

PLANNING COMMITTEE MEETING

25 March 2026

Amendment Sheet

Minor Applications

Item number: 4

Planning reference number: 25/04382/FUL

Site address: Market Square, Market Hill, Wheeler Street & Guildhall Street

Description of development: Refurbishment of Market Square, Peas Hill and Guildhall Street, including: provision of cycle parking, erection and siting of replacement fixed and temporary market stalls, refurbishment of Grade II listed setts, works to listed fountain and railings, and additional landscaping, street furniture and associated works

Summary of amendment(s):

- Clarification that the application is an Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- 7 additional representations (Hobsons Conduit Trust, and 6 Third Parties)
- Submission of a Change.org petition
- Additional briefing note from the Local Highway Authority in regards to examples of flush shared surfaces;
- Additional information from the Applicant in regards to examples of flush shared surfaces
- Additional information from the Applicant in regards to accessibility testing of the setts.
- Alteration to conditions

Amendment to text:

Introduction page: **Reason presented to committee:** Land within the ownership of the Council **and Council is the applicant – Regulation 3 application**

Shared surface examples

Addition to paragraph 6.15 (Local Highway Authority Comments)

The Local Highway Authority also provided a briefing note for examples of flush shared surfaces within the UK. The briefing note refers to Exhibition Road in London, Granary Square in London, Port Street in Stirling, and Northampton Market.

Addition to Section 7 (Third Party Representations):

6 further third party comments have been received. All commenters had previously commented. No additional concerns have been raised, however one objector referred more to local policy.

Addition to Section 8 (Local Groups/Petitions)

Hobson's Conduit Trust supports the restoration of the Victorian Fountain although raises that any water supply would not be suitable for human consumption. Welcome the proposed decorative metal plates tracing the former course of the Hobson's water supply and the marker showing the approximate location of the original fountain.

A petition was submitted to the Council on 23rd March 2026 with 2,593 signatories on the day of submission. This is outside the Council's petition scheme and is from Change.org. It is not possible for officers to validate the signatures on Change.org petitions. The petition is not specific to planning and appears to have begun prior to the submission of the planning applications. The petition raises concerns with hot food stalls, poor demountable stalls and loss of the traditional market.

Additional paragraphs to Section 17 (Highway Safety):

Both the Local Highway Authority and the Applicant have provided examples of flush shared surfaces within the UK. These include Exhibition Road in London, Granary Square in London, Port Street in Stirling, Northampton Market, Chesterfield Market, and Kingston-upon-Thames Market.

The LHA highlighted Exhibition Road as an unsuccessful scheme highlighting it was conceived as a flagship 'shared space' scheme aimed at reducing the dominance of vehicle traffic and enabling pedestrians and vehicles to mix more freely. However, the LHA state that a report referenced by the House of Lords described this space as 'dangerous' and an 'architectural conceit'. The same report identified widespread negative public reactions, confusion among users and safety concerns arising from unclear boundaries between pedestrians and

vehicular areas. Subsequent changes had to be made including the installation of bollards, placement of planters and street furniture and the increase of visual cues, barriers and controlled areas to re-establish a safer pedestrian edge and to clear define the route that vehicles take. This was clearly an unsuccessful design. However, officers note that the movement of vehicles in this space is considerably higher than that in the Market Square and so it is not strictly comparable. In addition, a BBC report on Port Street in Stirling highlighted serious accessibility concerns raised by the Guide Doges for the Blind Association with the charity reported taking legal advice as the scheme may not comply with disability equality obligations.

The applicant has provided Northampton Market and Chesterfield Market as successful examples. Both examples provide shared space with materials used to differentiate the space, and both spaces are classified as a pedestrian zone with vehicles only permitted for loading before 10am and after 4pm. Both projects were completed within the last couple of years. An older example provided was Kingston-upon-Thames Market which was completed in 2013. A review of the road safety shows that there have been no recorded personal injury collisions since this public realm improvement was implemented. However, the Local Highway Authority has stated that Northampton Market should not be used as a precedent as historically it has had a flush surface and lacks evidence regarding vehicle interaction or perceptions.

