06 & PLOT 07 & PLOT 08



SECTION 02/PLOT 06 & PLOT 07 & PLOT 08

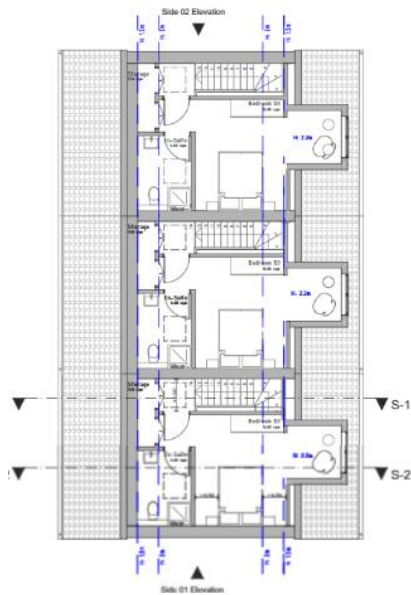
Type 04 Floor Plans (Plot 6,7,8)



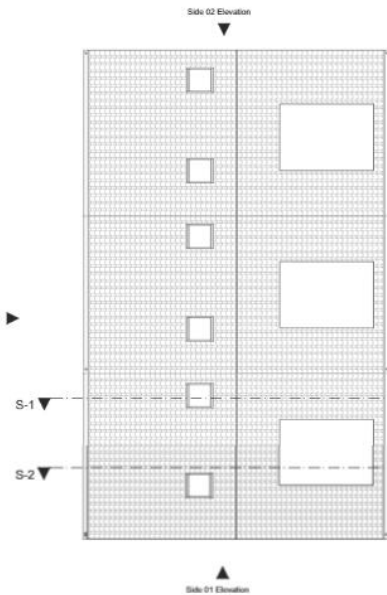
GROUND FLOOR PLAN/PLOT 06 & PLOT 07 & PLOT 08



FIRST FLOOR PLAN/PLOT 06 & PLOT 07 & PLOT 08

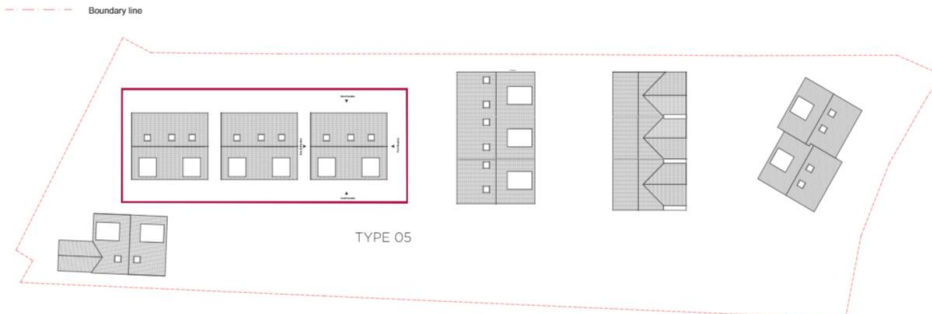


SECOND FLOOR PLAN/PLOT 06 & PLOT 07 & PLOT 08

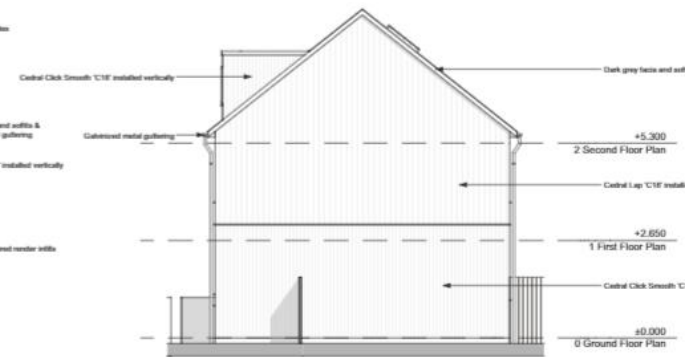


ROOF PLAN/PLOT 06 & PLOT 07 & PLOT 08

Type 05 Elevations (Plot 9, 10, 11)



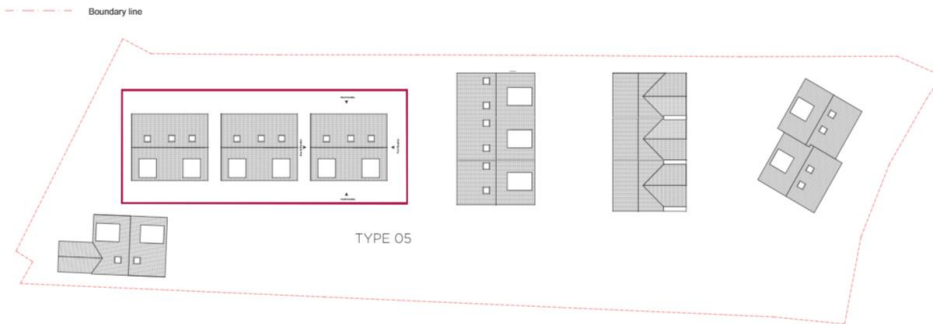
FRONT ELEVATION/PLOT 09 & PLOT 10 & PLOT 11



SIDE 01 ELEVATION/PLOT 09 & PLOT 10 & PLOT 11



Type 05 Sections (Plot 9, 10, 11)



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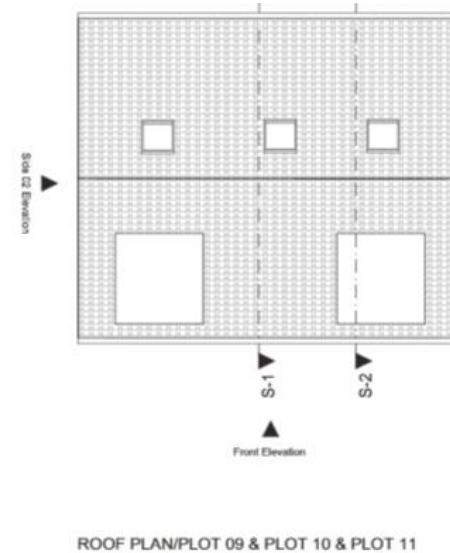
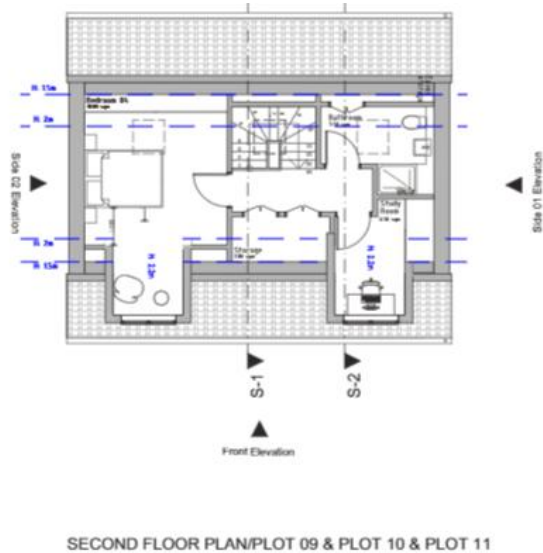
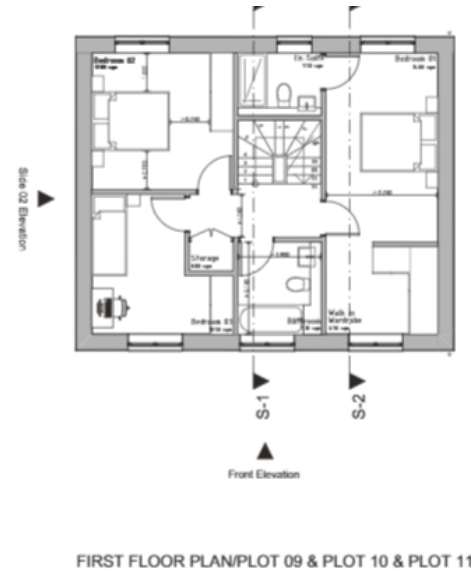
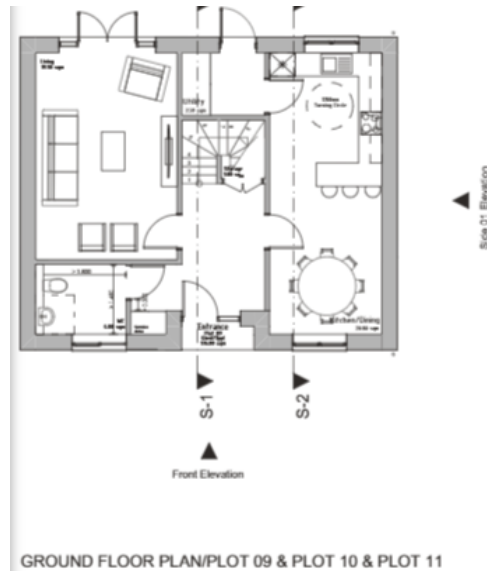


SECTION 01/PLOT 09 & PLOT 10 & PLOT 11



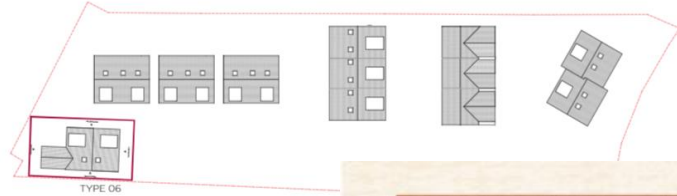
SECTION 02/PLOT 09 & PLOT 10 & PLOT 11

Type 05 Floor Plans (Plot 9, 10, 11)



