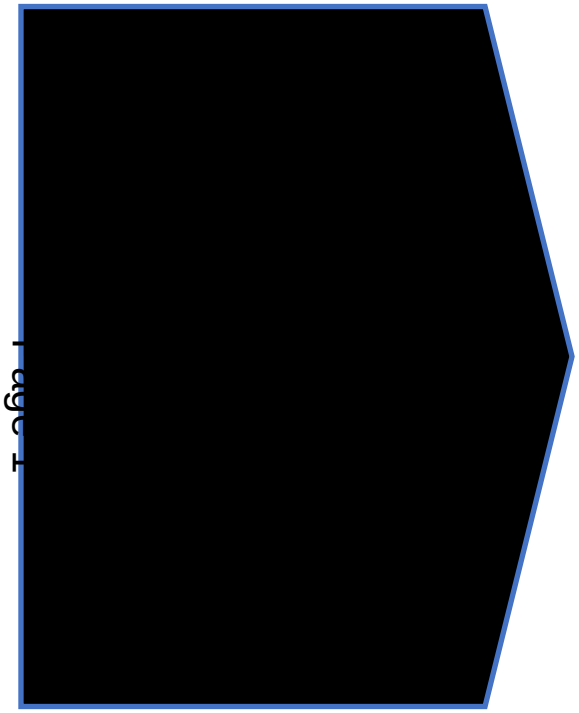
Agenda Item 9



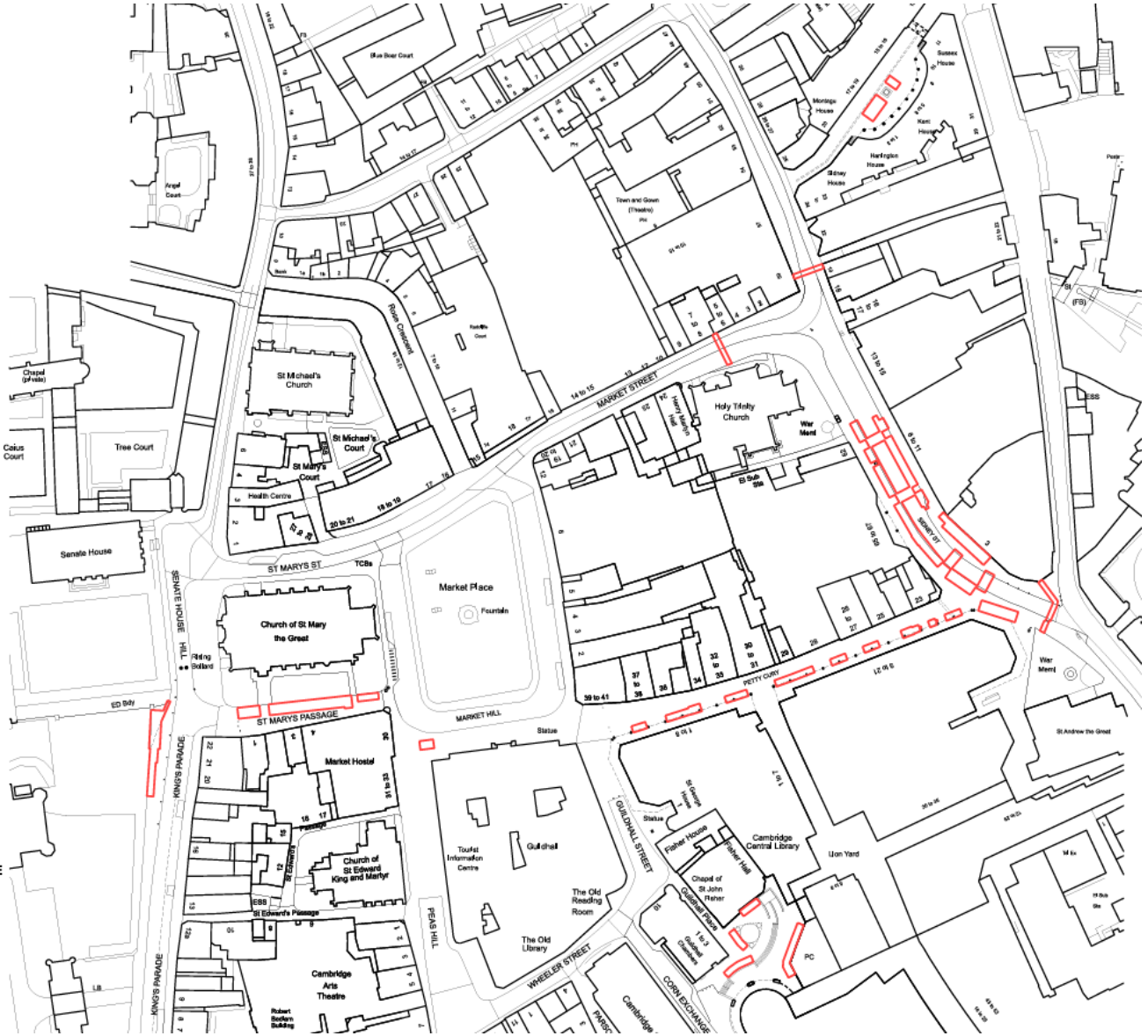


GREATER CAMBRIDGE
SHARED PLANNING

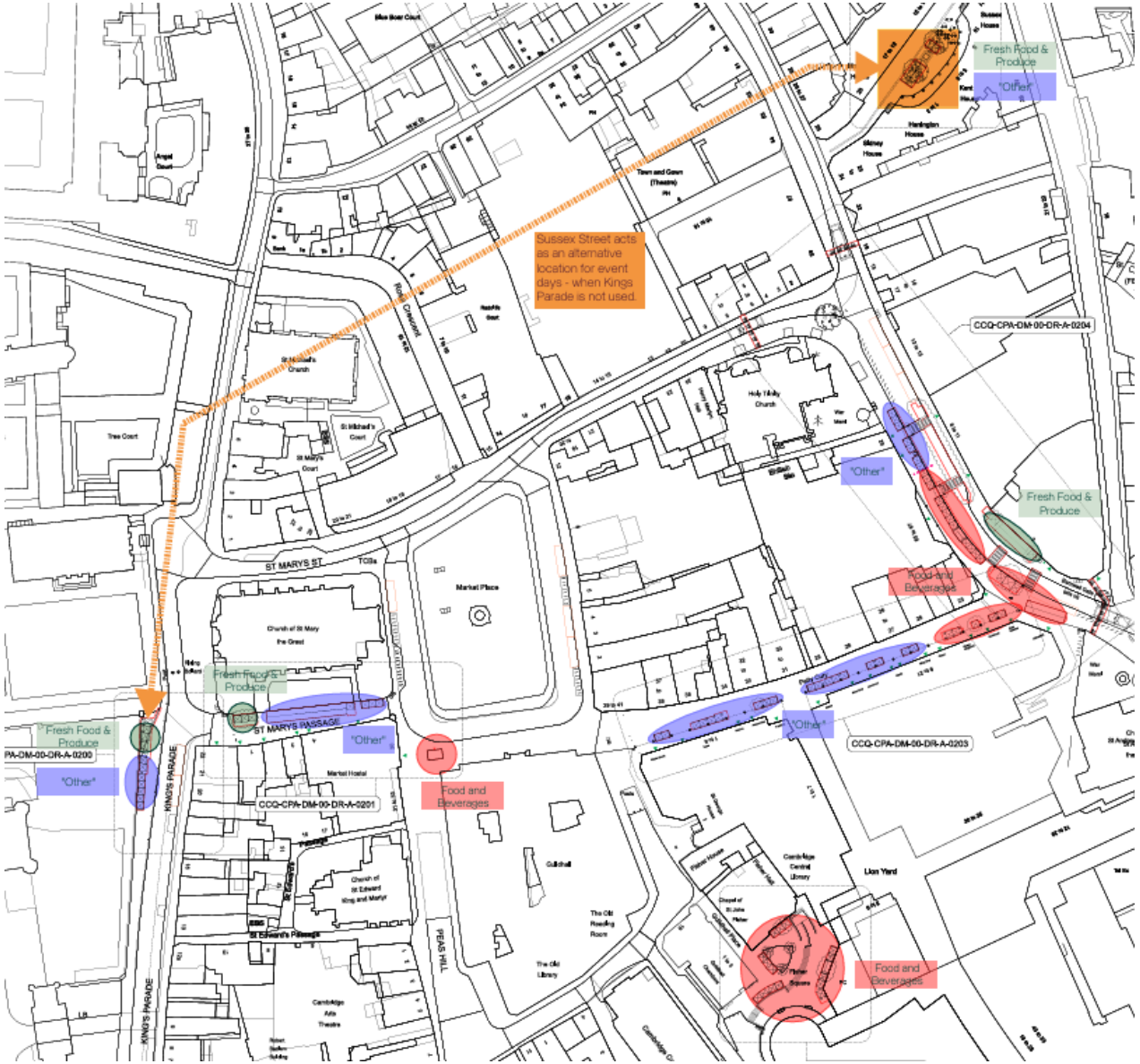
26/03254/FUL – Sussex Street, Sidney Street, Petty Cury, St Marys Passage, Kings Parade, Market Street, Fisher Square

Temporary erection of market stalls on King's Parade, St Mary's Passage, Market Hill, Petty Cury, Fisher Square, Sussex Street and Sidney Street including provision of associated infrastructure including generators and traffic control measures.