Additional Paragraphs to Section 21 (Accessibility)

The applicant has submitted a document regarding the testing of the accessibility of the setts. The document refers to a 2022 Idacs UK audit of the Market Square which stated that many issues identified are hazardous and the space should be risk assessed. The existing height variation between setts is 20-25mm and following the works, it would have variation of 0-8mm variation which is a considerable improvement to accessibility and safety.

Pre-Committee Amendments to Recommendation (Amendments / additions to the report are in bold and deletions struck through as shown below):

Condition 3 (Cycle Parking)

Prior to the commencement of development, **a plan for ~~details of the~~ cycle parking outside of the red line of development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The plan shall include:**

- **Locations of future permanent stands;**
- **Locations of temporary stands;**
- **Phasing details for the stands**
- **Timescales**

Prior to any removal of the existing cycle stands, replacement cycle parking outside the red line shall be provided for whether in permanent or temporary form.

Reason: To ensure appropriate provision for the storage of cycles (Cambridge Local Plan 2018 policy 82).

Officer Comments: amended following confirmation from the applicant that this is likely to involve temporary spaces when work is being undertaken, therefore worded to allow this flexibility.

Condition 7 (TROs)

No development within any part of the public highway shall commence until any necessary Traffic Regulation Order relative to that part of the public highway subject to the planning permission has been made and is in force. This shall include but not be limited to Traffic Regulation Orders in respect of:

- Reversal of the direction of the one-way vehicle movements on Market Hill;
- Removal **and/or relocation** of taxi rank on Market Hill;
- Removal and/or relocation of loading bays on Guildhall Street, Peas Hill, Corn Exchange Street and Market Hill;
- ~~Removal and/or~~ Relocation of blue badge parking on Guildhall Street and Peas Hill

Reason: in the interests of maintaining highway efficiency and safety in accordance with paragraph 116 of the NPPF.

Officer Comment: For clarification

Condition 10 (Wayfinding)

No development, other than demolition and enabling/ utility diversion works ~~No development above ground level shall~~ take place until a Wayfinding Strategy for the public realm within the site has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of the location, design, content, materials and implementation of wayfinding signage and markers within the site, including measures to support inclusive access and navigation and its integration with surrounding pedestrian routes and public transport connections.

The approved Wayfinding Strategy shall be implemented prior to the first use of the public space and retained thereafter in accordance with the approved details.

Reason: To ensure the provision of clear, legible and inclusive navigation within the public realm and the creation of a high-quality, accessible public space, in accordance with Policy 56 (Creating Successful Places) and Policy 59 (Designing landscape and the public realm) of the Cambridge Local Plan 2018.

Officer Comment: For clarification

Amended to Condition 11 (Landscaping) and removal of 22 (Public Art)

No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials, including size, shape, texture/tactility, durability and colour,
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) proposed public art**
- ed)** planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- fe)** an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Officer Comments: Condition 22 has been removed with the required details being added to condition 11.

Condition 18 (Outdoor Events)

Prior to the commencement of use of the outdoor external open to air events / entertainment space to the front of the Guildhall a noise impact assessment and an Outdoor Event / Entertainment Space Noise Mitigation, Control and Management Plan / Strategy for the said events / entertainment space shall be submitted to and approved in writing by the local planning authority. Any such Noise Mitigation, Control and Management Plan / Strategy shall have regard to but not exhaustively the following:

- a) Details about and the purpose of any Mitigation, Control and Management Plan / Strategy Noise Management Strategy
- b) Management Arrangements for Events
- c) Preliminary Site Feasibility Study – Event Boundary Area
- d) Nature / type of uses and events to be held
- ~~e) Typical Events Outline/Programming – Hours of Use~~
- f) Premises Licences – any relevant conditions under the Licensing Act 2003
- g) Sources of Noise (Sound Systems / Plant Equipment & Machinery)

