



Cambridge City Council Planning

Date: Wednesday, 1 October 2025

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a two part agenda and will be considered in the following order:

- **Part One**
Minor/Other Planning Applications
- **Part Two**
General and Enforcement Items

There will be a forty-five minute lunch break some time between 12noon and 2pm. With possible short breaks between agenda items subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes (Page 5)

Part 2: Minor/Other Planning Applications

5 25/00174/FUL 80 - 82 Lovell Road (Page 21)

6 25/02452/FUL 137-143 Histon Road (Page 45)

7 25/02803/LBC 4-6 Short Street (Page 55)

Planning Members: Smart (Chair), Dryden, Flaubert, Howard, Illingworth, Thornburrow and Todd-Jones

Alternates: Ashton, Bennett, Griffin, Lokhmotova and Porrer

Emergency Evacuation Procedure

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- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

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Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

Information for Councillors

After the publication of the agenda, if any committee members have any questions, they should be sent to officers up to 12 noon 2 days in advance of the meeting – these will be responded to as part of officer presentation (together with any queries raised by Members at the committee site visit).

The site visit protocol and public speaking scheme can be found at the below link.

[Planning Committee guidance](#)

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PLANNING

5 June 2025

10.00 am - 2.35 pm

Present:

Planning Committee Members: Councillors Ashton, Bennett, Smart (Chair), Illingworth and Thornburrow

Officers:

Delivery Manager: Toby Williams

Senior Planner: Karen Pell-Coggins

Senior Planner: Charlotte Peet

Planner (West): Laise Facada

Principal Sustainability Officer: Emma Davies

Legal Adviser: Keith Barber

Committee Manager: Claire Tunncliffe

Meeting Producer: Matthew Stickley

Other Officers Present:

Transport Assessment Manager: Jez Tuttle (Cambridgeshire County Council)

FOR THE INFORMATION OF THE COUNCIL**25/53/Plan Apologies**

Apologies were received from Councillors Baigent, Dryden, Flaubert, Howard and Todd-Jones

Councillors Ashton, Porrer and Bennett as Alternates.

25/54/Plan Declarations of Interest

Name	Item	Interest
Councillor Thornburrow	25/57/Plan	Personal and Prejudicial: As a member of Cambridge Crime Taskforce did not take part in the item. Withdrew from discussion and did not vote.

25/55/Plan Minutes

The minutes of the meetings held on 5 February 2025, 12 February 2025 and 2 April 2025 were approved as a correct record and signed by the Chair.

25/56/Plan 24/04859/FUL The Paddocks, Cherry Hinton Road

The Committee received an application for a hybrid planning application.

The application sought approval for:

- i. Full application for Phase 1, to include the demolition of existing buildings and structures, and erection of building (Use Class E(g)) with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.
- ii. Outline application for Phases 2a, 2b, 3, 4 and 5 (with all matters reserved), to include the demolition of existing buildings and structures, and erection of buildings (Use Class E(g)).

The Senior Planner referenced the amendment sheet and provided the following verbal update:

- i. Earlier this week, a meeting between the Applicant, Planning Officers, and representatives from Cambridgeshire County Council's transport team had taken place. During the meeting, the Applicant agreed to provide a financial contribution; however, the methodology for calculating the contribution and the final amount remained subject to agreement.

A resident of Kelvin Close, spoke in objection to the application on behalf of neighbours in No's 4, 6, 8, 10, 12, 14, 15, 16, 17, 18, 20, 21, 21a, 24 and 32 Kelvin Close.

Howard Redhouse, Director of Bewick Hills Properties (Applicant) spoke in support of the application.

Following Members' questions and debate, Councillor Thornburrow proposed, second by Councillor Porrer, to defer the application to a future meeting of the

committee to allow an agreement of the applicant's S106 contribution and additional scaled drawings of the height and massing of blocks 4 and 5.

Unanimously resolved to defer the application.

25/57/Plan 25/00107/S73 Station Area Redevelopment

Councillor Thornburrow withdrew from the Committee for this item and did not participate in the discussion or decision making.

The Committee received an application for section 73.

The application sought approval to vary condition 38 (cycle parking) and condition 39 (double stacker cycle parking) of planning permission 12/1622/FUL to increase the level of secure, paid-for cycle parking. The variation is proposed in attempts to decrease cycle theft and crime.