Site Location Plan

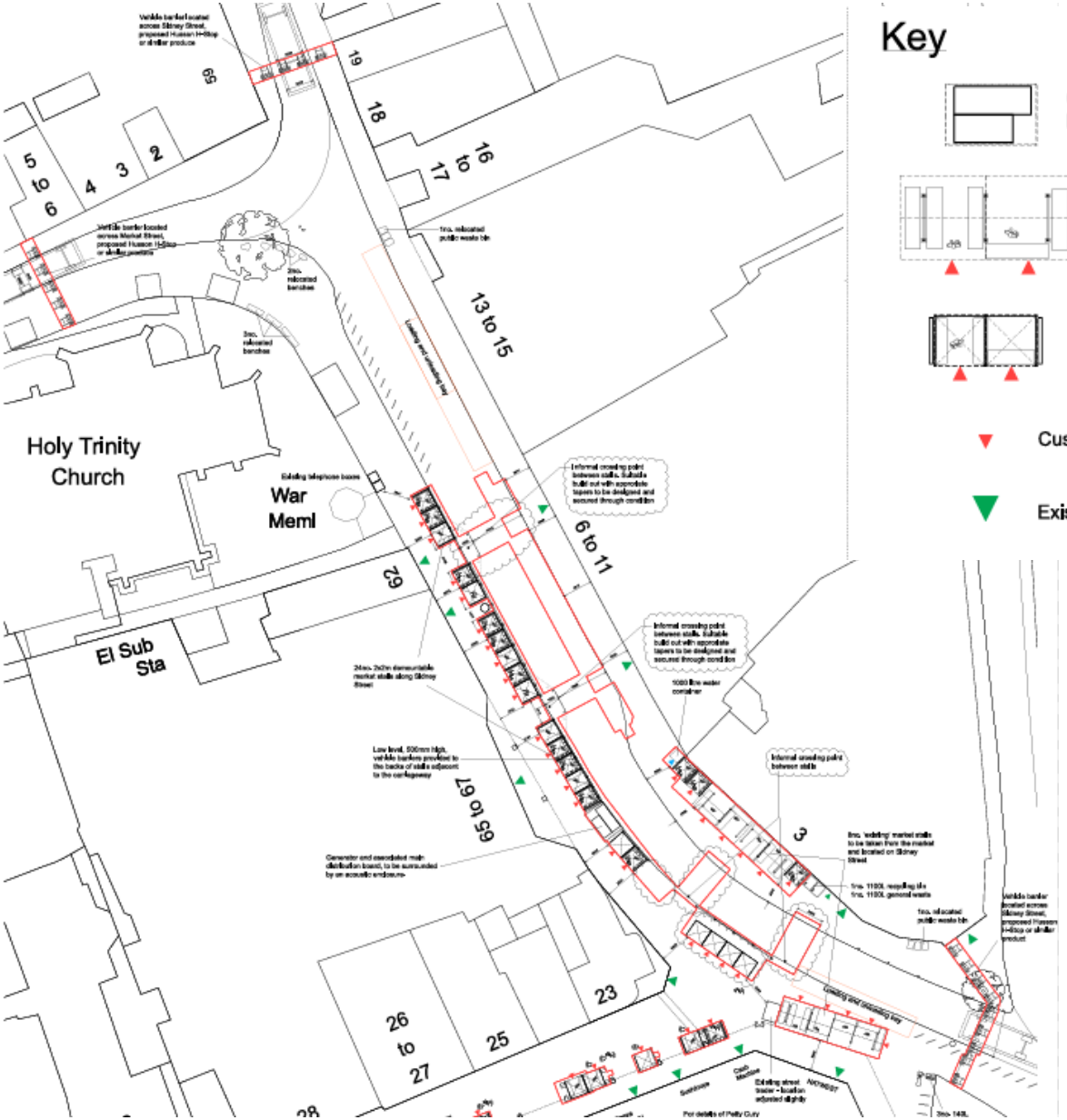


Site Zoning Plan

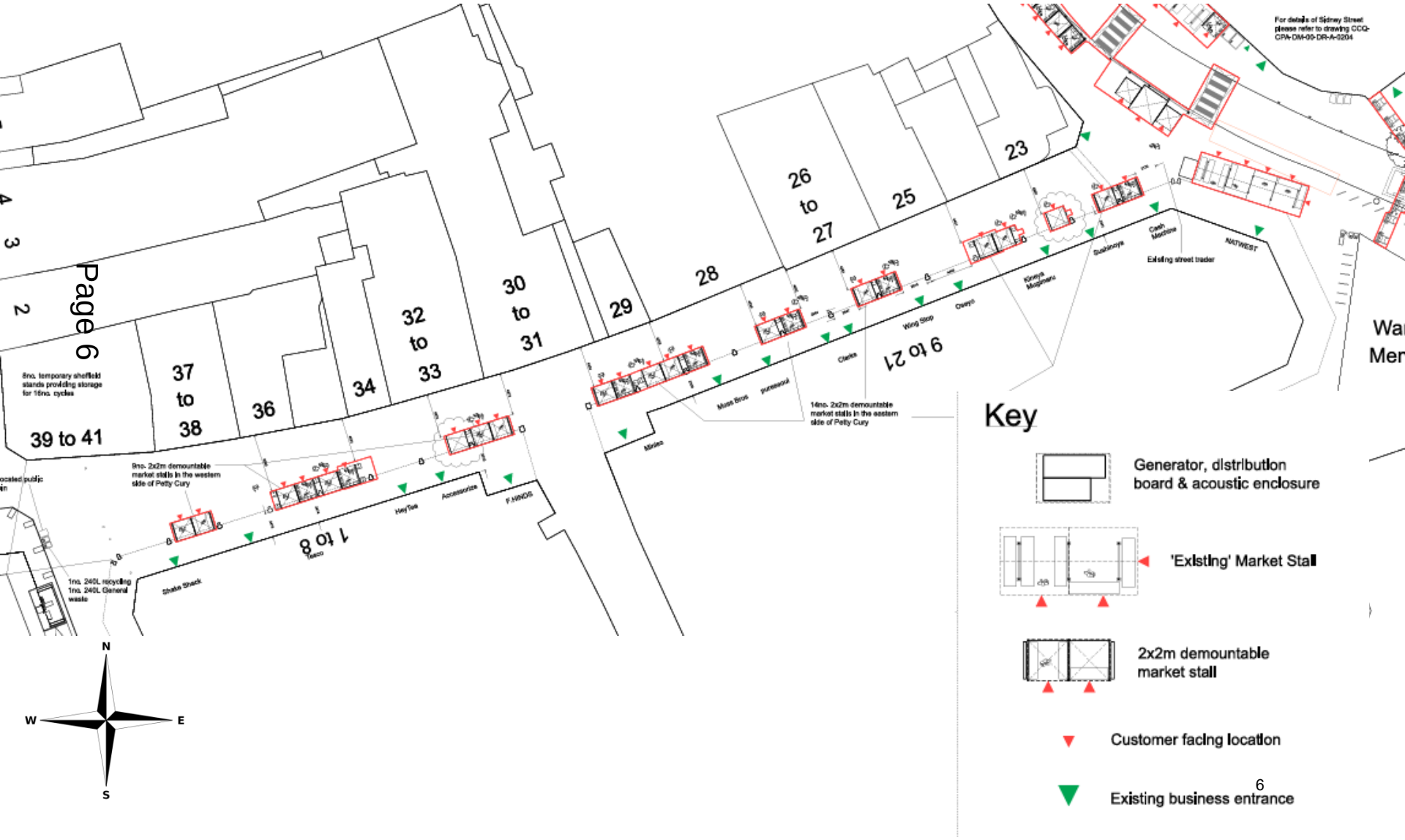


N
W
E
S

Sidney Street

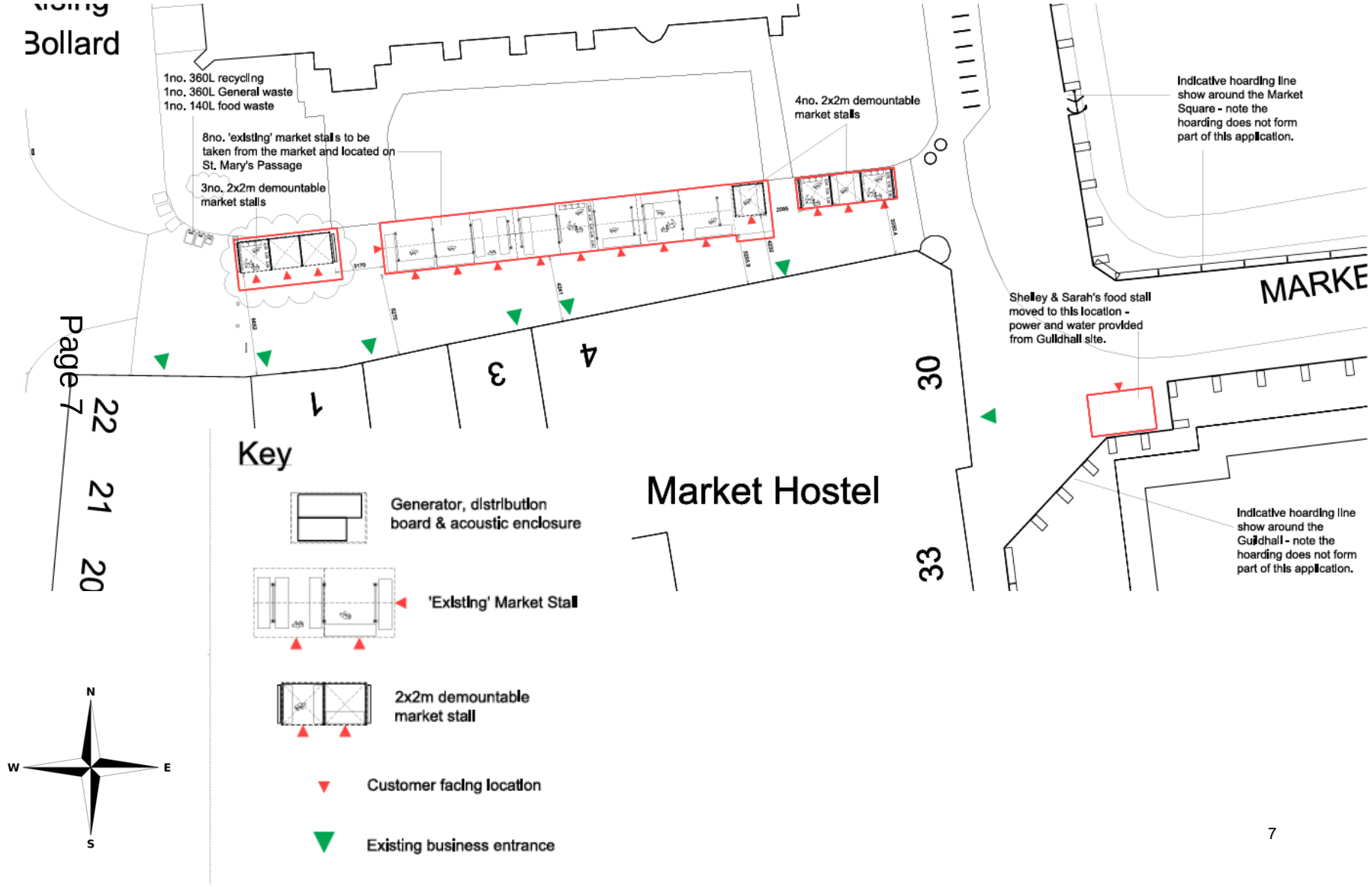


Petty Cury

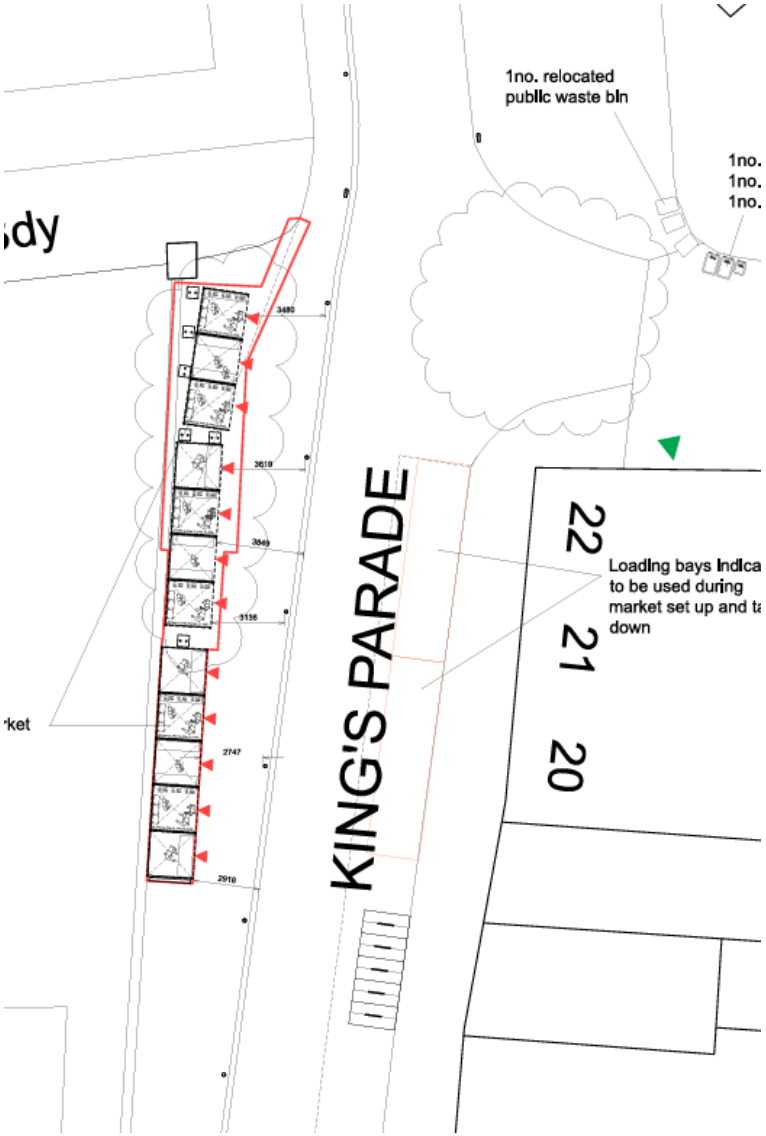


For details of Sidney Street please refer to drawing CCQ-CPA-DM-00-DR-A-0204
23
25
26 to 27
28
29
30 to 31
32 to 33
34
36
37 to 38
39 to 41
9 to 21
1 to 8
8no. temporary sheffield stands providing storage for 16no. cycles
9no. 2x2m demountable market stalls in the western side of Petty Cury
14no. 2x2m demountable market stalls in the eastern side of Petty Cury
1no. 240L recycling
1no. 240L General waste
Existing street trader
NATWEST
Cash Machine
Sushinoya
Kineya Mogimaru
Oseyo
Wing Stop
Clarks
Muss Bros
puressoul
Minies
HeyTea
Accessorize
F.HINDS
Shake Shack
Key
Generator, distribution board & acoustic enclosure
'Existing' Market Stall
2x2m demountable market stall
Customer facing location
Existing business entrance
N
W
E
S