- h) Setting Up, Dismantling of Events Stalls / Furniture / Stages etc Typical Hours
- i) **Operating and opening hours**
- ~~j) The general permitted times for the Build (set up) and strike (de installation) periods for structures~~
- k) Vehicle movements and timings
- ~~l) An event specific Noise Risk Assessment is expected for all external concerts/ film events and similar outdoor events~~
- m) Permitted Noise Levels at Noise Sensitive Receptors (NSRs) – based on frequency of events etc Predicted Receiver Levels - guidance contained within The Noise Council: 'Code of Practice on Environmental Noise Control at Concerts- Code of Practice for Concerts 1995 or similar
- n) Low Frequency Noise Considerations e.g. bass beats
- ~~o) Sound System Design, Layout and Setup – Noise mitigation/control generally-~~
- p) Wider Sound Management – including third party amplification equipment and percussion instruments such as drum kits and use of independent generators
- ~~q) Sound Checks and Rehearsals~~
- r) Noise Control Monitoring (Receptor Locations and Expected Noise Monitoring Positions)
- ~~s) Is a sound engineer/ noise consultation required~~
- t) Procedure for Responding to and Dealing with Complaints – dedicated point of contact
- u) Local Authority and Local Resident Liaison Arrangements
- ~~v) People/ Crowd Noise~~
- w) Post Event Reporting
- x) Periodic Review Provisions for any Noise Mitigation, Control and Management Plan / Strategy

The approved Outdoor Event / Entertainment Space Noise Mitigation, Control and Management Plan / Strategy shall be carried out and implemented as approved and retained as such. Any approved Plan / Strategy shall also be reviewed periodically in writing and at the request of the Local Planning Authority.

~~The use of the area for events/ entertainment including setting up and dismantling shall only be permitted between the hours of 07:00 and 23:00 hours.~~

Reason: To protect / safeguard the health and quality of life (amenity) at existing premises in accordance with Policies 35 (noise and vibration) of the Cambridge Local Plan 2018.

Officer Comments: Removal of onerous requirements or information that would not be available at the time or duplications of requests.

Decision: Recommendation of approval subject to conditions as amended above.

Item number: 5

Planning reference number: 25/04383/LBC

Site address: Market Square, Market Hill, Wheeler Street & Guildhall Street

Description of development: Refurbishment of Market Square, Peas Hill and Guildhall Street, including: provision of cycle parking, erection and siting of replacement fixed and temporary market stalls, refurbishment of Grade II listed setts, works to listed fountain and railings, and additional landscaping, street furniture and associated works

Summary of amendment(s):

- Clarification that the application is an Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Two additional third party representations;
- Submission of a Change.org petition
- Additional information from the Applicant in regards to accessibility testing of the setts.
- Alterations to conditions including additional condition

Amendment to text:

Introduction page: **Reason presented to committee:** Land within the ownership of the Council **and Council is the applicant – Article 3 application**

Addition to Section 7 (Third Party Representations):

2 further third party comments have been received. The commenter had previously commented. Additional concerns include:

- Concern regarding fast food

Officer Comments: The third party comment does not relate to the listed building application which only refers to the works to the listed fabric of the area.

Addition to Section 8 (Local Groups/Petitions)

A petition was submitted to the Council on 23rd March 2026 with 2,593 signatories on the day of submission. This is outside the Council's petition scheme and is from Change.org. It is not possible for officers to validate the signatures on

Change.org petitions. The petition is not specific to planning and appears to have begun prior to the submission of the planning applications. The petition raises concerns with hot food stalls, poor demountable stalls and loss of the traditional market.

Additional Wording to Paragraph 12.5 (Benefits)

The existing height variation between setts is 20-25mm and following the works, it would have variation of 0-8mm variation which is a considerable improvement to accessibility and safety.