The Senior Planner informed the Committee that Cam Cycle had initially not made any comments on the application due to their role as a stakeholder in the Cambridge Crime Taskforce. However, upon request, the group provided the following feedback:

- i. Commended the Greater Anglia Project Manager for their continued efforts in advancing the scheme.
- ii. Believed their involvement had contributed to improvements in the ground floor design, particularly in enhancing accessible parking and provisions for cargo bikes.
- iii. Indicated they would support the inclusion of an on-site security presence and enhancements to the CCTV system.
- iv. Raised no objections to the overall proposals.

The Committee

Unanimously resolved to grant the application for the revised planning conditions 38 and 39 as drafted, delegated to Officers. in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

25/58/Plan 25/01062/HFUL 111 Perse Way

The Committee received an application for full planning permission.

The application sought approval for a single storey front, side and rear extension following demolition of the attached garage and conservatory.

The Planning Officer advised the application had been brought forward to Committee as the applicant was employed by the Greater Cambridge Planning Services.

Councillor Illingworth proposed the following informative:

- i. To encourage the use of soak aways in respect of storm water.

This inclusion of the informative was carried **nem con**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) and an informative relating to the installation of soak aways.

25/59/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 2.35 pm

CHAIR

Public Document Pack

Planning	Plan/1	Wednesday, 23 July 2025
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PLANNING

23 July 2025
11.15 am - 5.30 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Bennett, Dryden, Flaubert, Griffin, Illingworth, Porrer and Todd-Jones

Councillors Dryden and Flaubert left after the vote on item 25/74/Pan. Councillor Porrer attended as the alternate for Councillor Flaubert.

Officers:

Delivery Manager: Toby Williams
Area Team Leader: Michael Sexton
Senior Planner: Karen Pell-Coggins
Principal Planner (CIP and SCIP Projects): Aaron Cole
Principal Environmental Health Officer: Greg Kearney
Planning Compliance Manager: Christopher Braybrooke
Legal Adviser: Keith Barber
Committee Manager: James Goddard and Claire Tunnicliffe
Meeting Producer: Claire Tunnicliffe and Sarah Michael.

Other

External consultant: Patrick Lanaway from SLR Consulting Limited

FOR THE INFORMATION OF THE COUNCIL

25/71/Plan Apologies

Apologies were received from Councillors Thornburrow, Baigent (Vice Chair) and Howard.

Councillors Griffin and Bennett attended as Alternates.

Councillor Bennett proposed and Councillor Flaubert seconded Councillor Dryden act as Vice Chair for this meeting. This was **unanimously agreed**.

25/72/Plan Declarations of Interest

Name	Item	Interest
Councillor Smart	25/74/Plan	Personal: Knew the Objector from

		some years ago but discretion unfettered.
Councillor Porrer	27/75/Plan	Personal: Knew the Objector but had no contact or discussion with them about this item and therefore discretion remained unfettered.

25/73/Plan Minutes

The minutes of the meetings held on 25 June 2025 were approved as a correct record and signed by the Chair.

25/74/Plan 24/04859/FUL The Paddocks, Cherry Hinton Road

The Committee received an application for full planning permission.

The hybrid application sought approval for:

- Full application for Phase 1, to include the demolition of existing buildings and structures, and erection of building (Use Class E(g)) with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.
- Outline application for Phases 2a, 2b, 3, 4 and 5 (with all matters reserved), to include the demolition of existing buildings and structures, and erection of buildings (Use Class E(g))

The Senior Planner updated her report by referring to updated condition wording and amendments to plans in her presentation. Conditions relating to BRE specifically referred to phase 1 now.

Conditions amendments

Minor amendments to wording of conditions in relation to phasing e.g. No development shall take place above ground level, other than demolition, for each relevant phase until details of the materials to be used in the construction of the development for each relevant phase have been submitted to and approved in writing by the Local Planning Authority.

Development shall be carried out in accordance with the approved details.

14. Prior to the installation of extraction ductwork for each relevant phase, details of the location of associated ductwork for each relevant phase, for the purpose of extraction and/or filtration of fumes and or odours of the units / uses shall be submitted to and approved in writing by the local planning authority. The ductwork shall be installed as approved before the use hereby permitted is commenced.

23. No development (excluding demolition and disconnection of services) shall commence for each relevant phase until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- The statement of significance and research objectives;
- The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- The timetable for the field investigation as part of the development programme;
- The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Conditions 28 and 29 now one condition – 28.