St Marys Passage



Kings Parade



Key

Generator, distribution board & acoustic enclosure

'Existing' Market Stall

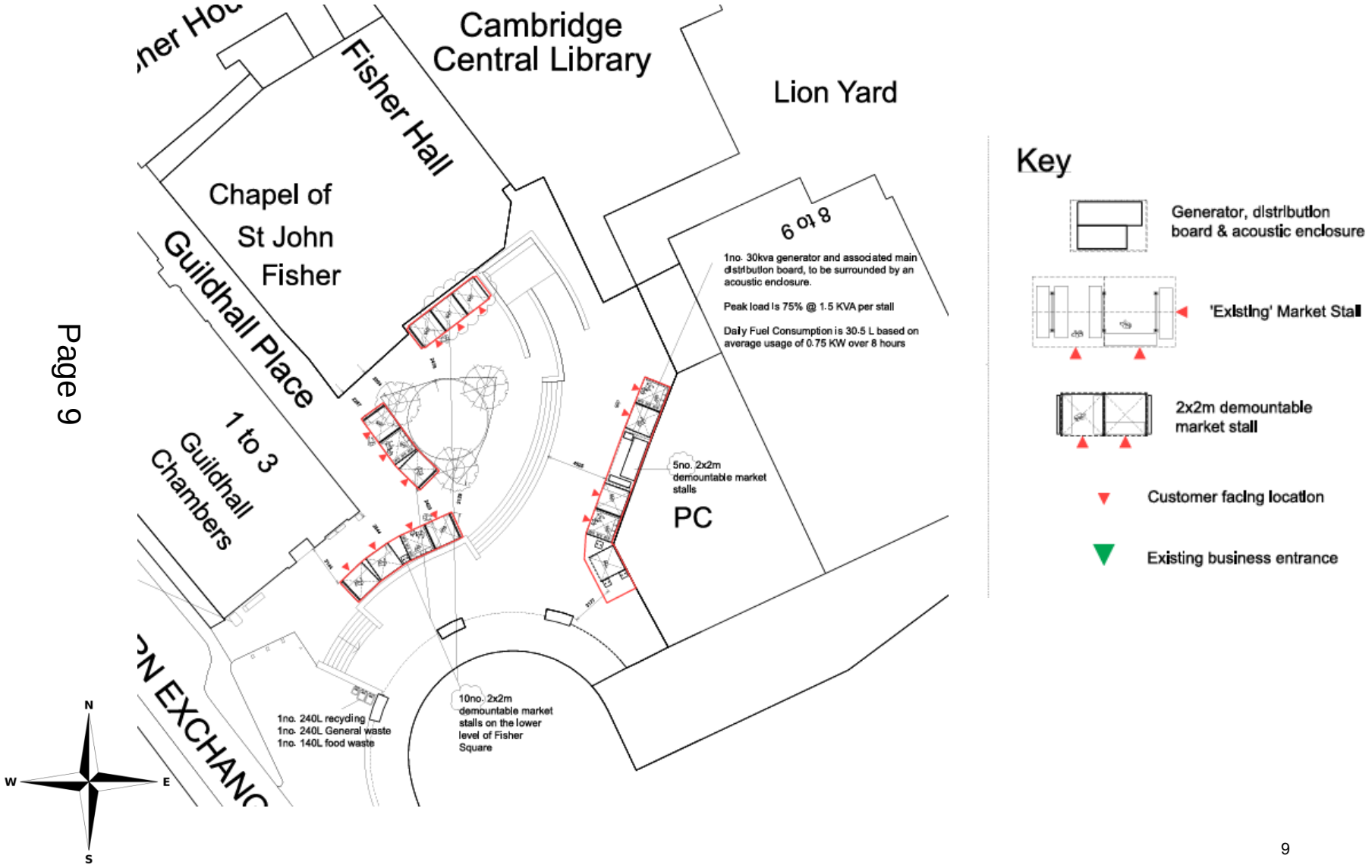
2x2m demountable market stall

Customer facing location

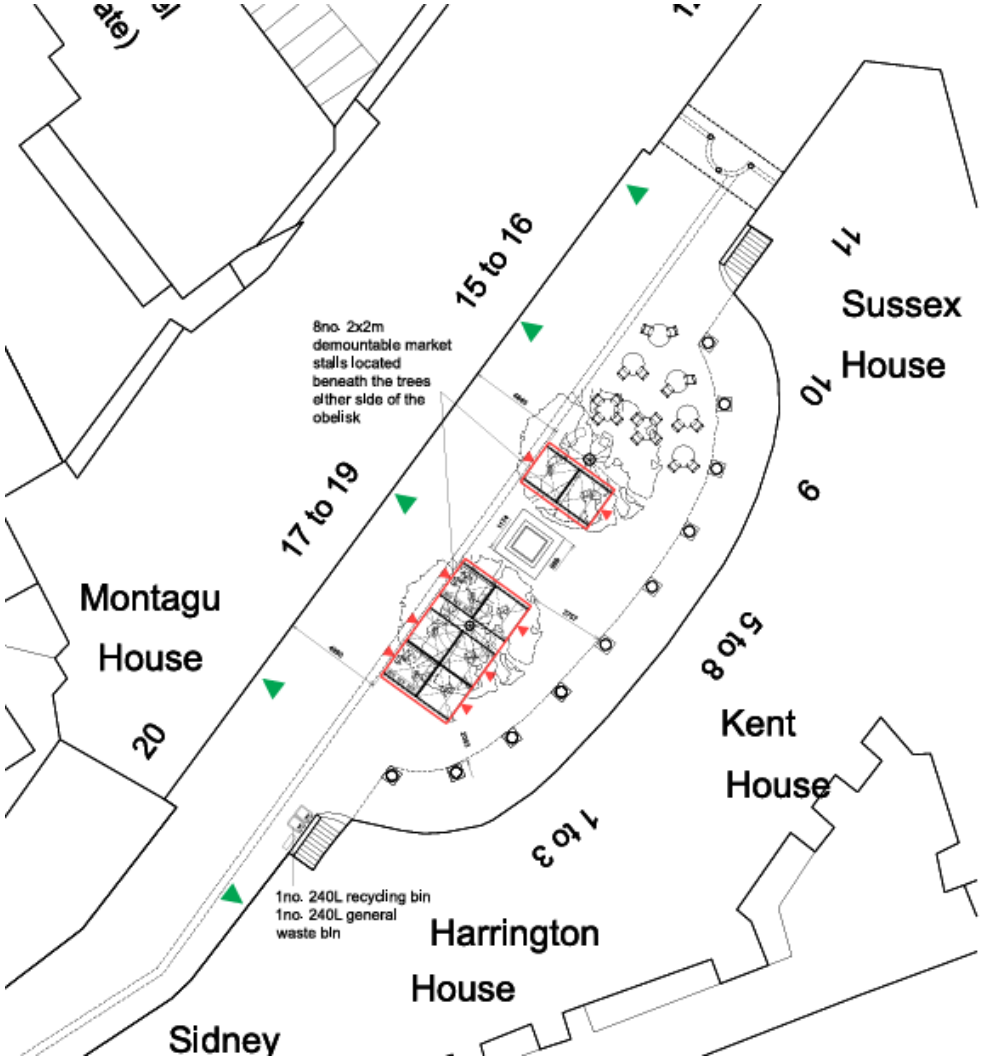
Existing business entrance

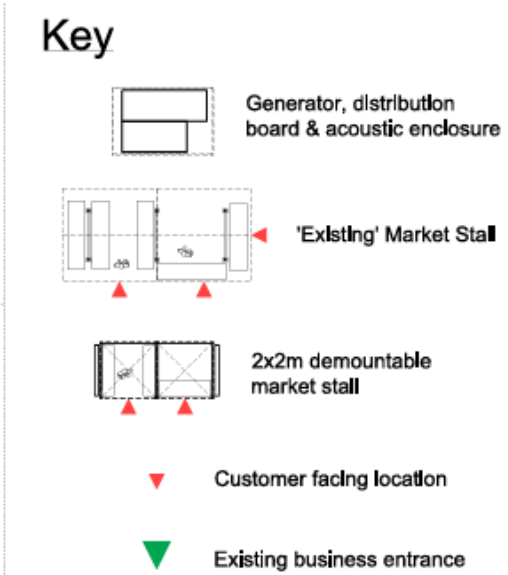
N
W
E
S

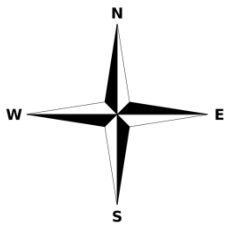
Fisher Square



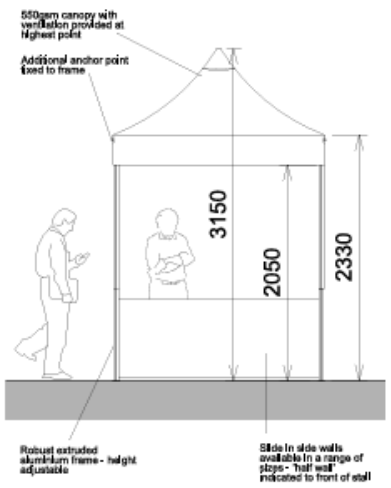
Sussex Street



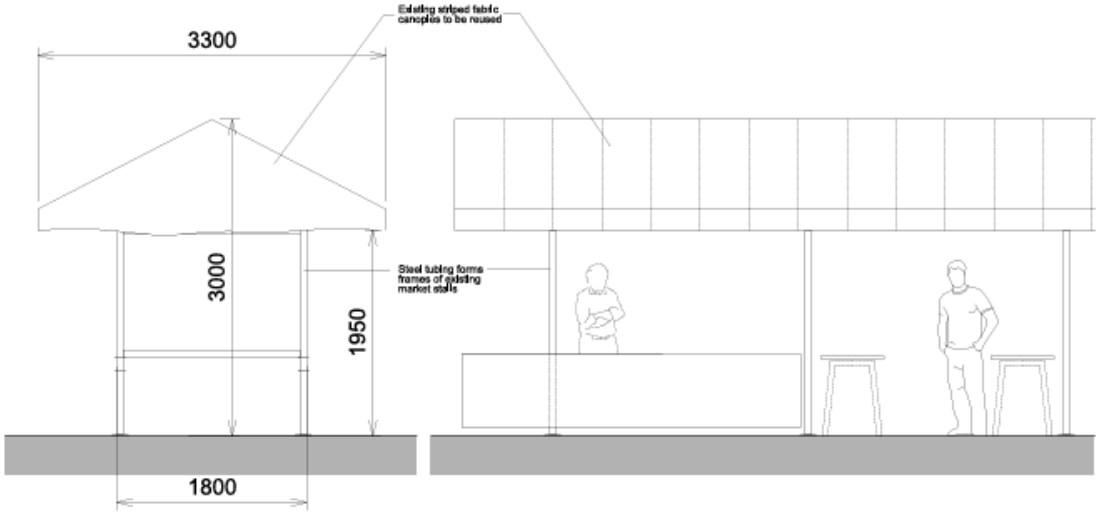




Market Stall Types

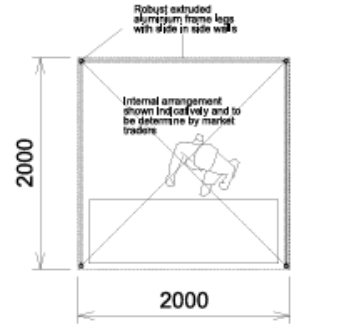


02 2x2m Stall Elevation



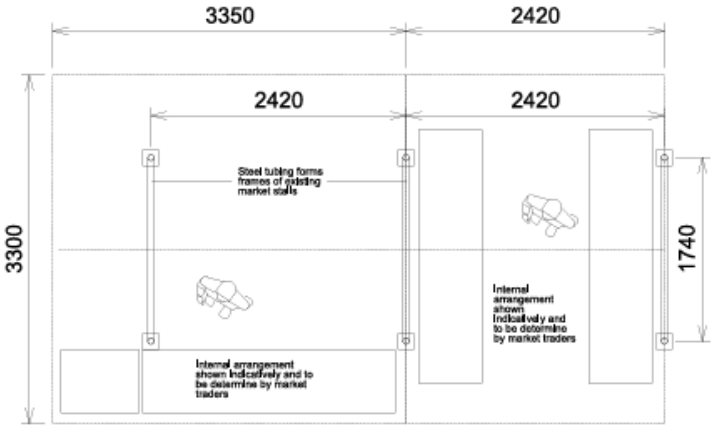
03 'Existing' Stall End Elevation

04 'Existing' Stall Long Elevation



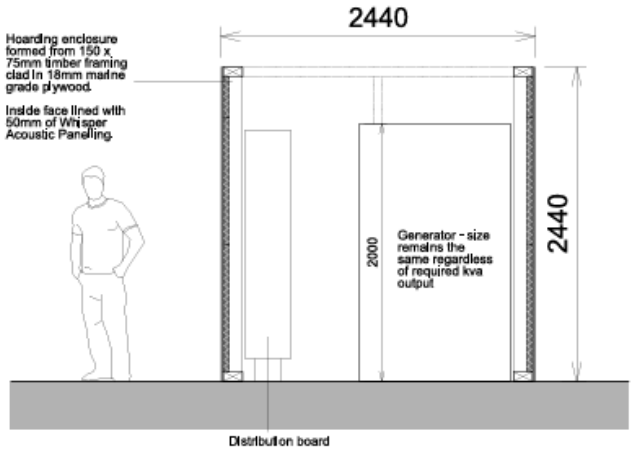
01 2x2m Stall Plan



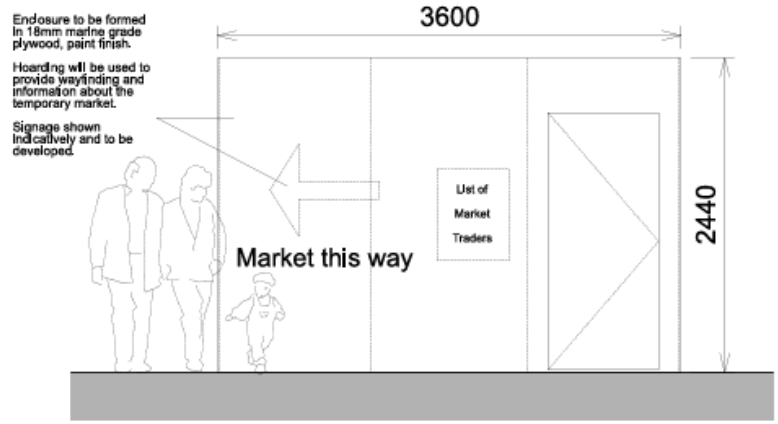


05 'Existing' Stall Plan

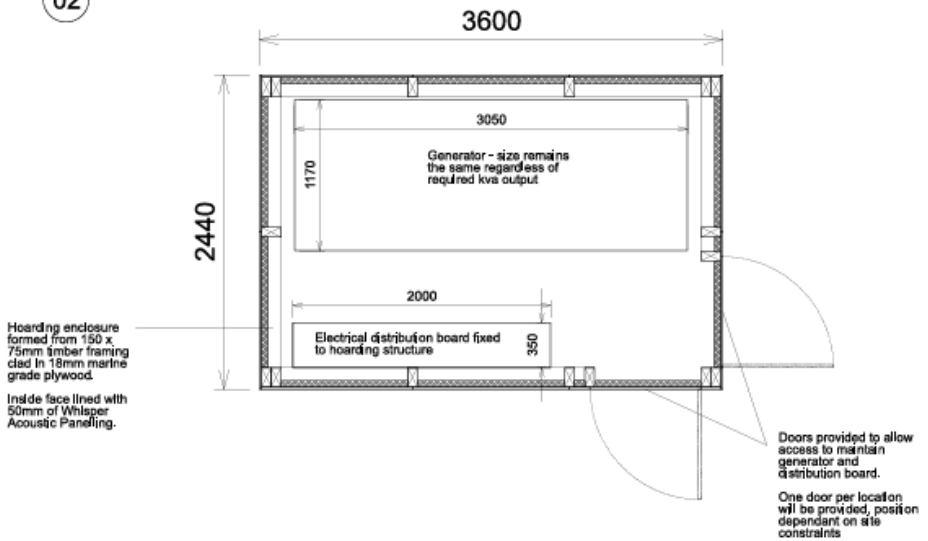
Generator Enclosures



01 Generator Enclosure Cross Section



02 Generator Enclosure Long Elevation



03 Generator Enclosure Plan

Additional Cycle Parking

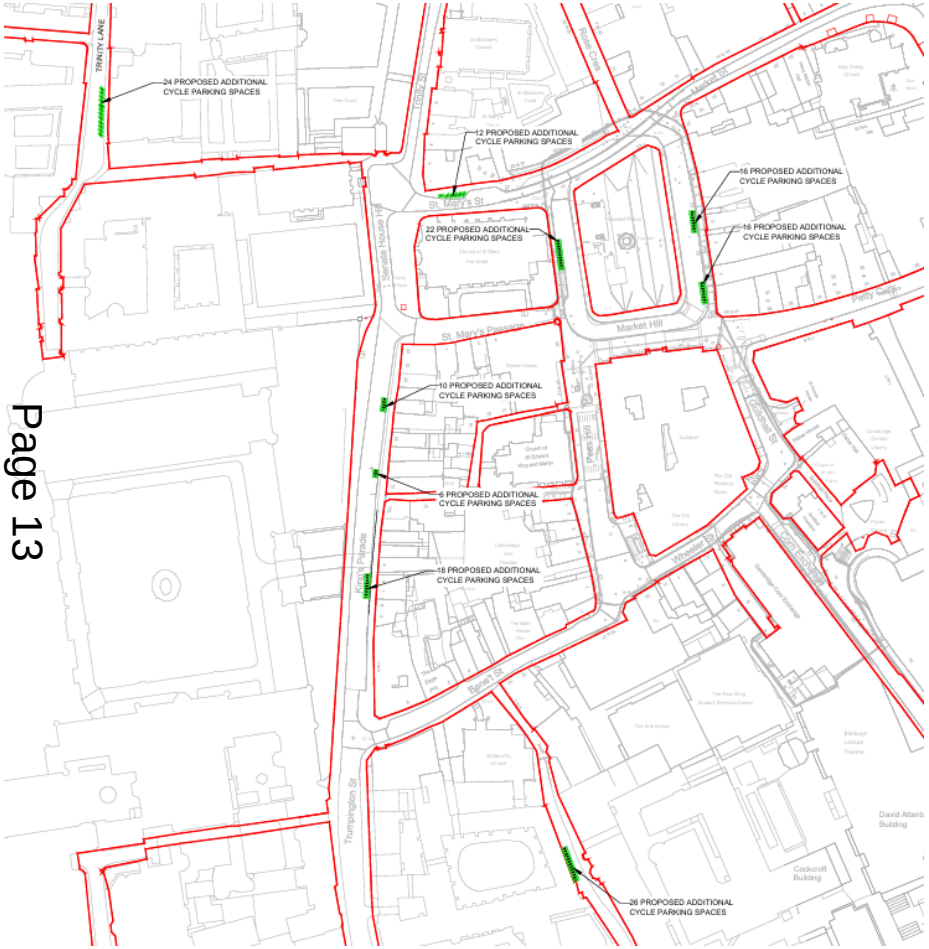