Type 06 Elevations (Plot 12)

Boundary line



FRONT ELEVATION_PLOT 12

Central Click Smooth 'C25' installed vertically

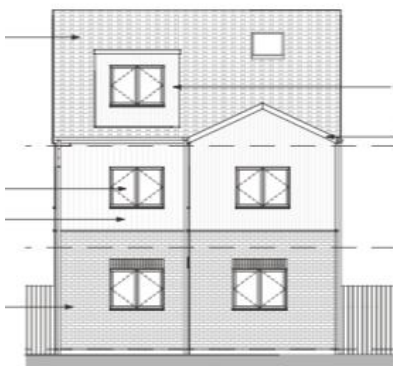
Light grey fascia and soffits & galvanneal metal gutters

Architectural PVC aluminum window surrounds

Central Click Smooth 'C25' installed vertically



SIDE 01 ELEVATION/PLOT 12



Central Click Smooth 'C25' installed vertically

Light grey fascia and soffits & galvanneal metal gutters

Architectural PVC aluminum window surrounds

Central Click Smooth 'C25' installed vertically

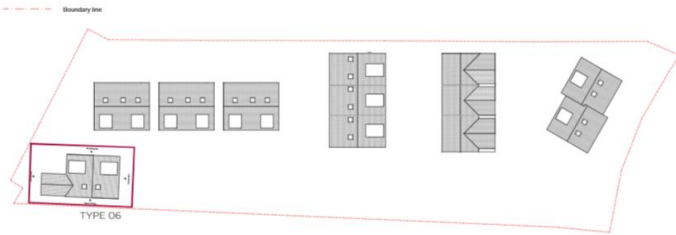


2 Sec

1 F

0 Gnd

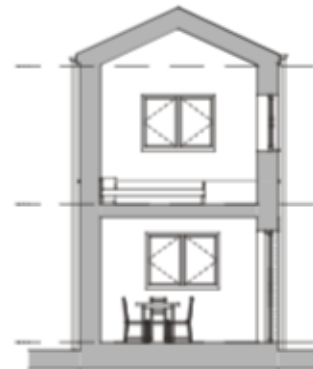
Type 06 Sections (Plot 12)



SECTION 01_PLOT 12

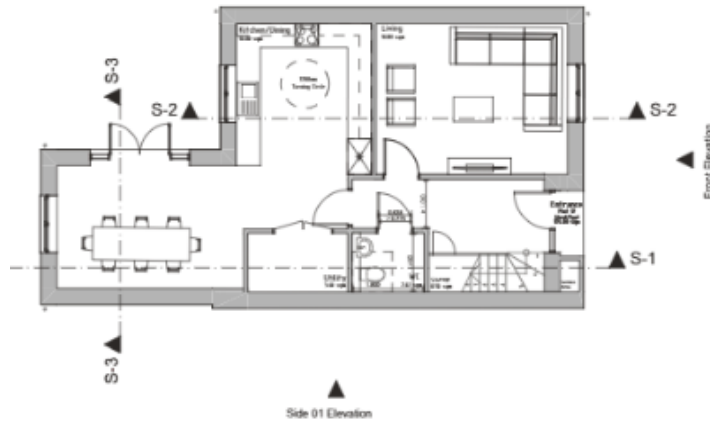


SECTION 02_PLOT 12

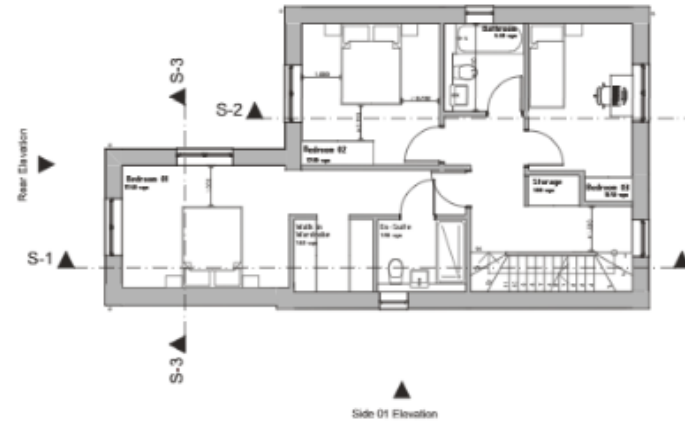


SECTION 03_PLOT 12

Type 06 Floor Plan (Plot 12)



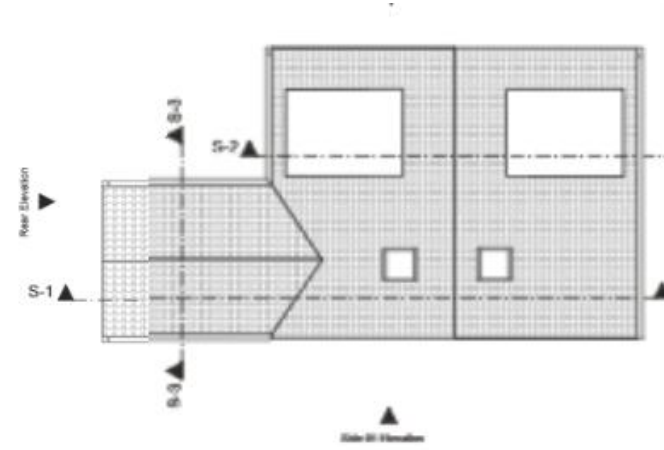
GROUND FLOOR PLAN/PLOT 12



FIRST FLOOR PLAN/PLOT 12



SECOND FLOOR PLAN/PLOT 12



ROOF PLAN/PLOT 12

01	Adding Room Information/Notes
02	Room Number
03	Room Name

Site Sections



SECTION AA
scale 1:200



SECTION BB
scale 1:200



SECTION CC
scale 1:200



SECTION DD
scale 1:200

Site Sections

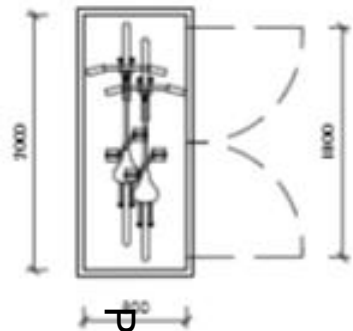
Page 25



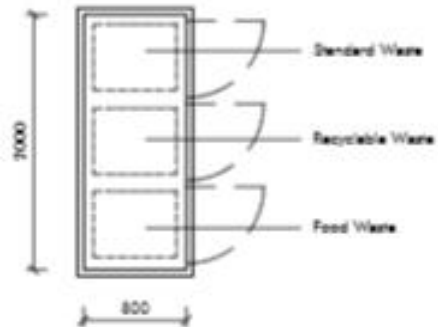
SECTION EE
scale 1:200

SECTION EE

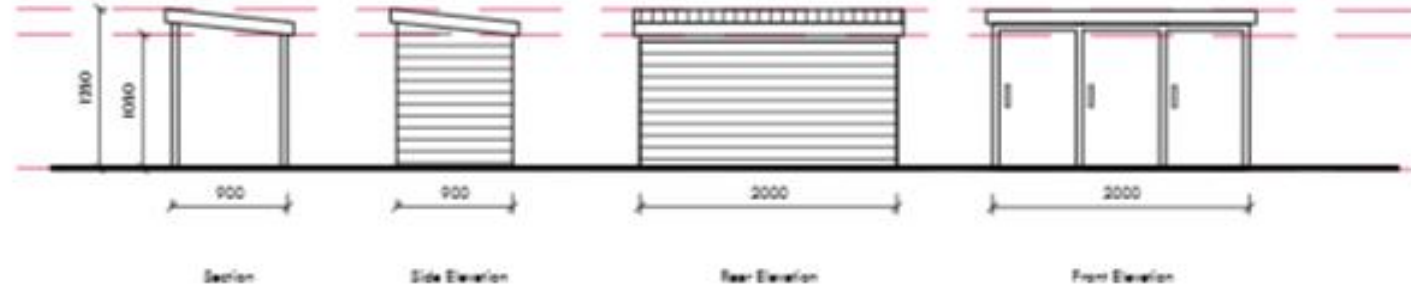
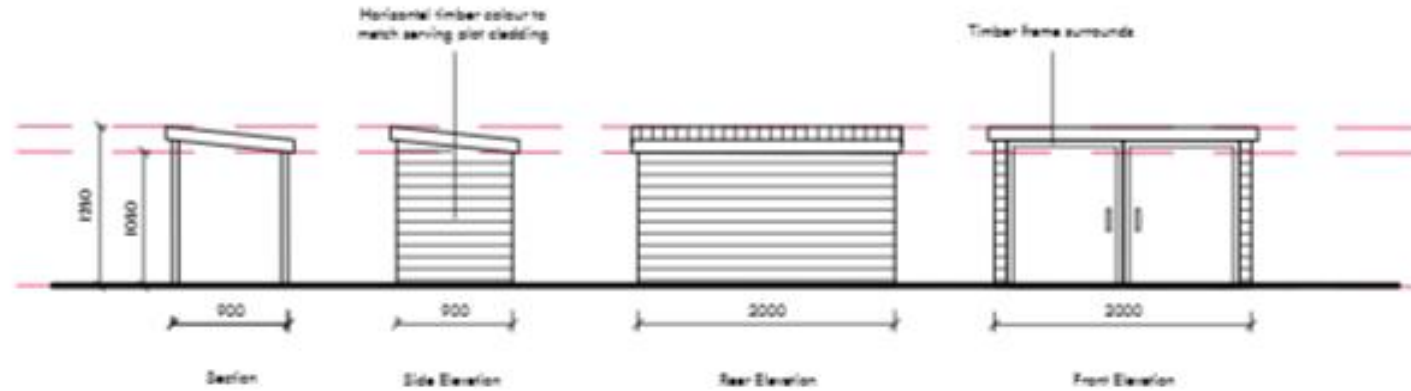
Cycle and Refuse Storage