29. No development above ground level of Phase 3, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence for each relevant phase until a Public Art Delivery Plan (PADP) has been submitted to and approved

in writing by the Local Planning Authority. The PADP shall include the following:

Details of the public art and artist commission etc.

32. Water efficiency standards for the scheme shall be carried out in accordance with the target to achieve 5Wat01credits and the wider water efficiency specification contained within the Sustainability and Energy Statement, Scotch Partners, December 2024. Evidence in the form of the BREEAM Wat01waterefficiency calculator shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the proposed development, or within 12 months after occupation of each relevant phase. Any changes to the proposed specification of each relevant phase shall be submitted to and approved in writing by the local planning authority and will only be approved if the amended scheme continues to achieve 5 Wat01 credits. The development shall be carried out in accordance with the agreed details

38. The development shall not be occupied or the permitted use commenced of each relevant phase until details of facilities for the covered, secure parking of cycles for each relevant phase for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat roof shall include plans providing for a green or brown roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green or brown roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

39. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that order with or without modification), the buildings shall be used for Class E(g) uses and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any

provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

45. Finished floor levels to be set no lower than 150 mm above ground level. No development above base course (other than demolition and enabling/ utility diversion works) shall take place for each relevant phase until a details of flood resistant/resilience measures for the buildings located in surface water flood risk areas shall be submitted in writing to the Local Planning Authority (LPA) for approval. The development shall be carried out in accordance with the approved details prior to the occupation of the relevant buildings.

150mm above ground level is agreed.

47. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

PAD-PWA-ZZ-00-DR-A-01100 Revision C01Location Plan PAD-PWA-ZZ-00-DR-A-01102 Revision C01 Site Boundary Full Application

PAD-PWA-P1-00-DR-A-01210 Revision C01Phase 1 Proposed Plan Level 00

PAD-PWA-P1-MZ-DR-A-01211 Revision C01Phase 1 Proposed Plan Mezzanine

PAD-PWA-P1-01-DR-A-01212 Revision C01Phase 1 Proposed Plan Level 01

PAD-PWA-P1-RF-DR-A-01213 Revision C01Phase 1 Proposed Plan Roof

PAD-PWA-P1-ZZ-DR-A-01400 Revision C01Phase 1 North and South Elevation

PAD-PWA-P1-ZZ-DR-A-01401 Revision C01Phase 1 East and West Elevation

Indicative plans removed.

51. Within 12 months of commencement of development of Phase 1, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with at least 5 credits for Wat01(water consumption). Where the Design Stage certificate shows a

shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed.

52. Within 12 months following first occupation of Phase 1, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met.

New condition

The development shall be carried out in accordance with the Design Code reference PAD-PWA-ZZ-ZZ-RP-A-01001 Revision C05 Design Code dated May 2025.

Reason: In the interests of good planning and for the avoidance of doubt.

A local resident addressed the Committee speaking in objection to the application.

Howard Redhouse (Agent) addressed the Committee in support of the application.

Councillor Bennett proposed amendments to the Officer's recommendation:

- i. The installation of a bollard at the entrance to the central spine.
- ii. An additional highways and controlled parking zone condition.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 3 votes to 2 with 2 abstentions) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. The planning conditions set out in the Officer's report, as amended in the Officer's presentation, with amendments to the conditions as drafted delegated to officers.

- ii. Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.
- iii. A deadline for completion of the S106 agreement by 15 October 2025. If the S106 is not completed within this period, delegated authority is given to officers to refuse the application based on a lack of secured mitigation contrary to the Cambridge Local Plan 2018 or to set any such extended period for completion of the S106 as appropriate.
- iv. Specific reference to the installation of a bollard at the entrance to the central spine within the related landscape condition.
- v. Delegated authority to Planning Officers, in consultation with the Access Officer, Chair, Vice Chair and Spokes, to draft and include an additional highways and controlled parking zone condition.

25/75/Plan 22/02066/CONDR Owlstone Croft TMP

Councillor Dryden gave apologies and left the Committee before this item was considered.

Councillor Porrer was present as an alternate Member for Councillor Flaubert for the duration of this item and the rest of the meeting.

Councillor Bennett proposed Councillor Porrer as Vice Chair for the remainder of the Committee Meeting, seconded by Councillor Smart.

Resolved (unanimously) to appoint Councillor Porrer as Vice Chair.

