

# Planning Committee

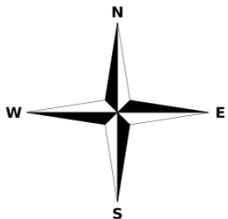
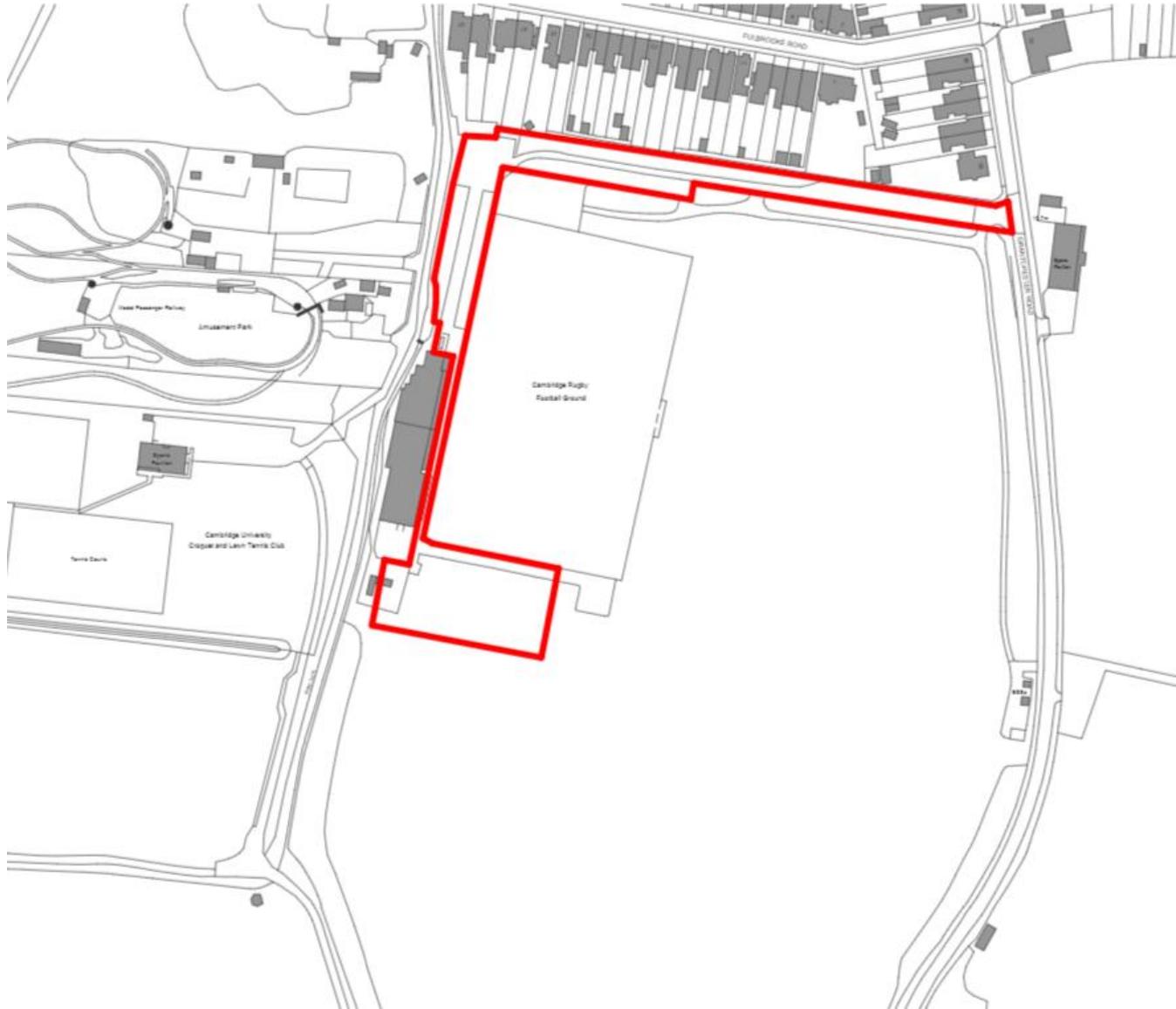