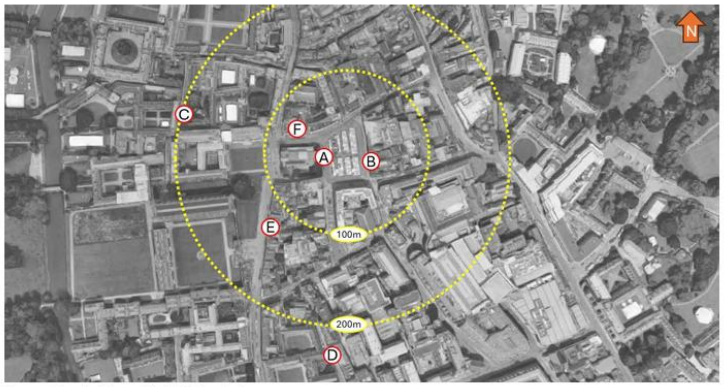


Figure 5.1. Proposed Temporary Cycle Parking Spaces – Location



Source: Google Maps with KMC Annotation

Table 5.5: Short List of Proposed Temporary Cycle Parking Spaces

Ref	Cycle Parking Location	Potential Max. No. of Spaces	Distance to Market Square
A	**Market Hill** – continuation of cycle parking along Great St Mary's frontage	22 spaces	0m
B	**Market Hill** – south of M&S	32 spaces	0m
C	**Trinity Lane** – opposite Trinity Hall Entrance	24 spaces	200m
D	**Free School Lane** – on carriageway, south of existing cycle parking	26 spaces	220m
E	**King's Parade** – in existing 2x loading/overnight Blue-Badge bays	34 spaces	220m
F	**St Mary's Street** – current VOI parking	12 spaces	40m
	Total Spaces	**150**	

Source: KMC

25/04382/FUL: Planning Balance

Approval

Material considerations

- Low level of harm to setting of heritage assets;
- Noise nuisance to offices in Sidney Street
- Harm to the air quality in Fisher Square
- Relocation of cycle spaces to less convenient places
- Low level of harm to pedestrian comfort



