

PLANNING COMMITTEE MEETING of 24 June 2026

Amendment Sheet

Minor applications

Item number: 6

Planning reference number: 25/03323/FUL

Site address: 73 Newmarket Road, Cambridge, CB5 8EG

Description of development: Mixed use development comprising a ground floor commercial unit (Class E) with 23 en-suite bedsits (HMO) on the upper floors together with communal kitchens, laundry room, associated bike and bin storage and associated infrastructure following demolition of existing buildings.

Summary of amendment(s):

- Clarification of whether there is an extant permission
- Confirmation of S106 obligations
- Addition of student accommodation to map 1.

Amendment to text:

4. Relevant Site History

The applicants claim 18/0887/FUL, which is materially different to this permission, has been implemented. Officers are seeking evidence to demonstrate that this is the case and will provide an update on the amendment sheet.

No evidence has been put forward to Officers to demonstrate that 18/0887/FUL has been implemented and thus extant. The application has been considered on the basis that there is no fall back position.

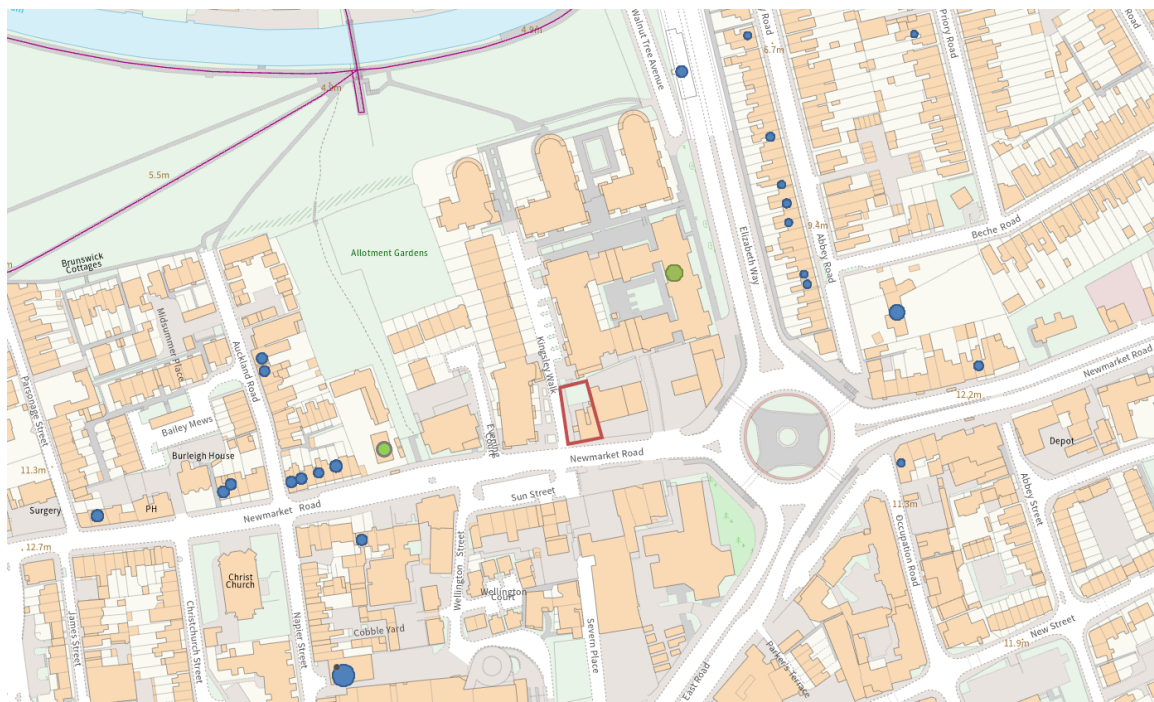
6. Consultations

S106 Officer – Comment

The S106 Officer has requested planning obligations which are summarised in their comments.

12. Principle of Development

Map 1 updated to show missed Student Accommodation at 43 Newmarket Road. This is post-graduate accommodation for Emmanuel College.



23. Planning Obligations (S106)

~~23.2 Officers are currently considering whether the scheme should be liable to planning obligations. This will be confirmed at committee.~~ The Council's S106 Officer has stated that planning obligations should be sought for this application. Internal discussions have been held between officers. A Ministerial Statement dated 28 November 2014 stated 'Due to disproportionate burden of developer contributions on small scale developers, for sites of 10 units or less, and which have a maximum combined gross floor space of 1000 square metres, affordable housing and tariff style contributions should not be sought.'

The proposal would result in 922 sqm and it is considered that the HMO would be classed as a single unit and so the scheme falls below the thresholds for planning obligations. Whilst it is noted that the scheme would bring 23 new residents into the area adding pressure on services it is considered unreasonable to request obligations for this scheme.

Pre-Committee Amendments to Recommendation: N/A

Decision: Recommendation of approval subject to conditions.