**GREATER CAMBRIDGE**  
SHARED PLANNING

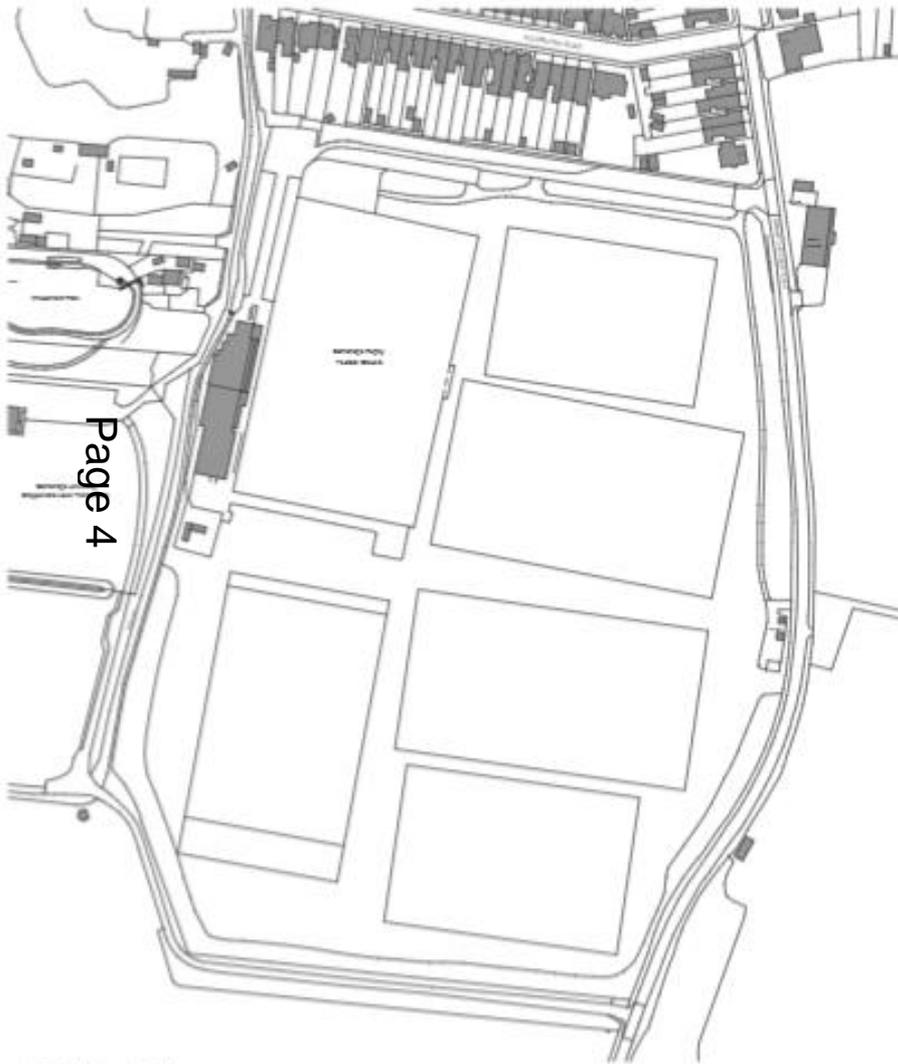
# MINOR APPLICATIONS

# 25/04801/FUL- Cambridge Rugby Union Club Grantchester Road Newnham Site Location Plan

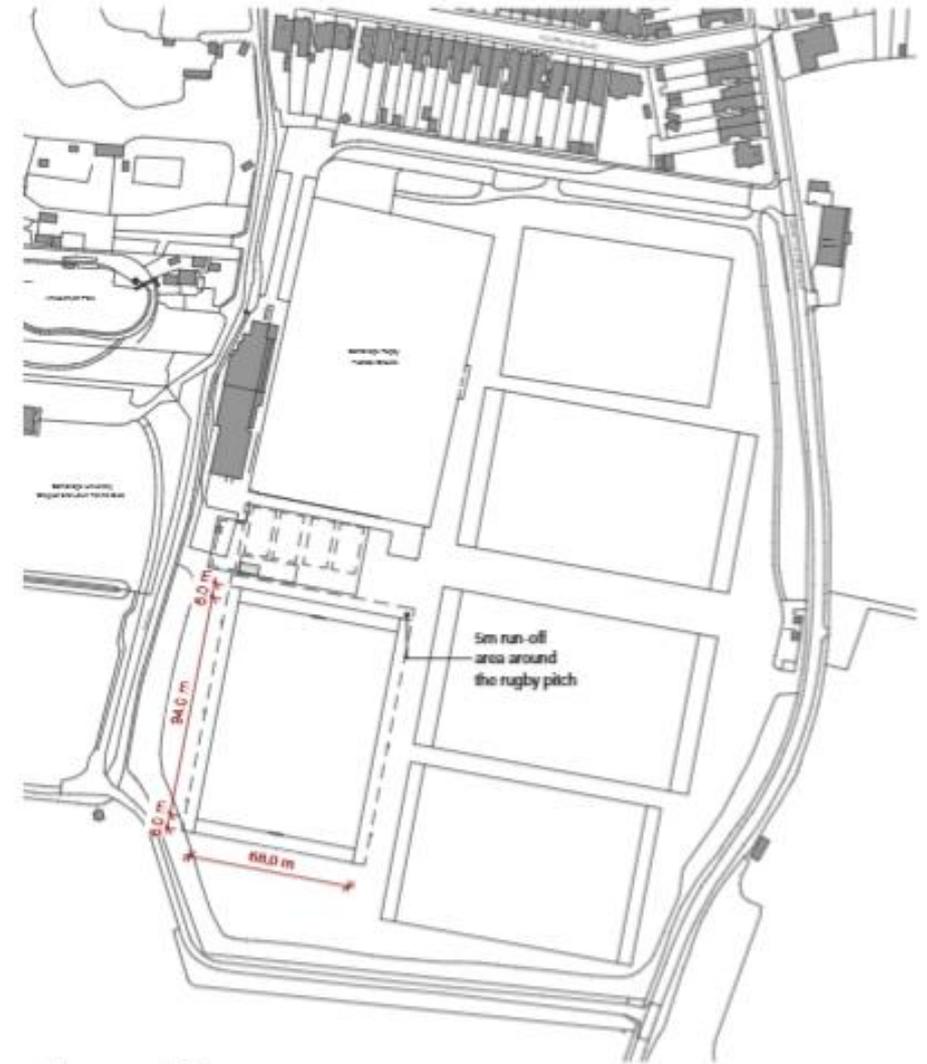
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# Existing Vs Proposed Block Plan