Refusal

Material considerations

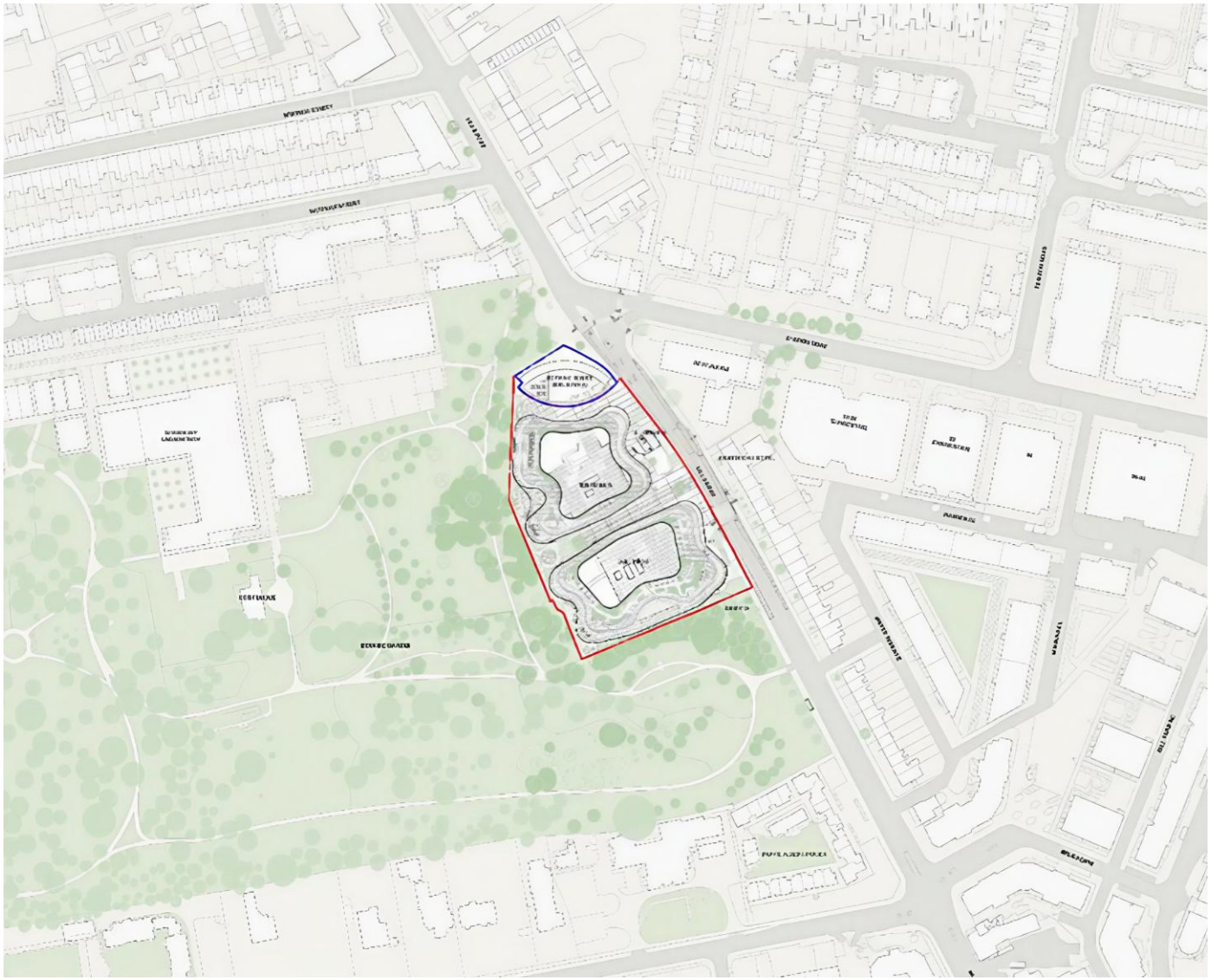
- Provision of temporary market stalls within existing primary shopping area;
- Retention of opportunities for small businesses to trade which is considered essential to the city centre;
- Aid in maintaining local economy during the significant disruption from the Civic Quarter development
- Retain jobs and livelihoods

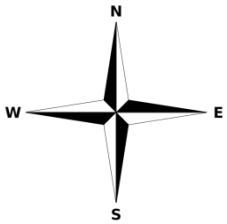
Officer Recommendation: **Approval** subject to conditions

26/02665/S73 – Botanic Place, 104 - 112 Hills Road

S73 to vary conditions 2 (approved drawings), 40 (Flying Pig Public House works) and 41 (programme of highway works) of planning reference 20/03429/FUL, as amended by 23/02071/S73, 20/03429/NMA2 and 23/02071/NMA1 and 26/00566/S73, to 1. Remove the landlord's ancillary accommodation at first and second floor to provide double-height trading space, 2. Relocate accessible W/C from ground to first floor, 3. Remove external cranked masonry to increase loading capacity, 4. Extend dumbwaiter to first floor area, 5. Introduce kitchen extract to serve public house within a blind dormer roof, 6. Install inset PV solar panels, 7. Amend the cycle storage and office floorspace arrangement at basement mezzanine level within Building B, and 8. Amend the timeline to deliver the highway works along Hills Road.

Site Location Plan





Aerial View



Block Plan

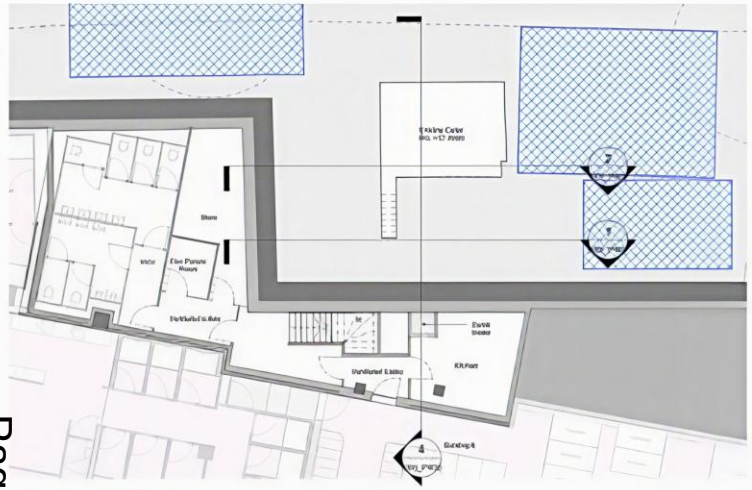


Proposed Street View

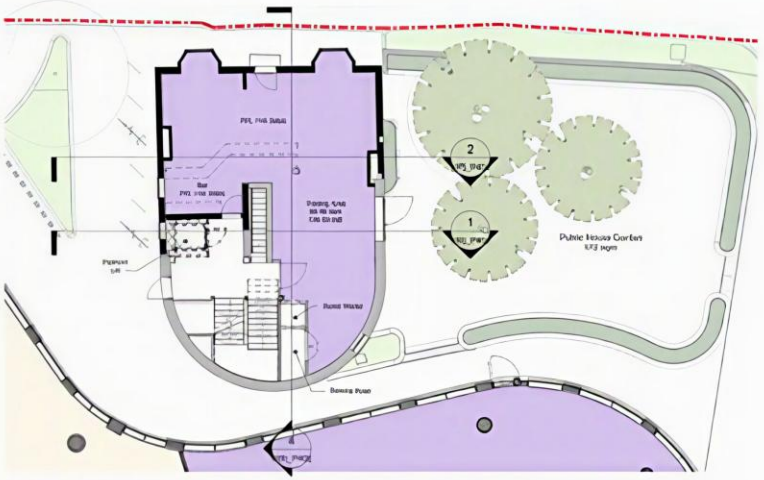




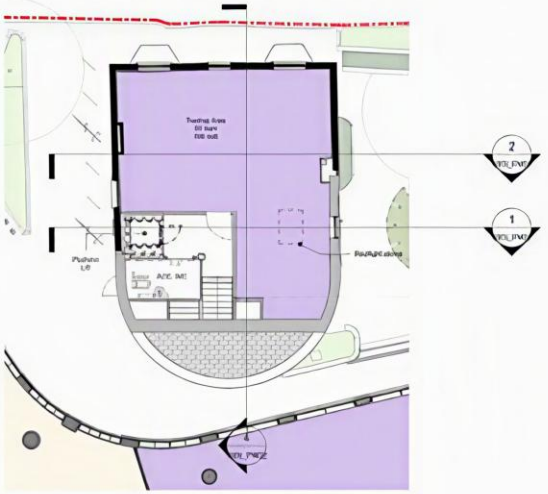
Flying Pig Pub – Interior



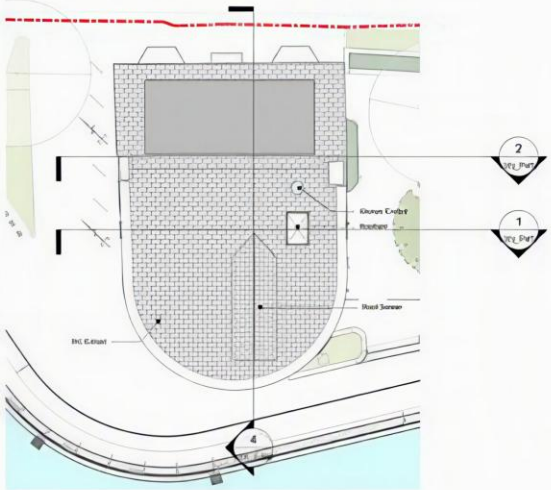
1 Proposed Catament Plan
1 : 100



2 Proposed Ground Floor Plan
1 : 100



3 Proposed First Floor Plan
1 : 100

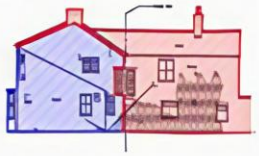


4 Proposed Roof Plan
1 : 100

Flying Pig Pub – Retained Sections



ELEVATION 1-1
EAST (HILLS ROAD)