Pre-Committee Amendments to Recommendation:

Condition 3 (Setts Methodology)

Prior to the removal of any of the setts within Market Square, a methodology for the works to the historic setts shall be submitted to and approved in writing by the Local Planning Authority. The methodology shall include details of how the setts shall be lifted, carefully stored, treated and re-laid. **This shall include details of the laying pattern.** The works shall be carried out in accordance with the approved details.

Reason: To ensure appropriate treatment methods are used and to ensure that the setts will not be unduly damaged to ensure important features of the listed structure are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

Officer Comments: to include request by Historic England

Condition 4 (Sample Panel)

Prior to the removal of any of the setts within Market Square, a sample panel of reused setts, mortar mix and joint widths (including as a guide, 12 lines of setts per linear meter, joint widths of 10-20mm, in an **lime based agreed** mortar recessed from the sett tops) to be approved by the Local Planning Authority and retained in-situ as a reference area. The re-laying works shall be carried out in accordance with the approved sample.

Reason: to ensure important features of the listed surface are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

Officer Comments: Applicants confirmed that lime based mortar would not work due to erosion, altered to an 'agreed' mortar

Condition 5 (Additional Setts)

Prior to the installation of any additional setts needed to make up the shortfall in the surface, samples shall be submitted to and agreed in writing with the Local Planning Authority. Any additional setts which may be

~~needed to make up shortfalls in the surface shall be agreed in writing with the Conservation Officer.~~ No additional setts shall be used without this prior agreement.

Reason: to ensure important features of the listed surface are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

Officer Comments: Re-worded for clarification

Additional Comment (13. Railings)

Prior to the removal of the railings, details of the methodology for the dismantling, re-use and storage of the railings shall be submitted to and approved in writing with the Local Planning Authority.

Reason: to ensure important features of the listed surface are conserved and to be in accordance with Policy 61 of the Cambridge Local Plan 2018

Officer Comments: Accidentally missed from published report.

Decision: Recommendation of approval subject to conditions as amended above.

Item number: 6

Planning reference number: 25/04384/FUL

Site address: The Guildhall and Large Hall, Market Hill Cambridge

Description of development: Installation of roof plant and screen, refurbishment and enhancement of internal and external fabric including installation of PV panels, alterations to internal fabric, rooms and wall positions, and fourth floor and basement extensions of the Guildhall

Summary of amendment(s):

- Clarification that the application is an Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls..
- Additional third party comments

Amendment to text:

Introduction page: **Reason presented to committee:** Land within the ownership of the Council **and Council is the applicant – Regulation 3 application**

Addition to Section 7 (Third Party Representations):

1 further third party comment in objection has been received. Additional concerns include:

- Misleading visuals – there is no sun on north side of Guildhall;
- Additional overshadowing from plant screen and no assessment of this in report
- Lack of justification for plant screen.

Officer Comments: additional shading to the public realm is not a material planning consideration.

Pre-Committee Amendments to Recommendation:

Decision: Recommendation of approval subject to conditions

Item number: 7

Planning reference number: 25/04385/LBC

Site address: The Guildhall and Large Hall, Market Hill Cambridge

Description of development: Installation of roof plant and screen, refurbishment and enhancement of internal and external fabric including installation of PV panels, alterations to internal fabric, rooms and wall positions, and fourth floor and basement extensions of the Guildhall

Summary of amendment(s):

- Clarification that the application is an Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls..
- Additional third party comments
- Alterations to conditions

Amendment to text:

Introduction page: **Reason presented to committee:** Land within the ownership of the Council and **Council is the applicant – Regulation 3 application**

Addition to Section 7 (Third Party Representations):

1 third party comment in objection has been received. Additional concerns include:

- Misleading visuals – there is no sun on north side of Guildhall;
- Additional overshadowing from plant screen and no assessment of this in report
- Lack of justification for plant screen.

Officer Comments: additional shading to the public realm is not a material planning consideration.