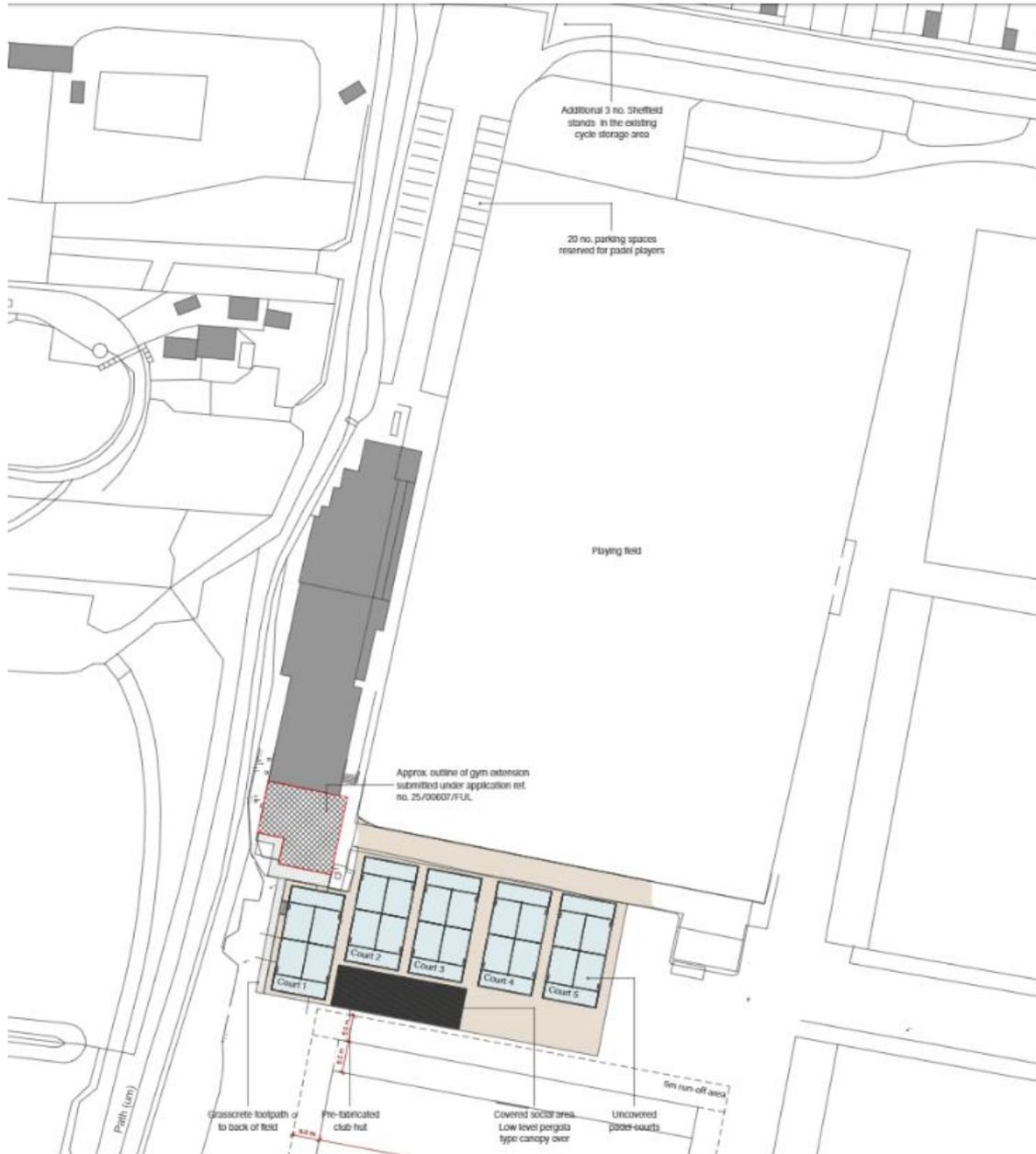


Existing Site



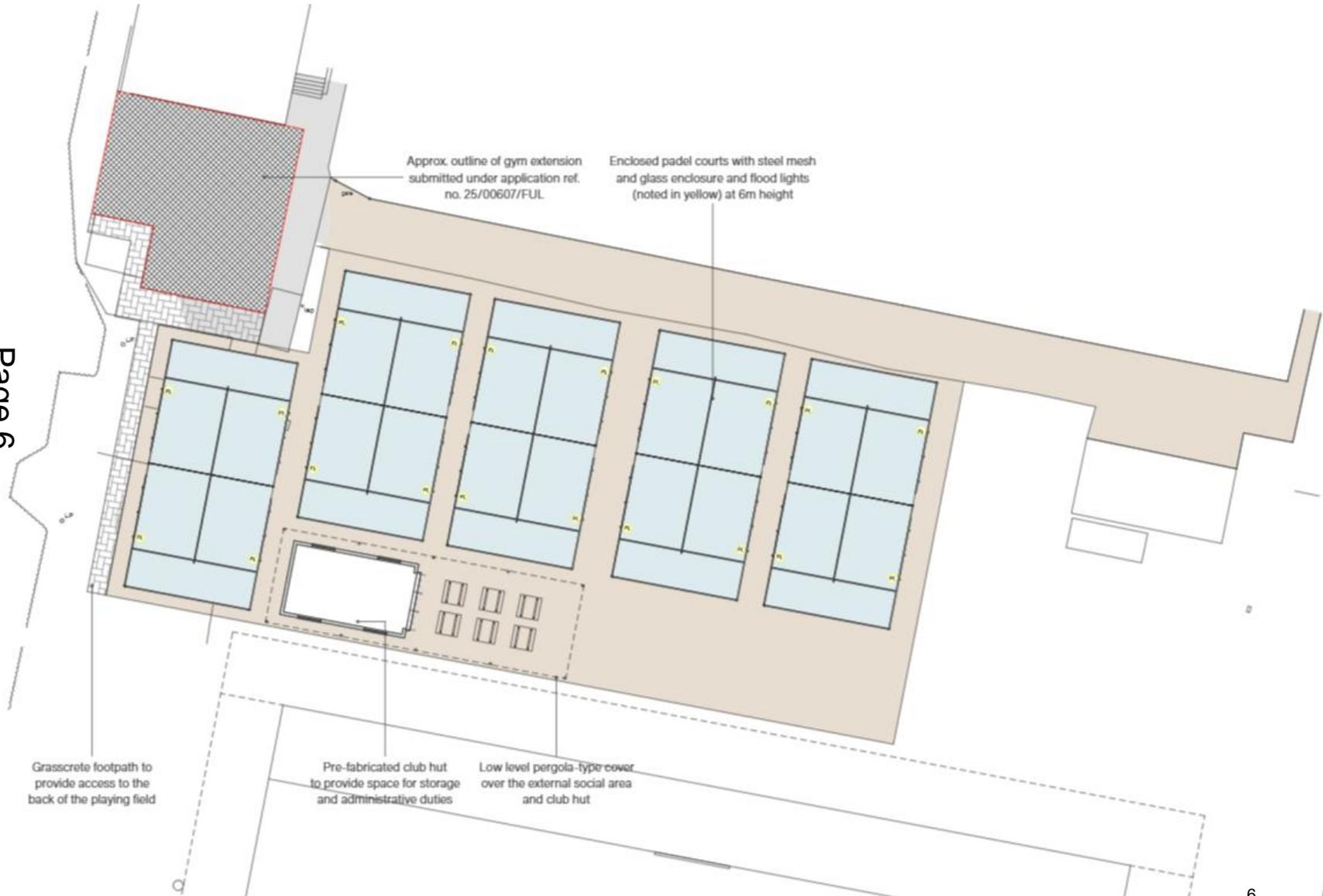
Proposed Site

# Proposed Block Plan



# Proposed Site Layout

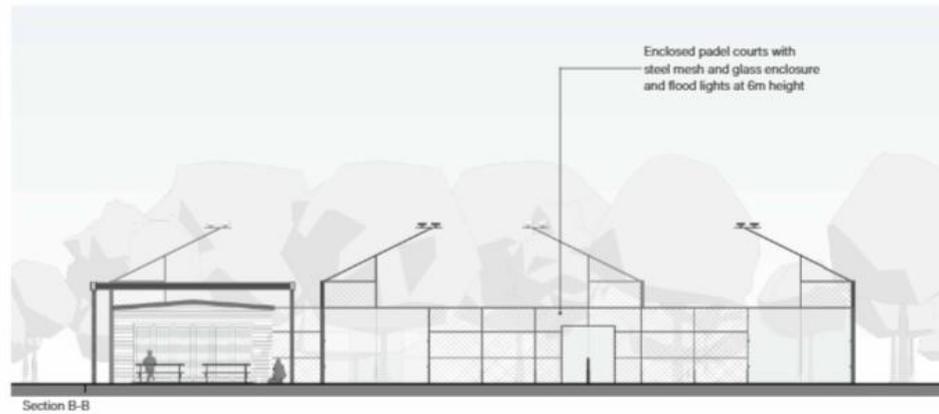
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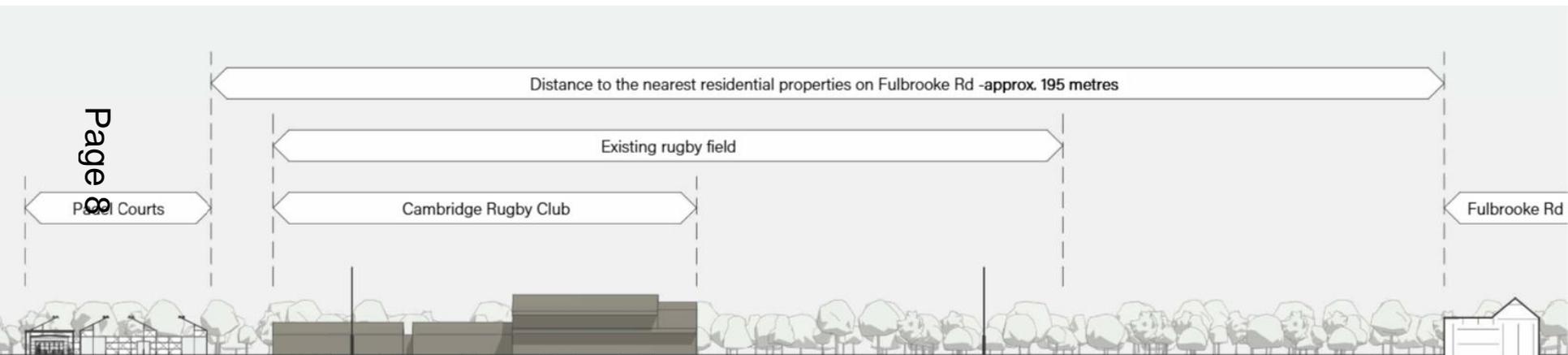
# Proposed Court Sections



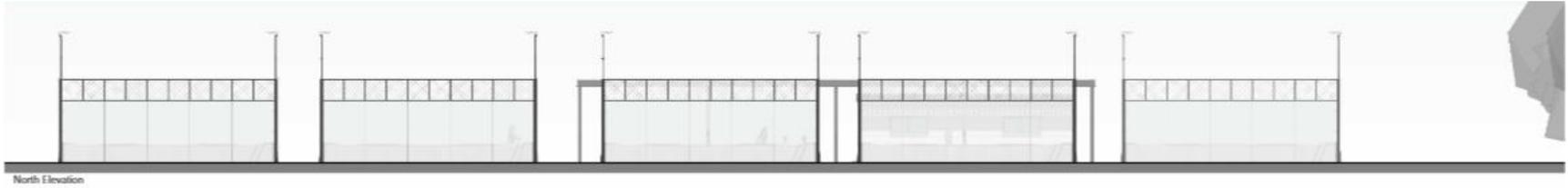
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# Contextual Section



# Proposed Elevations



North Elevation



South Elevation

