

PLANNING COMMITTEE MEETING – 4 March 2026

Amendment/De-brief Sheet

Circulation:	First	Item:	5
Reference Number:	25/04801/FUL		
Address:	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED		
Determination Date:	6 th March 2026		
To Note:	N/A		
Amendments to Text:	<p><u>Amendment to Report:</u></p> <p><i>Paragraph 17.8(Amendments to text to reflect condition changes):</i></p> <p>The site benefits from previous permissions where flood lighting has been permitted to serve the existing rugby use one site (19/0669/FUL). Due to the separation distance between the proposed flood lights and the residential dwellings, officers do not consider the flood lights will adversely impact residential amenity nor will the increase of use be determinantal to the openness of the Green Belt as the proposal is not considered to be inappropriate development within the Green Belt and therefore by definition cannot be considered harmful.. However, due to limited information being submitted in terms of bats, officers have liaised with ecology officers who have agreed to an expanded lighting condition to ensure surrounding ecology is not impacted on.</p> <p><i>Paragraph 17.9 - Deleted</i></p> <p><u>Conditions:</u></p> <p>Condition 9 has been expanded on, consequently condition 10 has been removed.</p> <p><i>Amendment to condition 9 (removal of condition 10):</i></p>		

	<p>Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:</p> <p>a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;</p> <p>b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;</p> <p>c) detail all building design measures to minimise light spillage;</p> <p>d) set out a monitoring and reporting regime for the lighting scheme.</p> <p>e) Set out times of use, specifically daily hours and times of year. Floodlights are not permitted to be on when the padel courts are not in use.</p> <p>The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.</p> <p><u>Informatives:</u></p> <p><i>Addition of informative 5:</i></p> <p>The applicant is recommended to consult the Bats and Artificial Lighting at night (2023) guidance when producing information to address condition 9.</p>
Pre-Committee Amendments to Recommendation:	N/A
Decision:	Approve

Circulation:	First	Item:	6
Reference Number:	25/04322/FUL		
Address:	66 Ross Street		

Determination Date:	6 th March 2026
To Note:	Two additional third-party comments.
Amendments to Text:	<p>Two objections were received which raised the following points:</p> <ul style="list-style-type: none"> - Principle of development; - Scale and density; - Loss of family homes; - Harm to the conservation area; - Car and cycle parking pressure; - Refuse pressure; - Noise; - Lack of foul water drainage assessment; - Harm to future occupiers – lack of accordence with nationally described space standards and oblique outlook for Bedroom 2 and 3; - Compliance with HMO licensing requirements; - Compliance with Building Regulations, particularly Part M.4(1) and M.4(2); - Lack of sunlight and daylight assessment; - Security issues; - Density of HMOs; and - Biodiversity and tree considerations. <p>Two third party objections were received on the 1st March after the report was published. The comments raise no additional concerns and do not alter the Officer's recommendation for refusal. The comments were made public on 2nd March.</p>
Pre-Committee Amendments to Recommendation:	N/A
Decision:	Refuse

Circulation:	First	Item:	7
Reference Number:	25/02831/FUL		
Address:	Land at Bateman Street		
Determination Date:	6 th March 2026		
To Note:	Two additional third-party comments.		
Amendments to Text:	<p>Two objections were received which raised the following points:</p> <ul style="list-style-type: none"> - Principle of development; - Biodiversity and tree considerations. - Ecological Impacts to Birds 		

	Two third party objections were received on the 2 nd of March after the report was published. The comments raise issues already addressed in the report and do not alter the Officer's recommendation for approval. The comments were made public on the 2 nd and 3 rd of March.
Pre-Committee Amendments to Recommendation:	N/A
Decision:	Approve