PROPOSED CYCLE STORE



PROPOSED REFUSE STORE



Landscape Plan

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Proposed street tree: *Acer campestre* 'Eclair'; *Corylus colurna* to Depot boundary in hard landscape



Rear garden trees/buffer/screening: *Corylus colurna*; *Prunus Laetia*; *Amelanchier alnifolia*



P05 trees, Dutton meadow boundary: *Acer campestre*



Ornamental hedge planting: *Viburnum tinus* 'Eve Price'



Proposed *Lilium ligularis* multiflorum hedgegrow - hedgegrow to include irrigation for establishment during formative years

Tree Plans



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LEGEND



Existing Tree/Feature BS 5837:2012 Category B



Trees which require crown reduction to facilitate the prospective development



Reduce lateral growth back to 1m from stem up to height of 6m and then reduce upper lateral growth to 2m from main stems. Reduce height to 10m and maintain annually



Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category B



Existing Tree/Feature BS 5837:2012 Category C



Trees which require crown reduction to facilitate the prospective development



Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category C



Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012



Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference



Additional feature which doesn't meet BS 5837: 2012 categorisation to be removed for development



Proposed development within & close to the RPA to be constructed following the No Dig Specification



Line of proposed Root Pruning



Existing hard surfacing within the RPA to be lifted and reinstated as soft landscaping



Proposed Leylandii replacement planting

Tree Plans



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LEGEND

	Existing Tree/Feature BS 5837:2012 Category B
	Trees which require crown reduction to facilitate the prospective development
	Reduce lateral growth back to 1m from stem up to height of 6m and then reduce upper lateral growth to 2m from main stems. Reduce height to 10m and maintain annually
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Trees which require crown reduction to facilitate the prospective development
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	Proposed development within & close to the RPA to be constructed following the No Dig Specification
	Line of proposed Root Pruning
	Existing hard surfacing within the RPA to be lifted and reinstated as soft landscaping
	Proposed Leylandii replacement planting

Planning Balance

Approval

Key material considerations

- The proposal would provide housing on an allocated site. The proposal contains a good mix of housing types and would provide affordable housing.



Refusal

Key material considerations

- In the absence of a robust BS4142 assessment it is not possible to establish if the package of noise mitigation proposed is satisfactory in mitigating the potential adverse noise impacts for future occupants both externally and internally.
- The site would be making use of brownfield land, the substantial harm caused in terms of noise from the existing oil depot on the future residents of the proposal would not be acceptable.
- There is a clear issue of the agent of change where the oil business and their operations would be impacted as a result of the proposal.
- In its present format the proposal is contrary to policy 35 of the Cambridge Local Plan (2018) , paragraphs 135. f), 187. e), 198. a) and 200 of the NPPF (2024), and the Greater Cambridge Sustainable Design & Construction SPD (2020).

Officer Recommendation: Refuse

MINOR APPLICATIONS

22/02066/CONDF/Owlstone Croft, Owlstone Road Site Location Plan

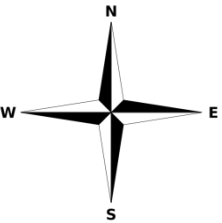
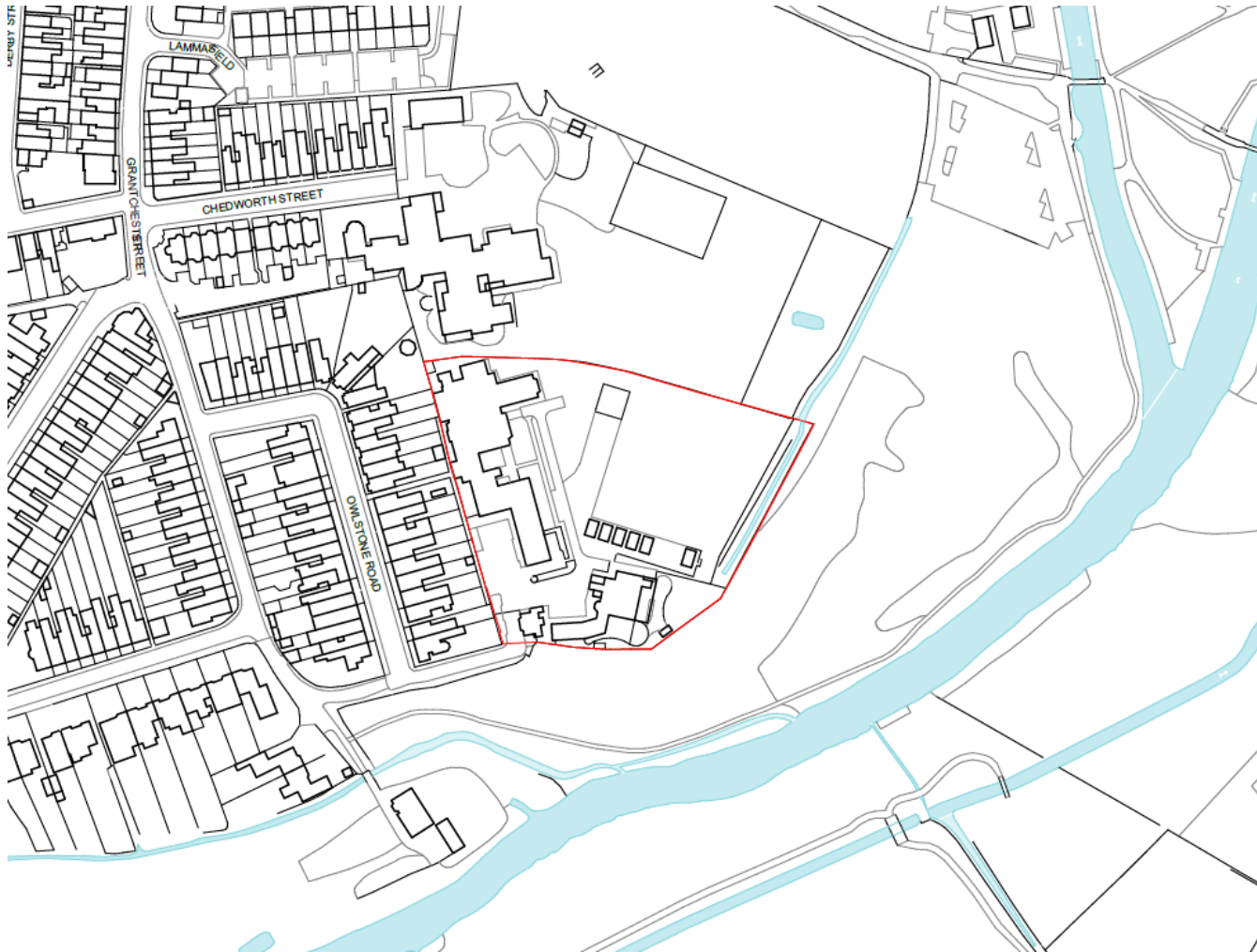


Table 1-1: Summary of Risk of Impacts Without Mitigation

Source	Dust Soiling	Human Health	Ecology
Demolition	Medium Risk	Low Risk	Negligible
Earthworks	Medium Risk	Medium Risk	Low Risk
Construction	Medium Risk	Medium Risk	Low Risk
Trackout	Negligible	Negligible	Negligible

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Figure 4-1: Site and Equipment Plan and Nearest Sensitive Receptors



Figure 7-1: Proposed Dust Monitoring Locations

Table 7-1: Site Action Levels (SALs)

Pollutant	Alert Level	Concentration	Averaging Period
PM ₁₀	Lower Alert	150 µg/m ³	60 minutes
	Action Alert	190 µg/m ³	60 minutes