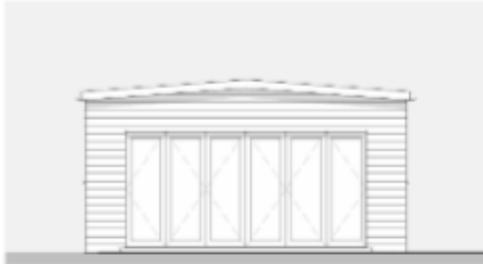


East Elevation

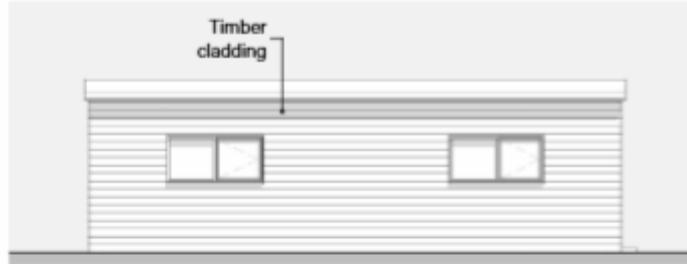


West Elevation

# Proposed Club Hut



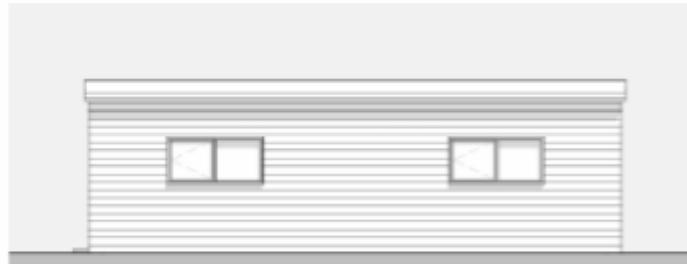
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Floor Plan

# Planning Balance

## Approval

- The proposal provides numerous benefits
- The proposal addresses the need for padel courts within the city.
- The proposal respects the environmental character of the protected open space, being compliant to Local Plan (2018) policy 67.
- These design elements would not impact the visual amenity and character of the open space and its valued role adjacent to the urban edge of this part of Newnham and the countryside setting.
- The proposal is not considered to be inappropriate development in the Green Belt.
- Protected views within the South Newnham Neighbourhood Plan would not be disrupted and harmed as a result.
- The proposal is compliant to Local Plan(2018) policies 8, 55, 56, 57 and 59 and policies SNNP11 and SNNP15 of the South Newnham Neighbourhood Plan (2025).