Pre-Committee Amendments to Recommendation:

Condition 3 (Contracts)

No demolition or wall removals shall take place until evidence of a contract(s) for the construction works and fitting-out ~~hereby consented in accordance with the consented scheme~~ have been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that the Listed buildings are not left striped out or with partly demolished interiors if the remainder of the consented scheme were not to be implemented and in accordance with Policy 61: “Conservation and enhancement of Cambridge’s historic environment”, of the Cambridge Local Plan 2018.

Officer Comments: Rewording for clarification

Condition 5 (External Works)

Prior to the commencement of any external works **to the facade**, details of the external works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Repairs to stone windows surrounds, balustrades and other stone detailing;
- Any structural or remedial works to balconies and bronze balustrades;
- Replacement roof gutters
- Any structural works to existing bronze doors, balustrades, sculptures/features.

The works shall be carried out in accordance with the approved details.

Reason: to ensure important features of the listed building are conserved and to be in accordance with Policy 61: Conservation and enhancement of Cambridge’s historic environment, of the Cambridge Local Plan 2018

Officer Comments: Rewording for clarification

Condition 7 (MEP Plant Large Hall)

Prior to the installation of the MEP plant within the large hall, details of plant, equipment, locations and any proposed roof structure alterations shall be submitted to and approved in writing by the Local Planning Authority. **The details shall include the careful removal of the existing roof covering and shall include a methodology for reinstatement of roof tiles.** The works shall be carried out in accordance with the approved details. ~~**The existing roof covering is to be carefully removed and reinstalled once thermal upgrades and membranes are in place.**~~

Reason: to ensure important features of the listed building are conserved and to be in accordance with Policy 61: Conservation and enhancement of Cambridge’s historic environment, of the Cambridge Local Plan 2018

Officer Comments: Rewording for clarification

Condition 10 (Chamber furniture)

Notwithstanding the approved plans, prior to the installation of replacement seating/furniture **within the Council Chamber, details** shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: to ensure acceptable appearance in relation to architectural and decorative features of the Council Chamber in accordance with Policy 61: Conservation and enhancement of Cambridge's historic environment, of the Cambridge Local Plan 2018

Officer Comments: Rewording for clarification

Condition 12 (AV Equipment)

Prior to the installation of any AV equipment **within the Council Chamber** full details of size, position, appearance and wiring runs of the equipment shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: to ensure important features of the listed building are conserved and to be in accordance with Policy 61: Conservation and enhancement of Cambridge's historic environment, of the Cambridge Local Plan 2018

Officer Comments: Rewording for clarification

Decision: Recommendation of approval subject to conditions as amended above.

Item number: 8

Planning reference number: 25/04386/FUL

Site address: Corn Exchange, 2 Wheeler Street, 3 And 3A Parsons Court, Cambridge

Description of development: Refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment

Summary of amendment(s):

- Clarification that the application is an Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Alterations to conditions

Amendment to text:

Introduction page: **Reason presented to committee:** Land within the ownership of the Council and Council is the applicant – Regulation 3 application

Pre-Committee Amendments to Recommendation:

Alterations to Condition 5 (Noise Impact Assessment) and Removal of 16 (Amplified Noise Corn Exchange) and 17 (Amplified Noise New Bar)

Prior to any works commencing on site, a detailed noise impact assessment of ~~the Corn Exchange Foyer and Main Auditorium~~ **the development** uses on neighbouring premises and a noise insulation scheme or other noise control measures as appropriate, in order to **ensure that the level of noise does not exceed the existing levels** ~~minimise the level~~ of noise emanating from the said ~~Foyer and Main Auditorium~~ **development** shall be submitted to and approved in writing by the local planning authority. Any such noise ~~insulation~~ **mitigation** scheme shall have regard to but not exhaustively the following:

- ~~Nature / Type of uses and events to be held~~
- Sound system setup - incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority.
- All in-house sound system speakers to be resiliently mounted / isolated to reduce structural transmission and re-radiation of noise externally.
- Noise egress, airborne, structural and flanking sound via building structural elements.