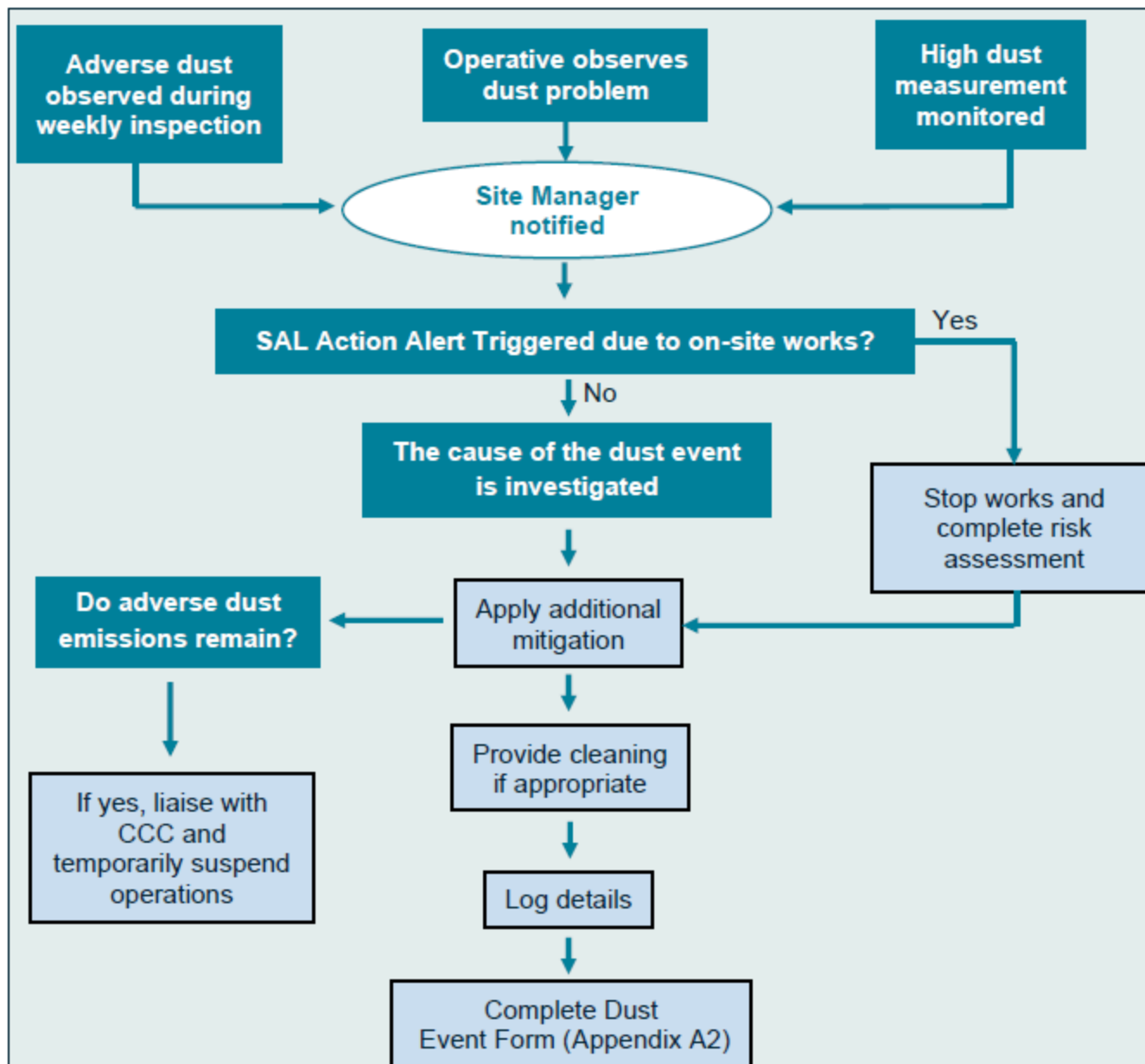


Figure 8-1: Dust Event Response Flowchart

Planning Balance

Approval

Key material considerations

- The information is in accordance with the appropriate Institute of Air Quality Management (IAQM) best practice guidance.
- Site specific mitigation will protect local residents and NCPS from unacceptable dust and emission impacts.
- Site and equipment information, a timetable of works, the complaints procedure, dust management strategy details and the approach should levels be exceeded have been provided to the satisfaction of officers.



Refusal

Key material considerations

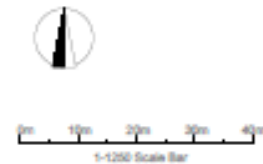
Officer Recommendation: Approve

24/04582/FUL – Innisfree, South Green Road Cambridge

Page 37 Demolition of existing building and erection of a replacement two storey dwelling with a basement and single storey rear wing (Self-Build) at 1B South Green Road.

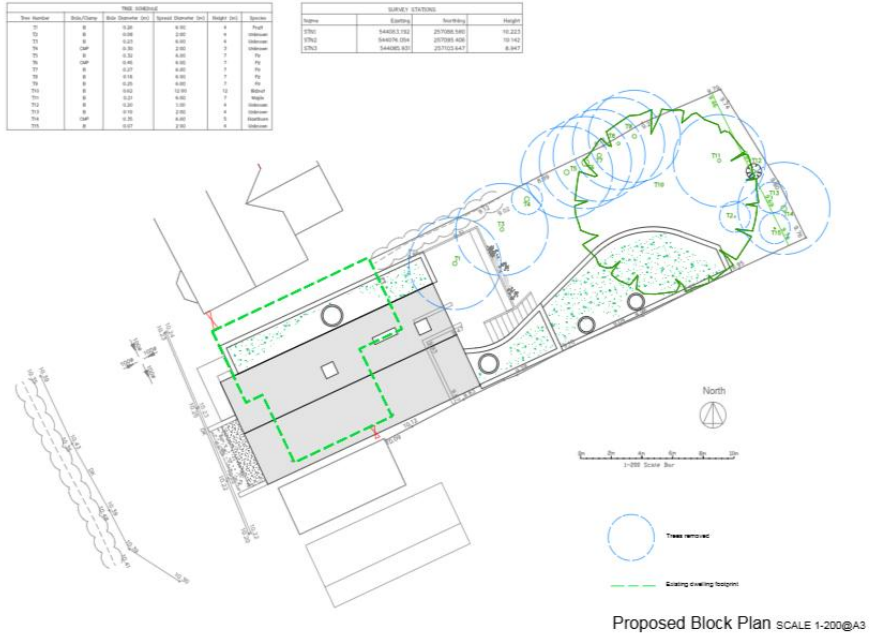
Location Plan

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Location Plan SCALE 1:1250@A4

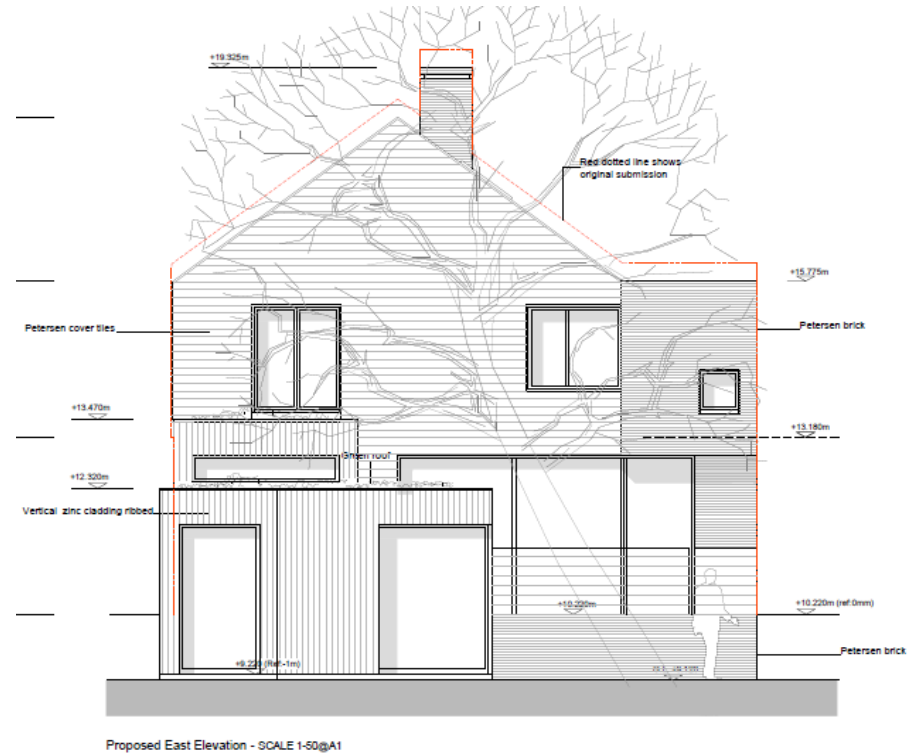
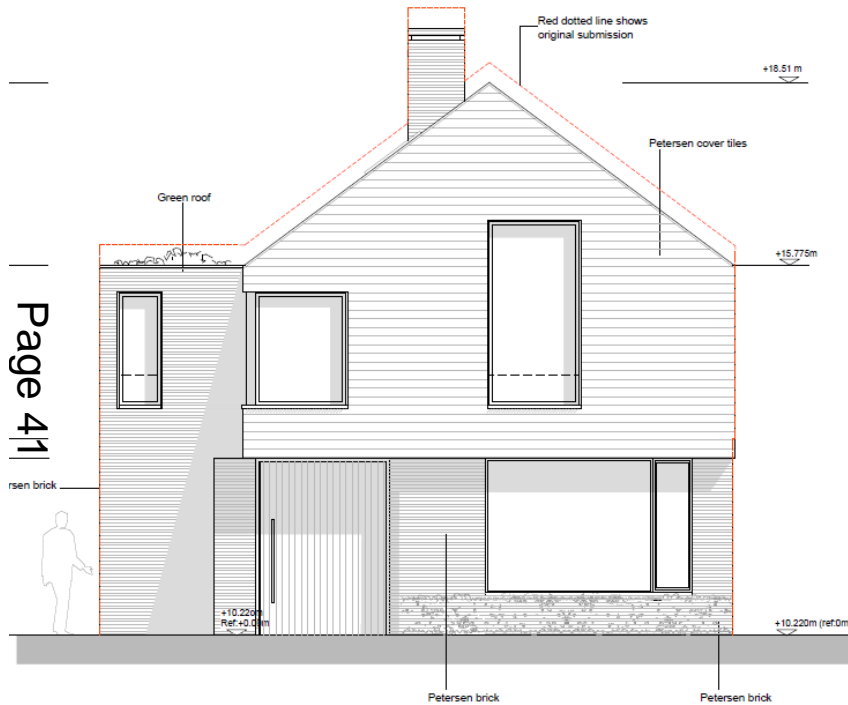
Page 39