ELEVATION 2-2
NORTH



ELEVATION 3-3
WEST



ELEVATION 4-4
SOUTH



SECTION A-A



SECTION B-B

Blue: Retain
Red: Demolish and rebuild



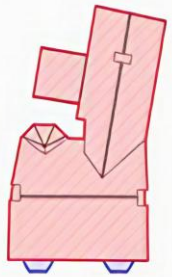
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

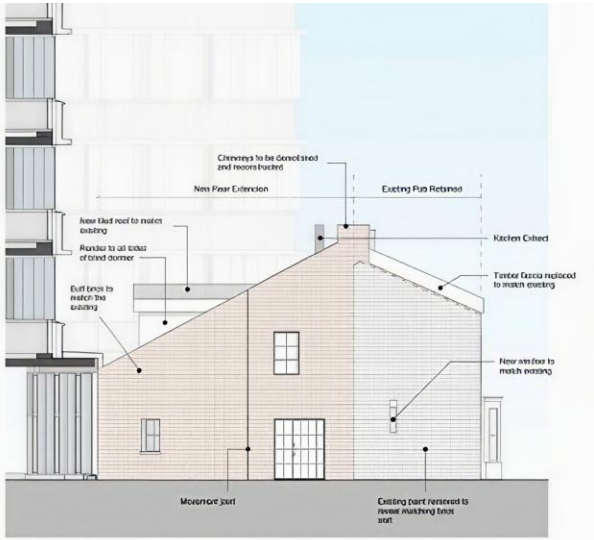


ROOF PLAN

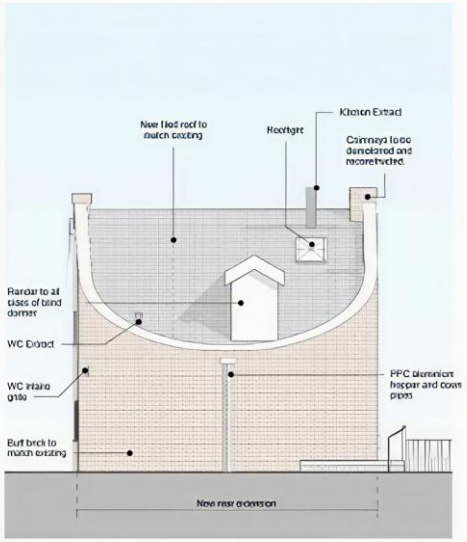
Flying Pig Pub – Exterior



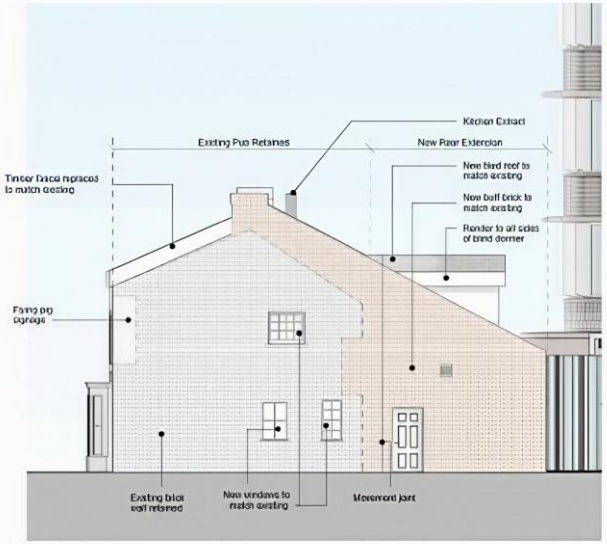
1 Proposed East Elevation
1 : 100



2 Proposed South Elevation
1 : 100



3 Proposed West Elevation
1 : 100



4 Proposed North Elevation
1 : 100

Flying Pig Pub – Sections



1 Proposed Section N-S 1
1:100

2 Proposed Section N-S 2
1:100

4 Proposed Section N-S 1
1:200

Proposed Street View

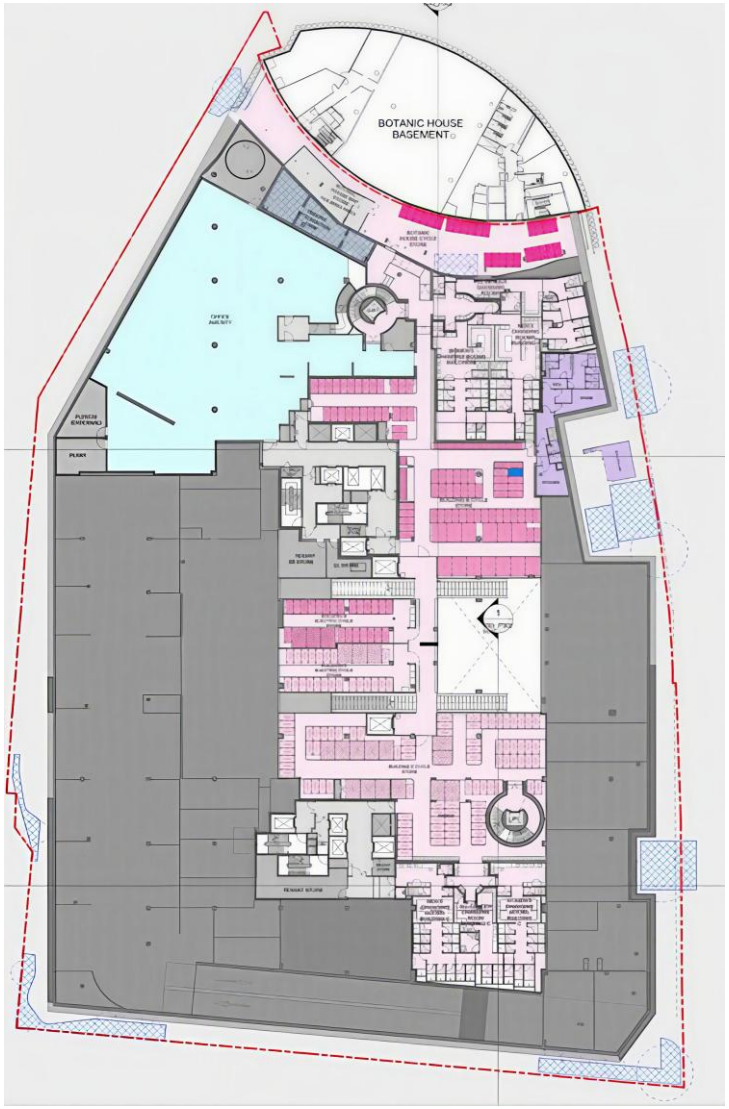


View from Hills Road looking north

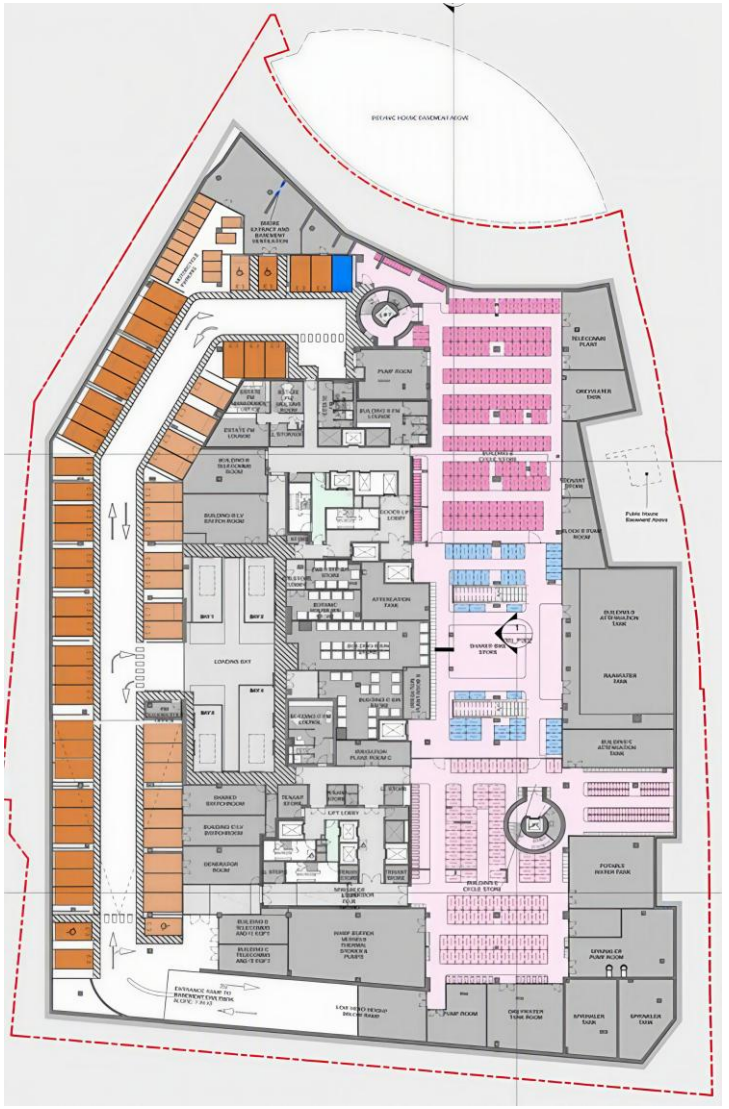


View from Hills Road looking south

Basement Mezzanine and Lower Basement (Building B) – Floor Plans

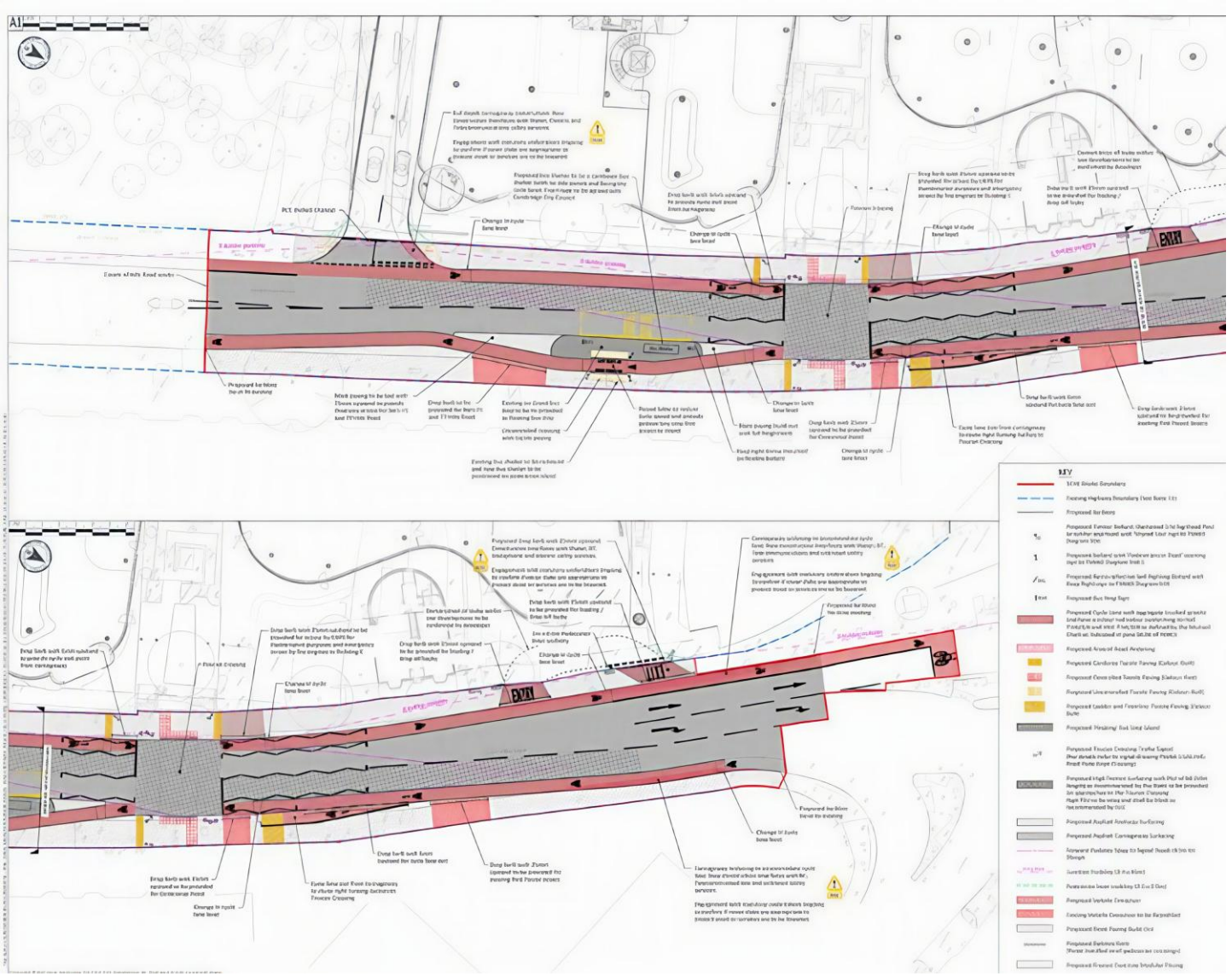


Basement Mezzanine Floor



Lower Basement Floor

Highways Improvements



Approved under planning reference 23/02071/NMA1