The Committee received an application for submission of details required by condition 14, 22/02066/CONDR, (Traffic Management Plan) of planning permission 22/02066/FUL.

The Area Team Leader updated their report by providing the following verbal update:

- Paragraph 1.1 (executive summary) referred to condition 8 in error, it should read condition 14.
- Further representations had been received following the publication of the update report, including four from new addresses now in the public

domain. These did not raise any new issues beyond those already addressed.

- Several emails had been sent directly to Committee Members, most of which were duplicates or reiterations of concerns previously submitted to Officers.

Five residents addressed the Committee speaking in objection to the application.

A resident of Grantchester Street addressed the Committee speaking in support of to the application.

Andrew Bainbridge (Applicant's Representative) addressed the Committee in support of the application.

Councillor Clough (Cambridge City Councillor, Ward Councillor for Newnham) addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application.

Councillor Glasberg (Cambridge City Councillor, Ward Councillor for Newnham) spoke in objection to the application stating the current Traffic Management Plan was still deficient and did not demonstrate that construction could be undertaken without an unacceptable risk to vulnerable highway users.

The Committee:

Resolved by (5 votes to 1) to grant Condition 14 subject to the details as set out in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and the following details:

- Covering Letter V3 (received 9th July 2025)
- Construction Traffic Management Plan – Owlstone Croft V12 (dated 9th July 2025)
- Cambridgeshire County Council Temporary Traffic Road Order (received 8th July 2025)
- Appendix A – CLOCS (received 9th July 2025)
- Appendix B – TTRO Plan Rev B (received 9th July 2025)

- Appendix C1 – TRO1 Rev D – Vehicle Swept Path Analysis using 11.9m Rigid Vehicle (received 9th July 2025)
- Appendix C2 – TRO3 Rev B – Vehicle Swept Path Analysis using Mobile Crane (received 9th July 2025)
- Appendix D1 – TR04 Rev B – Barton Road Access Vehicle Swept Path Analysis (received 9th July 2025)
- Appendix D2 – 003 Rev A – Barton Road Access Visibility Splays (received 9th July 2025)
- Appendix D3 – TR05 – Sports Ground Area Vehicle Swept Path Analysis (received 9th July 2025)
- Appendix D4 – TR05 Rev A – Sports Ground Area Vehicle Swept Path Analysis with imagery (received 9th July 2025)
- Appendix E1 – Owlstone Logistics Plan Rev P – No swept path (received 9th July 2025)
- Appendix E2 – Owlstone Logistics Plan Rev P – Entry swept path (received 9th July 2025) - Appendix E3
- Owlstone Logistics Plan Rev Q – Exit swept path (received 9th July 2025)

25/76/Plan 22/02066/CONDF Owlstone Croft AQDMP

The application sought for submission of details, 22/02066/CONDF, required by condition 8 (Air Quality and Dust Management Plan) of planning permission 22/02066/FUL.

The Area Team Leader updated their report by providing a verbal update which was as follows:

- i. Further representations had been received from Richard Buxton Solicitors and Newnham Croft Primary School after the Amendment Sheet had been circulated.
These representations had been sent direct to Members and were publicly available. Officers had confirmed the matters raised in the additional correspondence were addressed within the report.
- ii. Several e-mails had been directed to the Members of the Planning Committee from residents; Officers were confident that they raised no new issues.

A representative of the Governors of Newnham Croft Primary School) addressed the Committee speaking in objection to the application expressing concern for the safety of the children; concluding the school was extremely vulnerable and children were already at risk from respiratory conditions.

Councillor Clough (Cambridge City Councillor) addressed the Committee speaking in objection to the application highlighting comments from independent experts on the application.

Councillor Glasberg (Cambridge City Councillor) addressed the Committee speaking in objection to the application and asked the Committee to refuse or at the very least defer the application.

Councillor Bennett proposed an additional condition to share live air quality management data online with the community. This information should also include a timetable of any works for the site in an accessible format.

The Delivery Manager advised that this was not a requirement of the condition but would be willing to discuss the suggestions raised by Councillor Bennett with the applicant.

The Committee:

Resolved (by 5 votes to 1) to approve the discharge of condition 8 in relation to the following:

- i. Air Quality and Dust Management Plan dated 14 March 2025 (J10-13082D-10-8).
- ii. Addendum to Section 5 and 7 of the Air Quality Dust Management Plan, Condition 8 (V4) (received 10th July 2025).
- iii. Construction Dust Monitoring: Baseline Report dated 7th July 2025 - AQDMP – Best Practice Note.