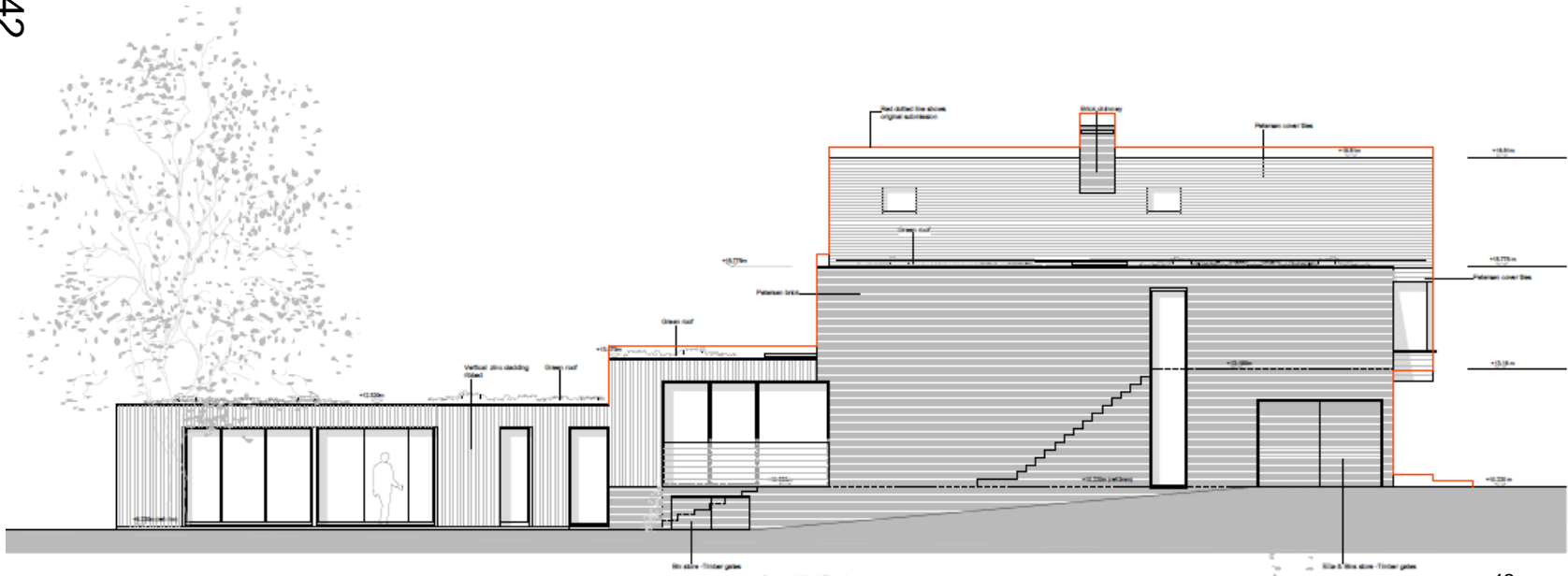
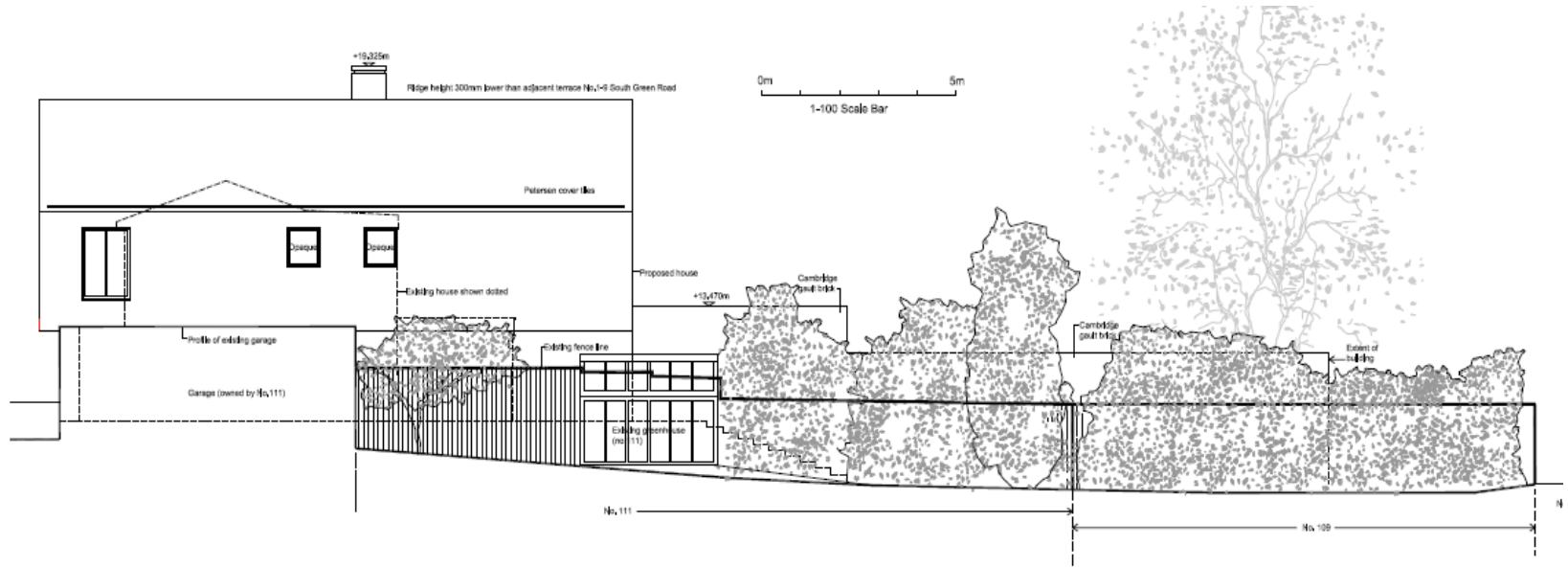


Street scene



Proposed elevations





Visuals



Page 43



Planning Balance

Approval

Key material considerations

- Sustainable dwelling
- Contribution to self-build
Page 44 deficit
- No harm to heritage assets
- No harm to character of area
- No unacceptable residential amenity impacts
- No highway safety impacts



Refusal

Key material considerations

- None

Officer Recommendation: Approve, Subject to conditions

25/00516/FUL

The Varsity Hotel And Spa 24 Thompsons
Lane Cambridge CB5 8AQ

Construction of a pergola with retractable
canopy and associated works.

Site History

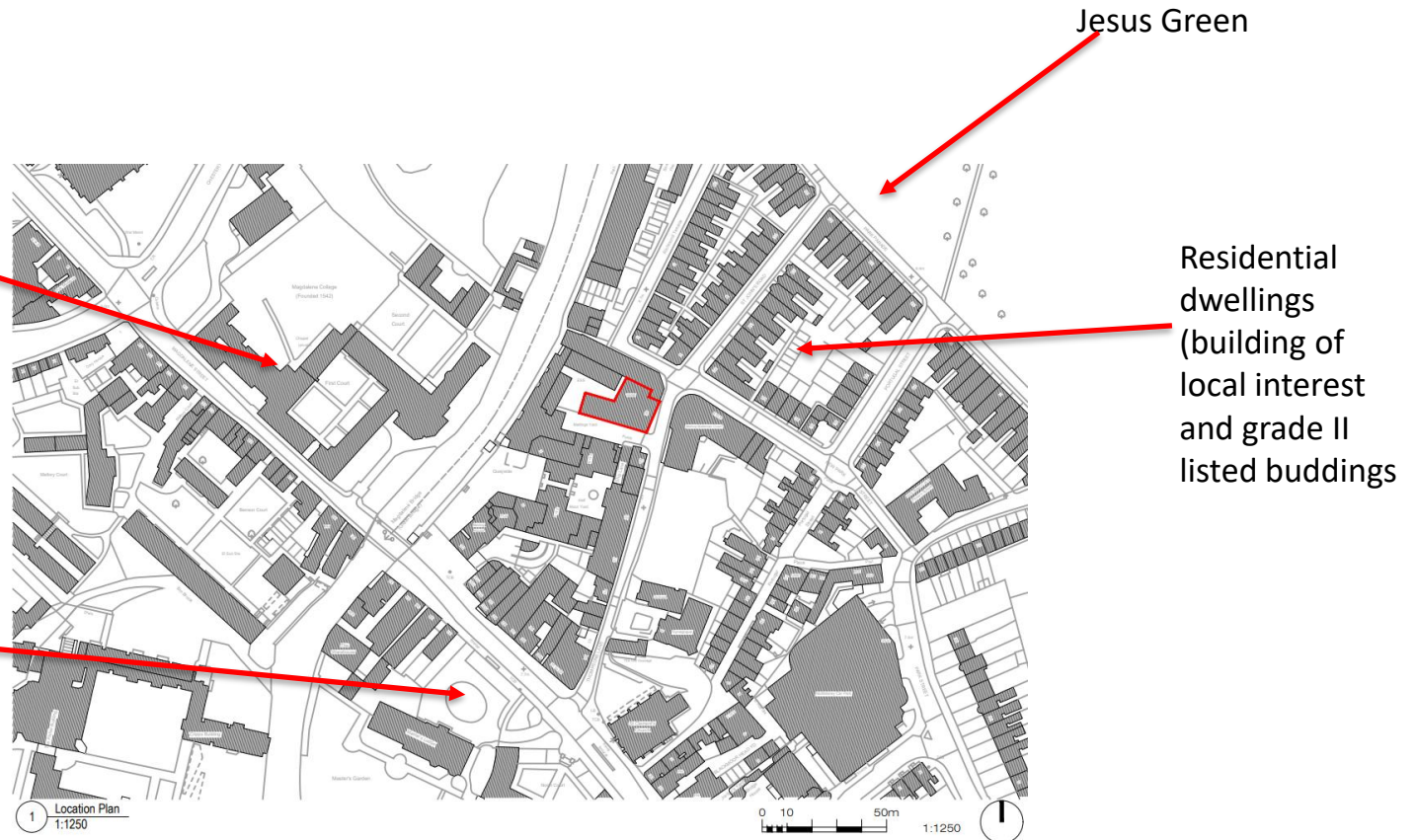
Reference	Description	Committee Date	Outcome
22/00778/FUL	Installation of a new all-weather lightweight retractable roof canopy and associated works	02.11.2022	REFSUED (appeal dismissed)
23/01137/FUL	Installation of a new all-weather lightweight retractable roof canopy and associated works	05.07.2023	REFUSED
24/01408/FUL	All Weather Retractable Roof Canopy with Living Meadow Walls and Associated Works	07.08.2024	REFUSED
24/00488/FUL	Installation of a new all-weather lightweight retractable roof canopy and associated works.	Delegated	REFUSED (appeal dismissed)