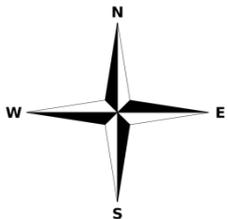


## Refusal

- This will introduce more built form in the countryside and green belt.

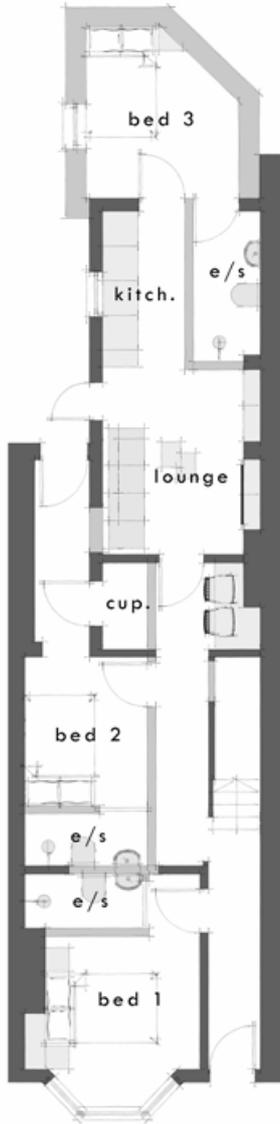
# 25/04322/FUL – 66 Ross Street Site Location Plan

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# Proposed Floorplans

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proposed ground floor plan  
scale 1:100



proposed first floor plan  
scale 1:100

# Proposed Elevations



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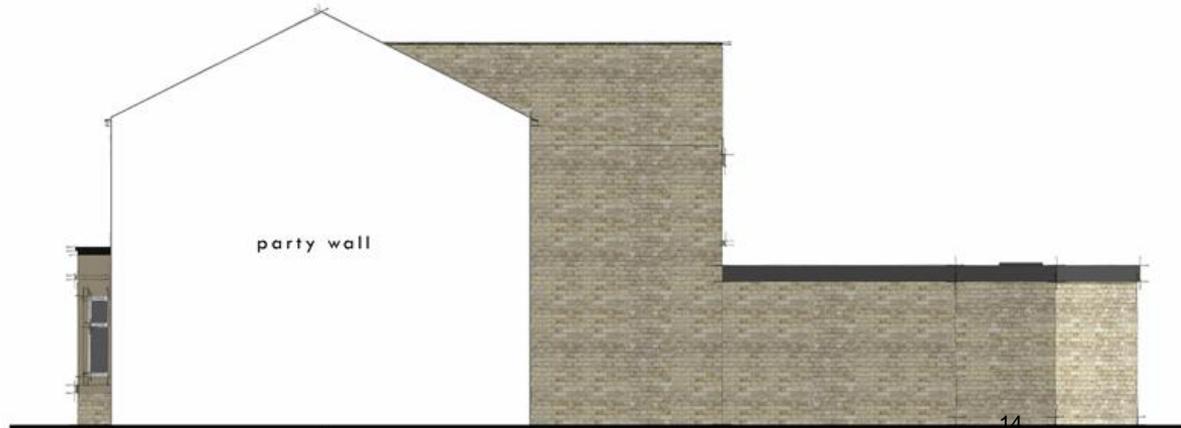
proposed front elevation  
scale 1:100



proposed side elevation 1  
scale 1:100



proposed rear elevation



proposed side elevation 2

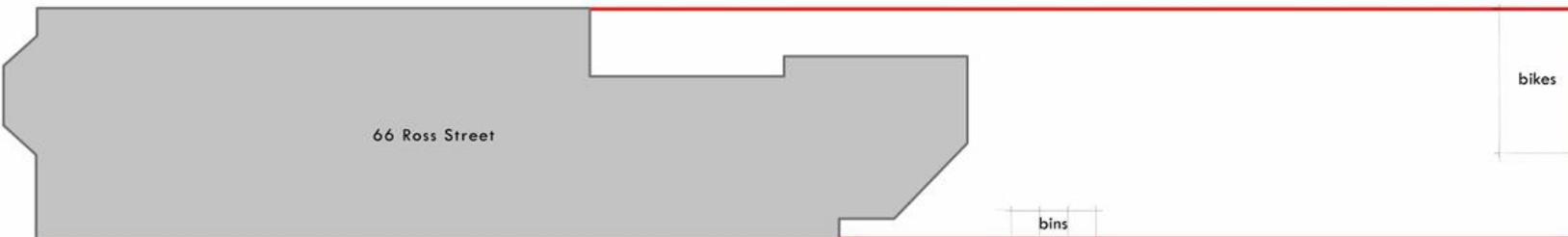
# Proposed Bin and Bike Stores



Example Bike Store:  
Asgard Bike Storage for 6 bikes  
2740 x 1524mm



Example bin store:  
Rowlinson Triple Bin Store  
130cm (h) x 230.5cm (w) x 82cm (d)