Officers would also explore with the applicant the potential to share live air quality management data and would report their findings to the Chair, Vice Chair, and Spokes accordingly.

25/77/Plan 25/01496/FUL 12-34 Fanshawe Road

The Committee received an application for full planning permission.

The application sought approval for temporary use of the approved Plot 3, block W3 into a sales office for a temporary period of 3 years. Sales office to be converted back at the end of this period to residential. Installation of temporary parking for 5 parking spaces including 1no disabled parking space, EV chargers, bollard lighting, soft landscaping and cycle parking.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

25/78/Plan 25/01900/FUL Land at Newbury Farm

The Committee received an application for full planning permission.

The application sought approval for temporary use of the approved plot 2 (of application reference 24/01531/REM) for a 3-year period as a sales suite. Plot 2 is proposed to be subject to temporary facade and internal layout changes to facilitate a sales suite for the duration of the sales period. Installation of temporary car parking which includes a disabled car parking bay, EV charging, soft landscaping and associated works.

Councillor Smart proposed an informative that a disability compliant toilet should be installed. **This was carried nem. con.**

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer

(with delegated authority to Officers to make minor amendments to the conditions as drafted) and an informative relating to a disability compliant toilet.

25/79/Plan Appeals Information

The Committee noted the appeals list.

25/80/Plan Compliance Report Cambridge City Council July 2025

The Committee noted the report.

The meeting ended at 5.30 pm

CHAIR



25/00174/FUL– 80 - 82 Lovell Road Cambridge Cambridgeshire CB4 2QP

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Kings Hedges

Proposal: Erection of self-build dwelling, alterations to existing access and alterations to 80 and 82 Lovell Road

Applicant: Daniel and Sarah Austin

Presenting officer: Amy Stocks

Reason presented to committee: Officer referral on the grounds of third party representations and policy conflicts

Member site visit date: N/A

Key issues:

1. Contrary to the character and pattern of development of the area
2. Safety concerns for existing occupants of no. 80-82
3. Cycle storage

Recommendation: Refuse

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Assessment
9	Principle of development
10	Design, layout, scale and landscaping
11	Trees
12	Heritage assets
13	Carbon reduction and sustainable design
14	Biodiversity
15	Water management and flood risk
16	Highway safety and transport Impacts
17	Cycle and car parking provision
18	Amenity
19	Planning obligations (s106)
20	Other matters
21	Planning balance
22	Recommendation

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks permission for the erection of a self-build dwelling, alterations to existing access and alterations to 80 and 82 Lovell Road.
- 1.2 Although the visual design of the dwelling is considered in keeping with the character of the area, the introduction of backland development is not characterful of Lovell Road and would therefore be contrary to the pattern

of development of the street. It should be noted the wider area has history of applications of this nature being refused.

- 1.3 The proposal raises future amenity concerns which ultimately make the application unacceptable. The application fails to demonstrate there would be no harm to neighbouring occupants from the use of the proposed access road in between properties 80-82. It shall be noted the front doors of these properties will face directly onto the proposed access road.
- 1.4 The proposal is contrary to Policies 52, 55, 56, 57 and 80 of the Cambridge City Local Plan 2018 and Paragraphs 117, 135 and 139 of the National Planning Policy Framework (2024).
- 1.5 Officers recommend that the Planning Committee refuse the application.

Consultee	Object / No objection / No comment	Paragraph Reference
County Highways Development Management	No Objection	6.1 – 6.2
Ecology Officer	No Objection	6.3 – 6.4
Environmental Health	No Objection	6.5 – 6.6
Streets and Open Spaces	No Objection	6.7
Sustainability Officer	No Objection	6.8 – 6.9
Third Party Representations (56)	Objection and Support	7.1 – 7.4
Member Representations (0)	-	-
Local Interest Groups and Organisations / Petition (0)	-	-

Table 2 Consultee summary

2. Site description and context

- 2.1 The site is located to the rear 80-82 Lovell Road. To the north and east of the site is a grassed area currently being used by the neighbouring KIA

garage, the guided busway and Cambridge Science park. To the south and west of the site are neighbouring properties and gardens of Lovell Road.