Most recent appeal determined May 2025

Consultees

- Conservation – Objection - stark contrasting structure with height over heritage assets and skyline
- Historic England – Raised concerns about less-than-substantial harm to listed buildings
- Urban Design - Objection – removed support as new design creates horizontal emphasis and weak termination
- Cambridge Airport & MOD – No objection

Location Plan



Existing Elevations

Elevations

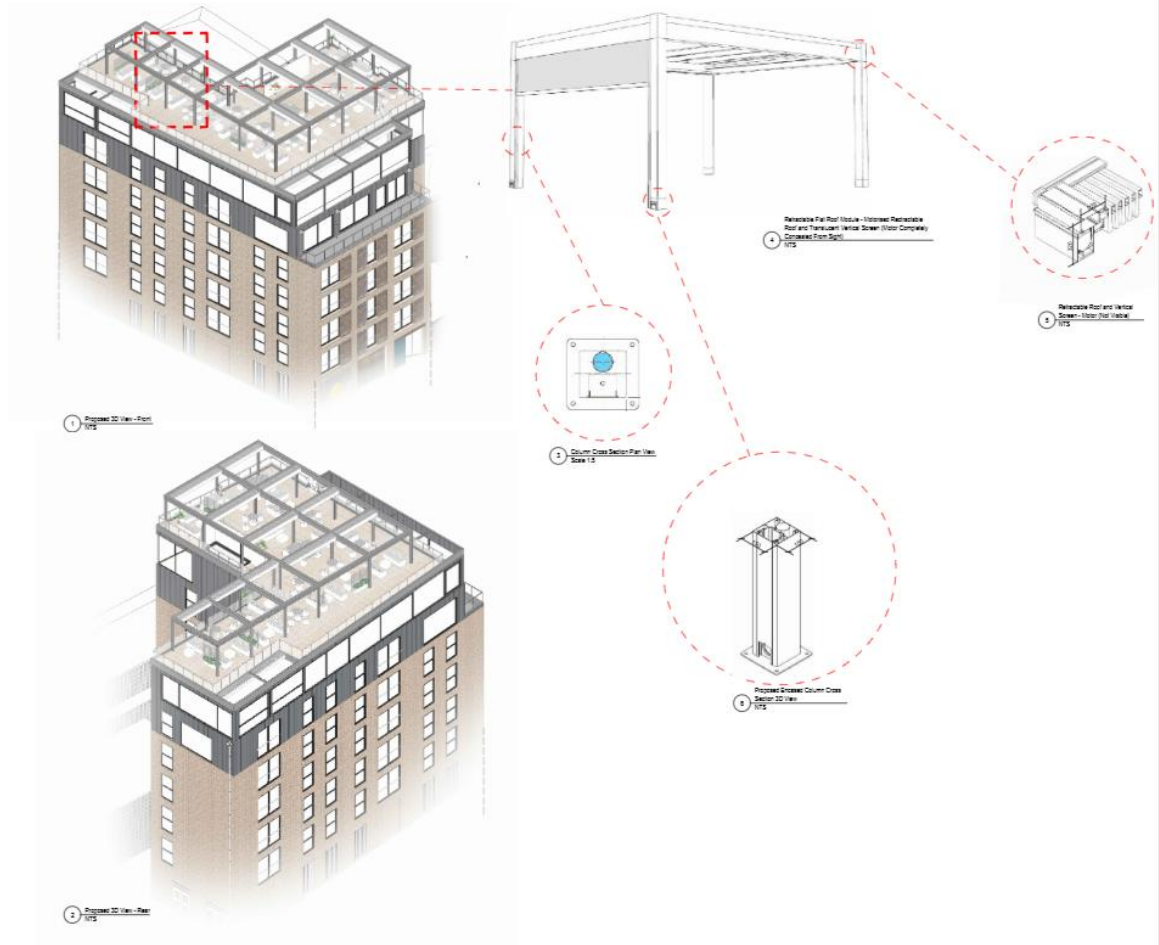
Proposed



3

Key changes from previous apps:

- Height – frame 2.97m, canopy above 2.49m (previous height 3.1m)
- Footprint on roof reduced (pulled in 1.5 – 2m on east, south and west sides)
- Retention of balustrade, sides will have clear vinyl rather than thicker frame and glazing
- Introduction of fabric structure
- Removal of exoskeleton over to balconies
- Existing lighting retained

















25/00411/FUL

**The Varsity Hotel And Spa 24 Thompsons Lane
Cambridge CB5 8AQ**

**Installation of a new all-weather, stepped in,
retractable roof canopy with independently
supported tensile roof fabric and associated works.**

Site History

Reference	Description	Committee Date	Outcome
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- Cambridge Airport & MOD – No objection

Location Plan

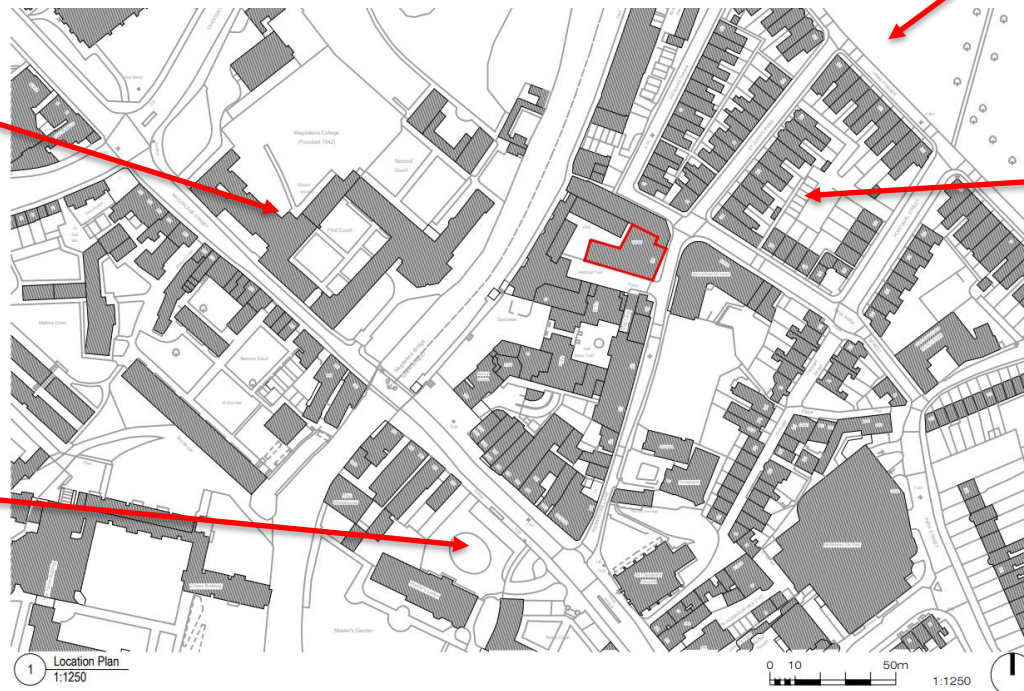
Magdalene
College site
(grade I and
grade II listed
buildings)

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St Johns
College
(Registered
Park and
Garden, Listed
Buildings)

Jesus Green

Residential
dwellings
(building of
local interest
and grade II
listed buildings)