Planning Balance

Approval

Material considerations

- The removal of the licensee accommodation would secure the long-term viability of the Flying Pig Pub
- Installation of inset PV solar panels would make a positive contribution to climate change adaptation and mitigation
- The revised timescale for the delivery of the highway improvements would minimise the potential for multiple periods of disruption along Hills Road
- Improved bicycle storage provision



Refusal

Material considerations

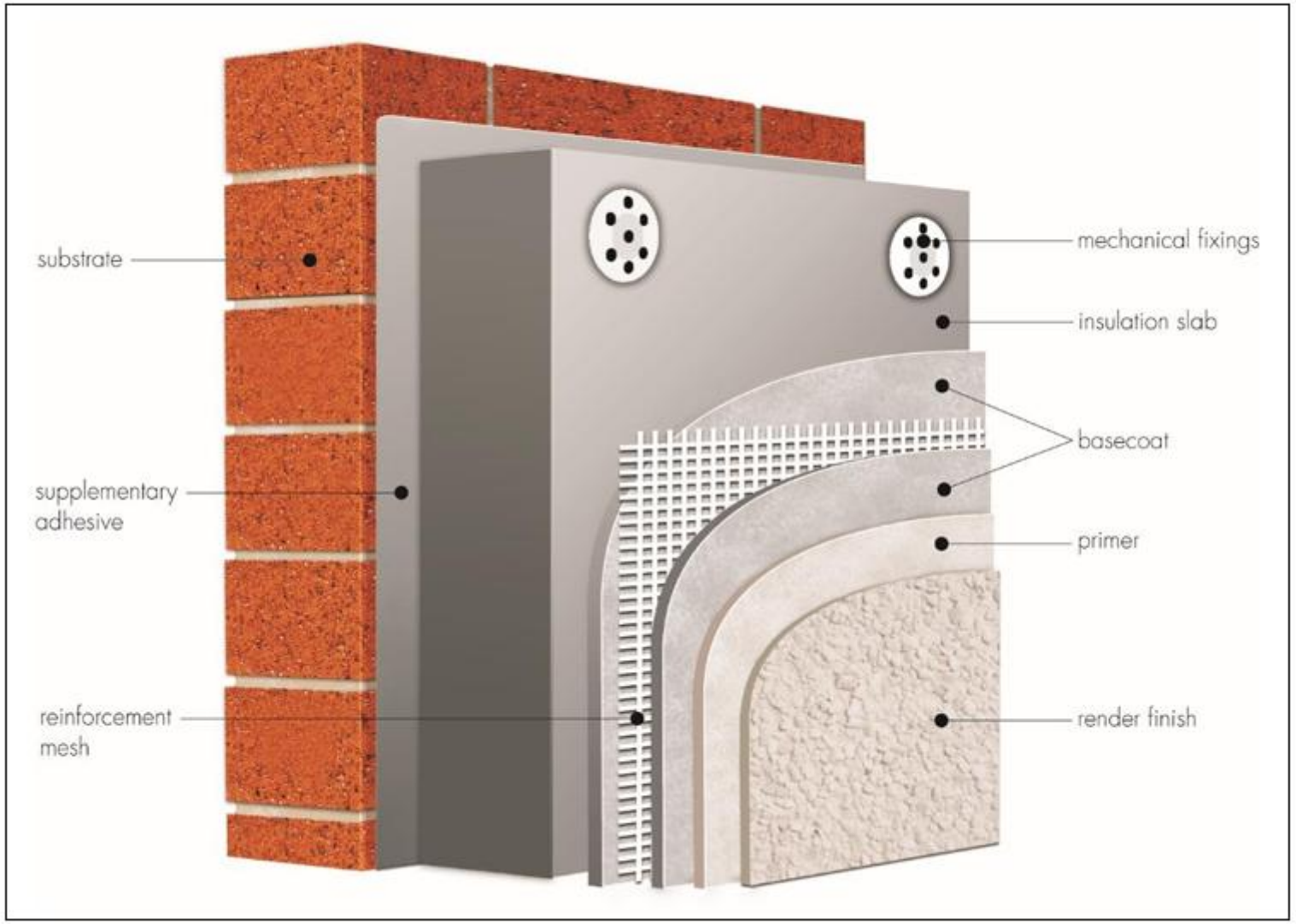
- The exterior alterations to the Flying Pig Pub would result in a very low degree of harm to the identified heritage assets
- Loss of a residential unit in a highly sustainable and well-connected part of Cambridge

Officer Recommendation: Approve

26/03441/FUL
7 Ditton Fields
Addition of external wall insulation


ABBEY GARDENS
DITTON FIELDS

Figure 1 Johnstone's Stormshield Mineral Wool External Wall Insulation System



Dwelling In Context



Dwelling as Existing



Dwelling as Proposed

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