# Planning Balance

## Approval

- No harm to the conservation area
- Sustainable location
- No harm to neighbour amenity



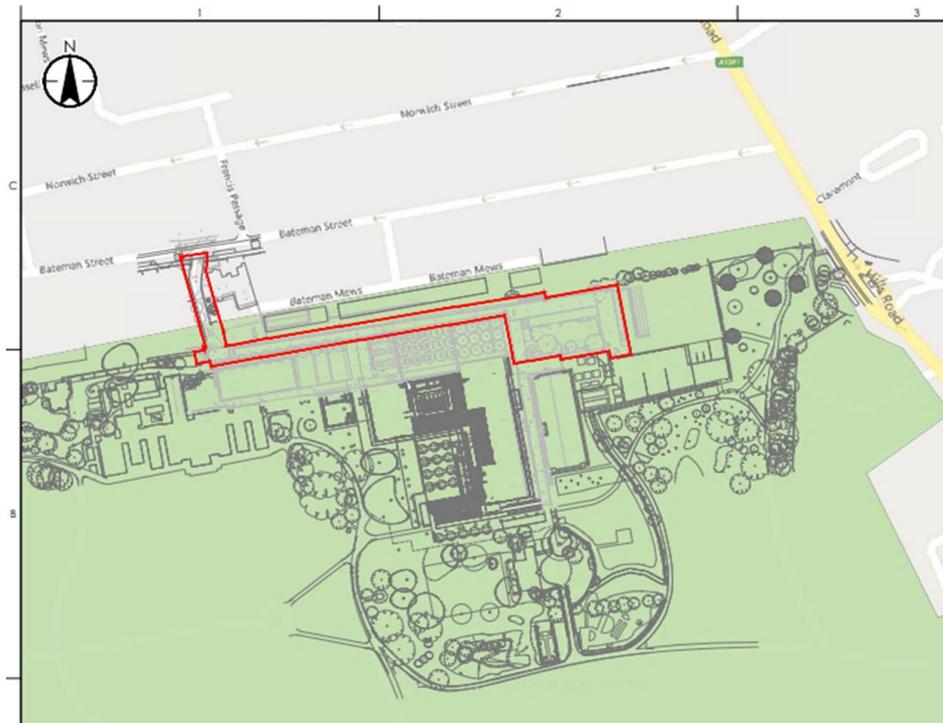
## Refusal

- Poor quality living environment for future occupier of bedroom no.3

Officer Recommendation: Refuse

25/02831/FUL

## Land at Bateman Street, Cambridge



# Existing Block Plan



Satellite Image



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Views of existing access and hedge facing East and West

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Views of hedgerow from the North and South

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# Proposed Planting Detail

Verges reseeded with grass seed mix after roadworks

Yew hedge to be removed and replaced with a multispecies hedge or Yew hedge as preferred following works to the road and drain.

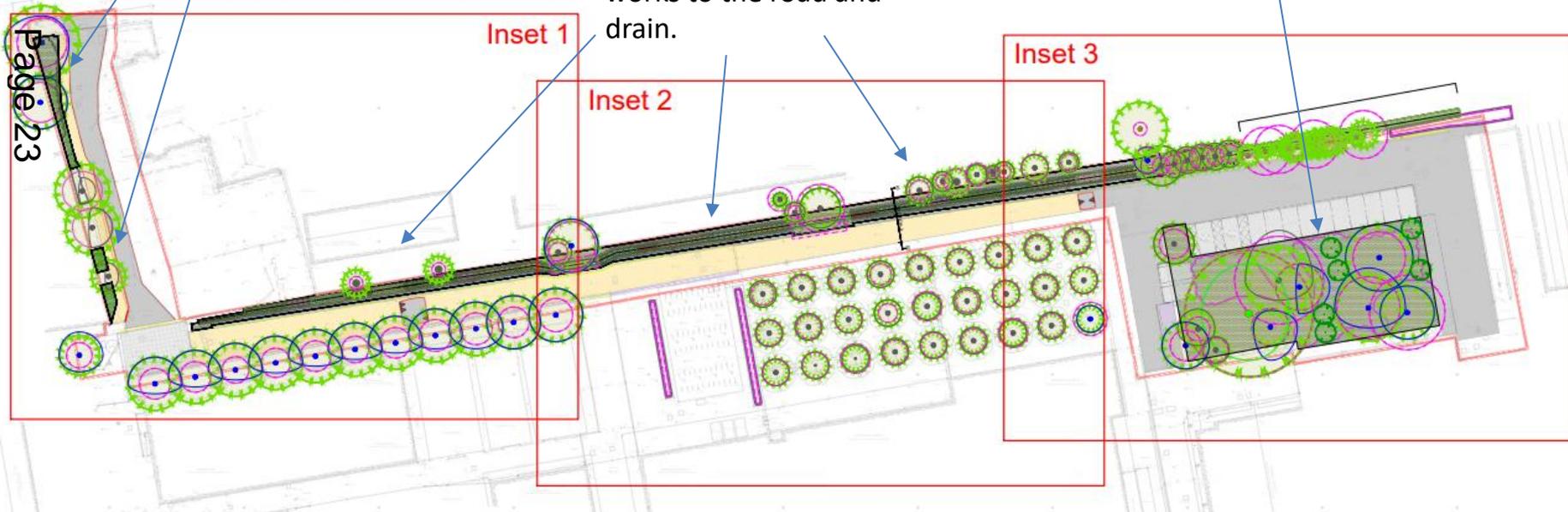
Trees maintained, 6 added to reach BNG metric