Existing Elevations

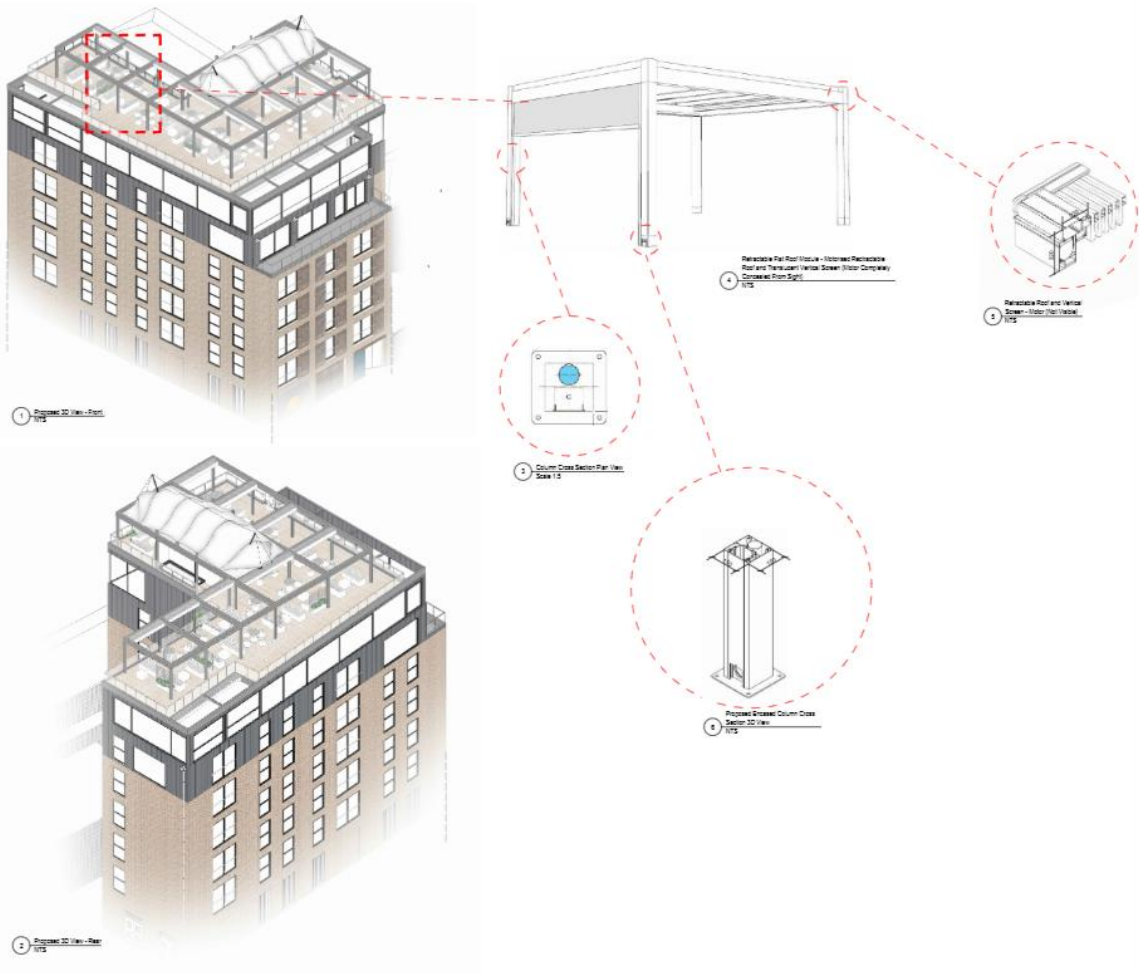
Proposed Elevations



Additional
4.46
metres



- Key changes from previous apps:
- Height – frame 2.97m, canopy above 2.49m (previous height 3.1m)
 - Footprint on roof reduced (pulled in 1.5 – 2m on east, south and west sides)
 - Retention of balustrade, sides will have clear vinyl rather than thicker frame and glazing
 - Introduction of fabric structure
 - Removal of exoskeleton over to balconies
 - Existing lighting retained





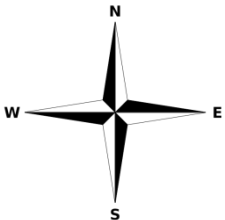






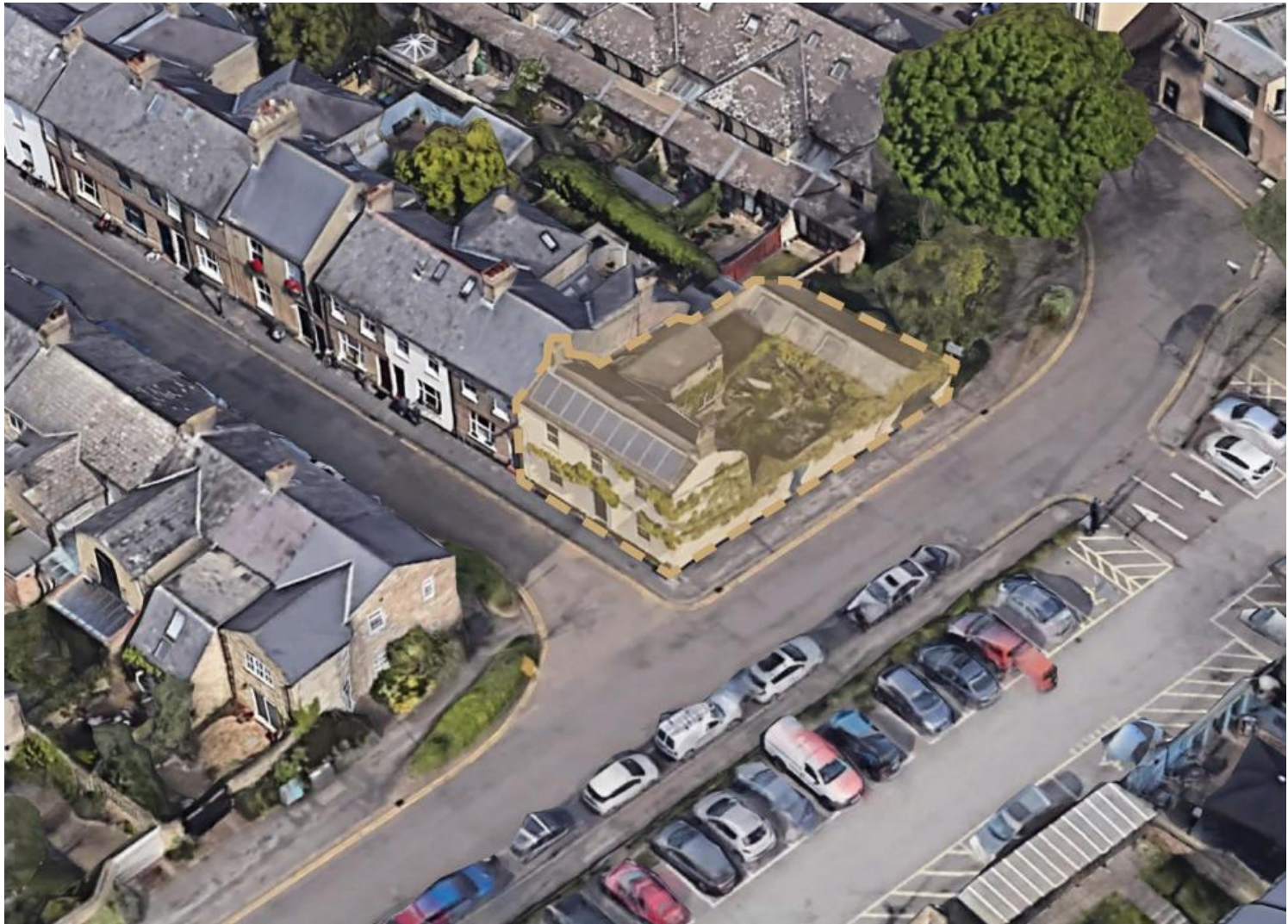


25/01440/FUL /22 Grafton Street Site Location Plan



Photo

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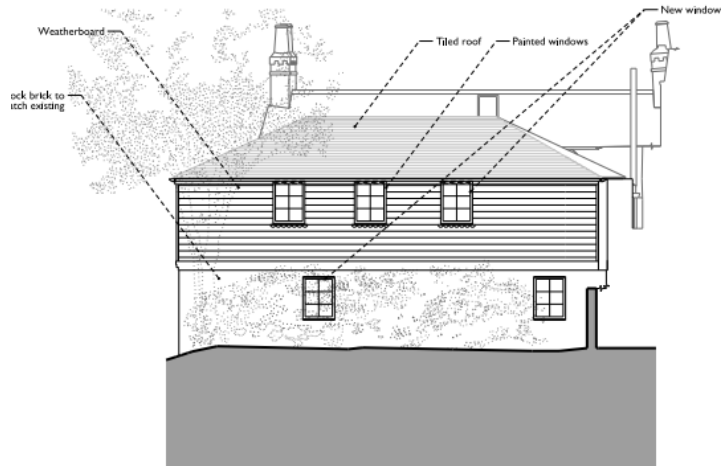


Proposed Elevations

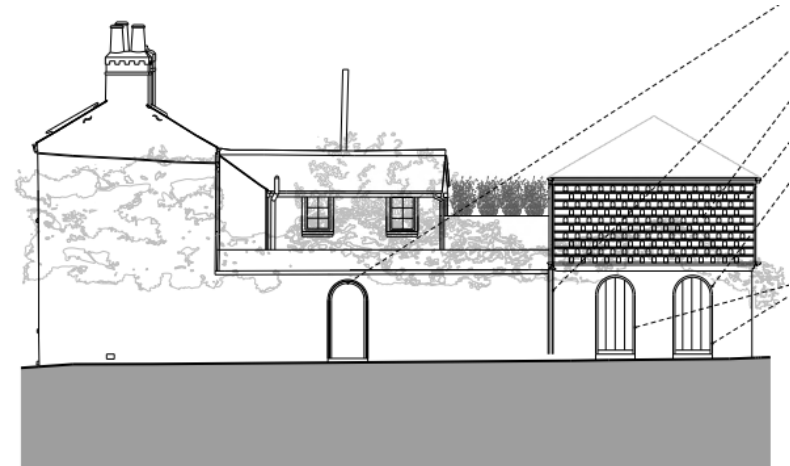
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PROPOSED SOUTHWEST ELEVATION
1:75@A1 125-A-17-01