- Building Façade Design - Building fabric, glazing, openings and ventilation systems acoustic performance.
- Adequate alternative ventilation should be provided to ensure external doors and windows remain closed.
- Premises entrances / exits and any associated external spaces and patron noise.
- ~~There should be a cut-out device fitted to external entrance / exit doors, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased.~~
- **When amplified music / voice is used and played within the Corn Exchange - Foyer and Main Auditorium.**
- **When amplified music / voice is used and played within 2 Wheeler Street / 3 Parson's Court bar areas,**

Any required noise insulation/mitigation scheme shall be carried out as approved prior to the first use of the building, following development and retained.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

Officer Comments: Condition 16 and 17 were considered very restrictive, to ensure they would not result in too much noise pollution, details of how amplified noises of these venues would be mitigated the details are now requested under condition 5.

Condition 10 (Green Roofs) Removed

Officer Comments: There are no green roofs proposed. Any proposed flat roof would be used for plant.

Condition 11 (Landscaping)

No development to hard landscaping works on Parson's Court shall commence until a hard ~~and soft~~ landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; ~~car parking layout~~, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- ~~d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;~~

~~e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);~~

~~f-d) an implementation programme;~~

ge) A scheme for pedestrian safety in relation to the doors that open outwards over Parsons Court (including methods to make the public aware of potential obstacles caused by the doors such as but not limited to barriers, or signage)

The development shall be fully carried out in accordance with the approved details. ~~If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance~~ with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Officer Comment: Applicant confirmed no soft landscaping and removed the unnecessary elements for clarification.

Condition 12 (Management Plan)

The Corn Exchange shall not be brought back into use as a concert venue following its closure to enable the hereby approved improvement and extension works to be carried out, until a Public Realm Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Management Plan shall:

1. Set out the arrangements for the day-to-day management and maintenance of the public space;
2. Include details of how emergency access to and from the Corn Exchange will be safeguarded and maintained at all times;
3. Identify the body or organisation responsible for the long-term management and maintenance of the **area external public realm**; and
4. Include mechanisms for monitoring, review, and ongoing compliance.
5. The development shall thereafter be carried out and maintained in accordance with the approved Management Plan.

Reason: In the interests of public safety and to ensure that an emergency route can be effectively managed when needed in accordance with Policies 56 and 59 of the Cambridge Local Plan 2018.

Officer Comment: For clarification

Condition 14 (Sustainability Strategy)

The development hereby approved shall not be used as a concert venue until the approved sustainability strategy, including energy, carbon and water efficiency, as set out in the Design and Access Statement, Cartwright Pickard, October 2025, Revision P01 has been implemented in full **unless otherwise approved in writing by the Local Planning Authority** Any associated renewable and/or low carbon technology shall thereafter be retained and remain fully operational in accordance with the approved details.

Reason: In the interests of reducing carbon emissions and to make efficient use of water (Cambridge Local Plan policy 28 and Greater Cambridge Sustainable Design and Construction SPD 2020).

Officer Comment: To allow flexibility in the case that the sustainability strategy changes.

Decision: Recommendation of approval subject to conditions as amended above.

Item number: 9

Planning reference number: 25/04387/LBC

Site address: Corn Exchange, 2 Wheeler Street, 3 And 3A Parsons Court,
Cambridge

Description of development: Refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment

Summary of amendment(s):

- Clarification that the application is an Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls..
- Alteration to conditions

Amendment to text:

Introduction page: **Reason presented to committee:** Land within the ownership of the Council **and Council is the applicant – Regulation 3 application**

Pre-Committee Amendments to Recommendation:

Condition 4 (MEP in Auditorium)

The mechanical services equipment/ plant shall not be installed and no structural alteration to the existing roof trusses shall be made until the details of the MEP ducting through the auditorium roof trusses are to be submitted and approved in writing by the Local Planning Authority. The details shall include any proposed changes ~~or to the no~~ structural alteration to the existing roof trusses.

The development shall be implemented in strict accordance with the approved details.

Officer Comment: For clarification

Decision: Recommendation of approval subject to conditions as amended above.