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Inset 1

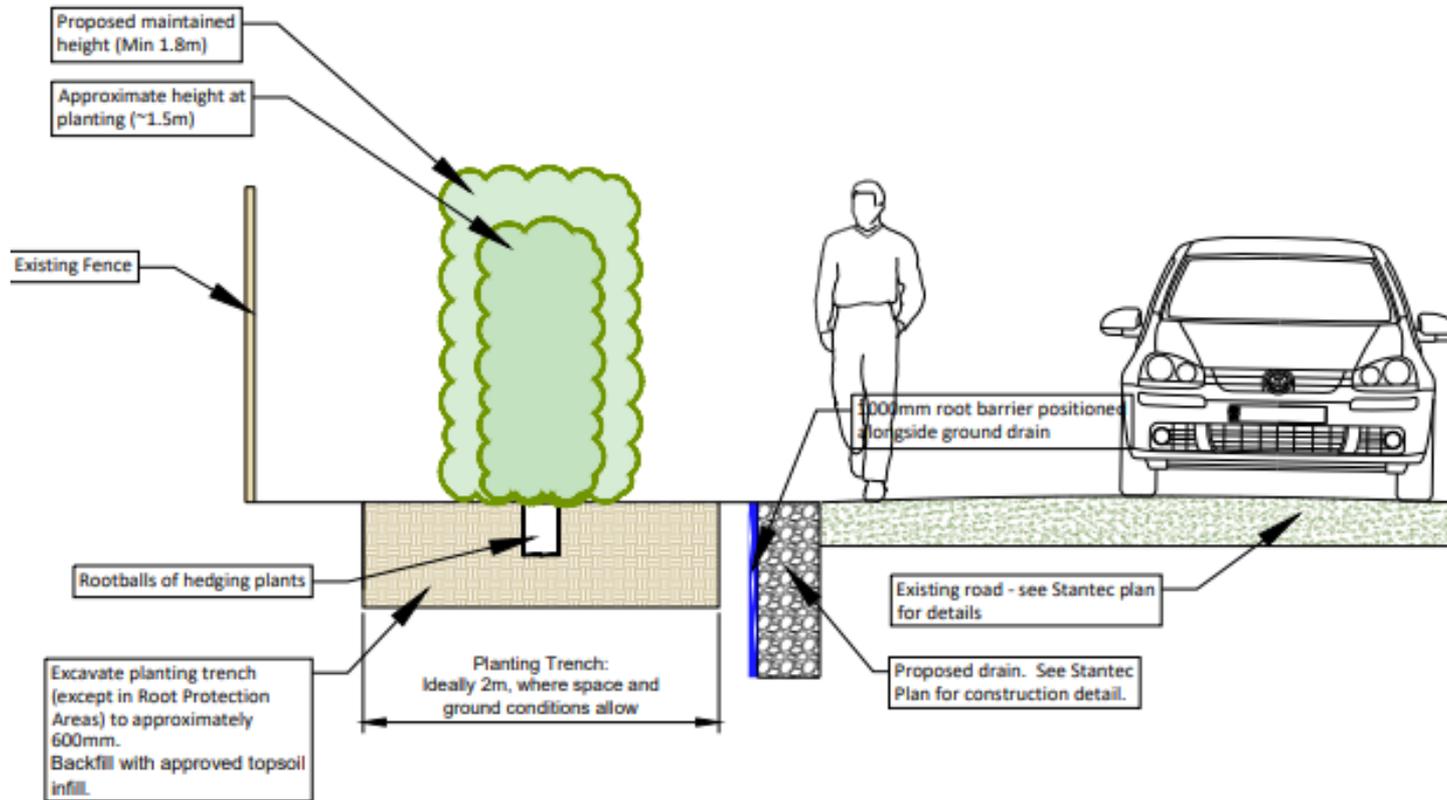
Inset 2

Inset 3



# Proposed Hedgerow Section

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# Planning Balance

## Approval

### Key material considerations

- Necessary works to the access
- No objections from relevant consultees
- Greater biodiversity achieved with the replacement hedge if chosen by members



## Refusal

### Key material considerations

- Loss of historic yew hedge forming part of the heritage landscape

Officer Recommendation: Approve



# Indicative Images of Public Art Sculptures on Site



# Planning Balance

## Approval

### Key material considerations

- No conflict with permitted development legislation
- Improvement to public land



## Refusal

### Key material considerations

- None

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Officer Recommendation: Approve