PROPOSED NORTHEAST ELEVATION
1:75@A1 125-A-17-01

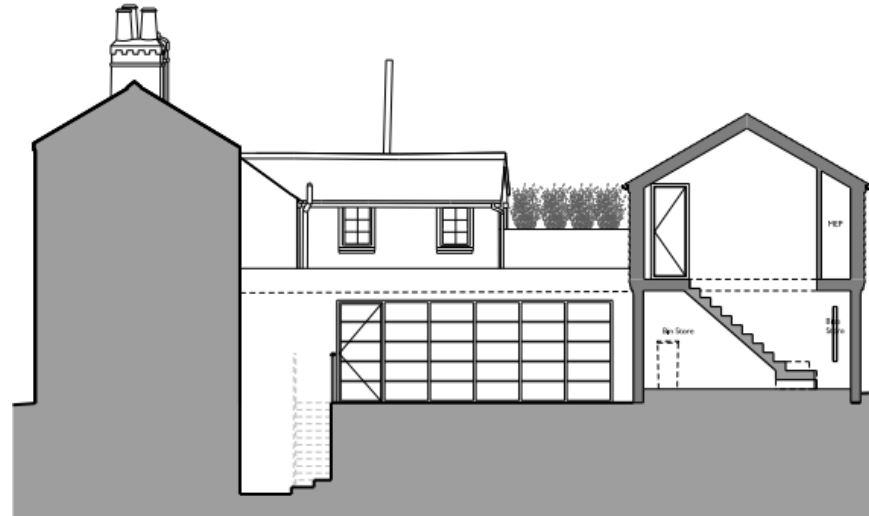


PROPOSED SOUTHEAST ELEVATION
1:75@A1 125-A-17-01

Proposed Internal Elevations



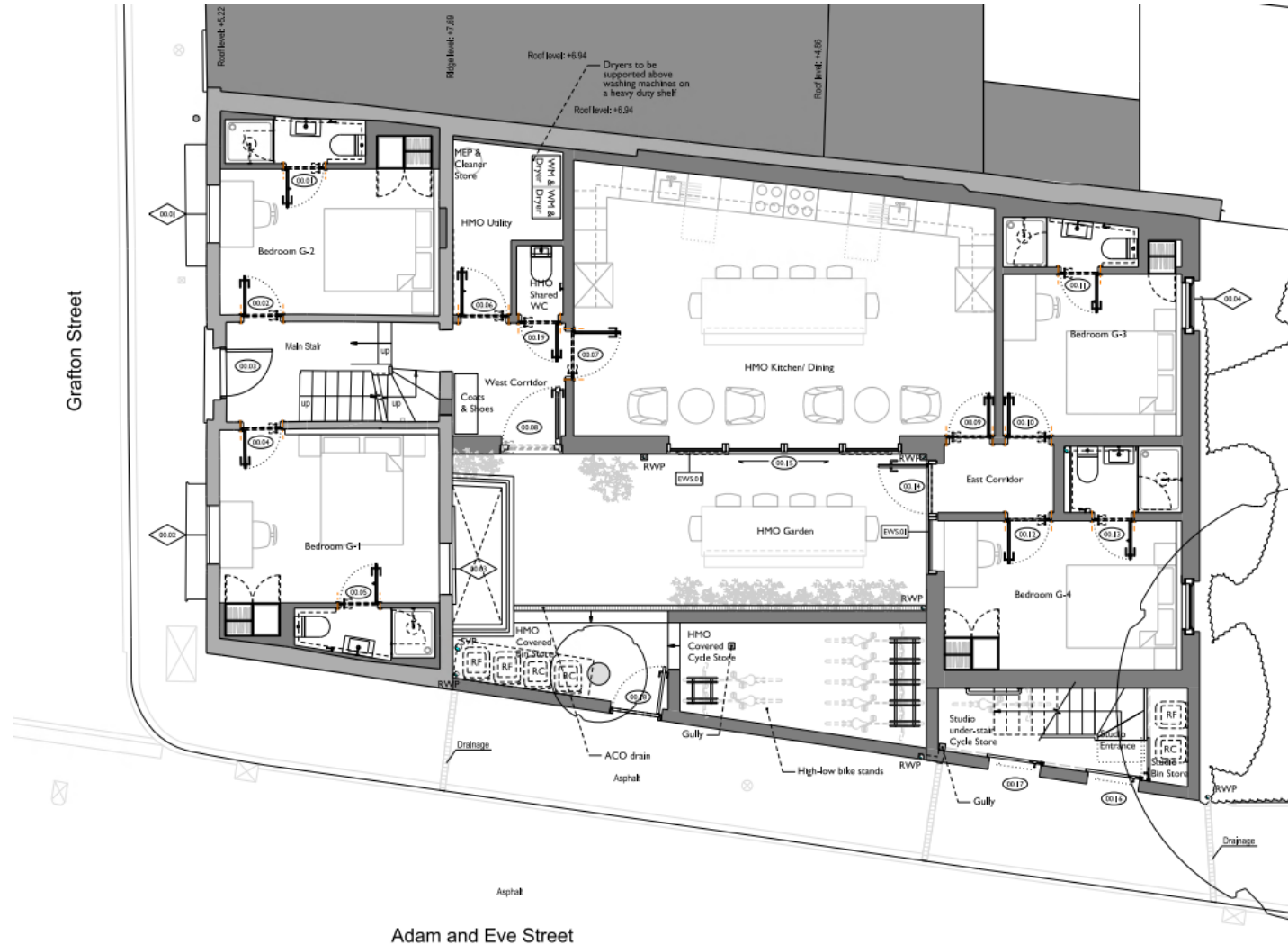
4 PROPOSED INTERNAL NORTHEAST ELEVATION
1:75 @ A1 125-A-17-01



5 PROPOSED INTERNAL SOUTHEAST ELEVATION
1:75 @ A1 125-A-17-01

Proposed Ground Floor Plan

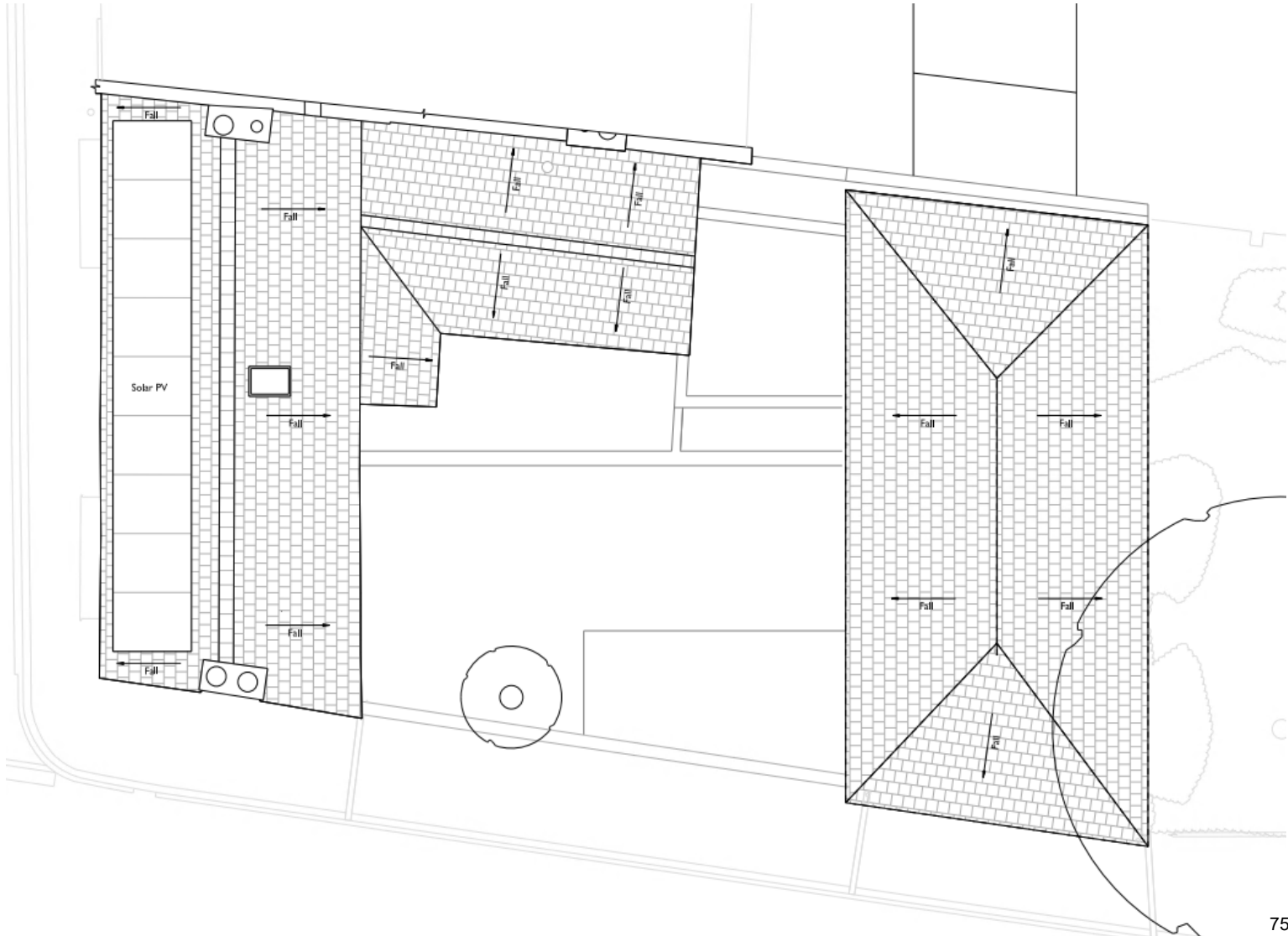
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Proposed Roof Plan



Planning Balance

Approval

Key material considerations

- The proposal contributes to the supply of residential accommodation within the City.
- The proposal improves the existing cycle parking arrangement at the property.



Refusal

Key material considerations

Officer Recommendation: Approve