- 2.2 The site borders allocated site M1, which has been allocated for 95 dwellings 50 density per hectare and or 0.53 ha employment, however the application site falls outside this jurisdiction. Additionally, as allocated site M1 has not been developed for its allocated use, officers cannot give the land allocation weight in the assessment of this application.

3. The proposal

- 3.1 The application seeks permission for the erection of a self-build dwelling, alterations to existing access and alterations to 80 and 82 Lovell Road
- 3.2 The application has been amended to address highways matters and further consultations have been carried out as appropriate.

4. Relevant site history

Reference	Description	Outcome
C/73/0835	Residential development	Refused
C/77/0647	Erection of greenhouse, Cambridge.	Permitted
C/73/0373	The erection of 6 residential units	Refused
C/77/0326	Erection of glasshouse, Cambridge.	Refused

Table 2 Relevant site history

5. Policy

5.1 National policy

National Planning Policy Framework 2024
 National Planning Practice Guidance
 National Design Guide 2021
 Environment Act 2021
 Conservation of Habitats and Species Regulations 2017
 Equalities Act 2010
 Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
 Technical Housing Standards – Nationally Described Space Standard (2015)
 ODPM Circular 06/2005 – Protected Species
 Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan (2018)

Policy 3: Spatial strategy for the location of residential development
 Policy 28: Sustainable design and construction, and water use
 Policy 29: Renewable and low carbon energy generation
 Policy 31: Integrated water management and the water cycle
 Policy 32: Flood risk

Policy 33: Contaminated land
Policy 35: Protection of human health and quality of life from noise and vibration
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting garden land and the subdivision of existing dwelling plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted January 2009

5.4 Other guidance

Cambridge and Milton Surface Water Management Plan (2011)
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
Cambridgeshire Design Guide For Streets and Public Realm (2007)
Cycle Parking Guide for New Residential Developments (2010)

6. Consultations

Publicity

Neighbour letters – Yes

Site Notice – Yes

Press Notice – No

County Highways Development Management - No Objection

- 6.1 *Comment dated 13th February 2025:* Objection for the following reasons-
- Access width is not appropriate for that of a single dwelling.
 - Vehicular access should be constructed using dropped kerbs rather than radii ones.
 - Parking spaces for no.82 Lovell Road has been relocated to accommodate the wide access. Consequently, suitable visibility splays between no.82 and 84 cannot be achieved.
 - Application may be suitable once concerns have been addressed subject to conditions.
- 6.2 *Comment dated 1st July 2025:* No objection subject to the imposition of the following conditions-
- 2m x 2m visibility splays.
 - Levels of proposed driveways.
 - Material of the first 5m of the proposed driveways.
 - Informative relating to works within the local highway.

Ecology Officer- No Objection

- 6.3 *Comment dated 10th June 2025:* No objection subject to the imposition of the following conditions-
- Ecological enhancement.
- 6.4 *Comment dated 23rd June 2025:* No objection subject to the imposition of the following conditions-
- Ecological enhancement.

Environmental Health- No Objection

- 6.5 *Comment dated 7th February 2025:* No objection subject to the imposition of the following conditions-
- Phase 2 investigation.
 - Implementation of remediation.
 - Submission of phase 4 verification/validation report.
 - Unexpected contamination.
 - Materials management plan.
 - Construction hours.
 - Piling management.
 - Dust management.

- 6.6 *Comment dated 16th June 2025:* No further comments to add from previous comments.

Streets and Open Spaces- No objection

- 6.7 No objection subject to the following comments-
- Any services required outside of the footprint of the building will increase the impact on these trees and therefore needs to be considered/mitigated.

Sustainability Officer- No Objection

- 6.8 *Comment dated 10th February 2025:* No objection subject to the imposition of the following conditions-
- Carbon reduction and water efficiency.
 - Water efficiency.
 - Informative relating to water usage restrictions (110 litres per person per day).
- 6.9 *Comment dated 1st July 2025:* No further comments to add from previous comments.
- 6.10 The Drainage department and Greater Cambridge Partnership have been consulted on the application; however, no comments were received.

7. Third party representations

- 7.1 56 representations have been received.
- 7.2 Those in objection have raised the following issues:
- Traffic and parking concerns
 - Increased traffic
 - Increased congestion
 - Loss of existing parking spaces
 - Concerns on the narrowness of Lovell Road and how this development will impact this.
 - Concerns of emergency access compromised
 - Impact on learner drivers and delivery drivers
 - Safety risks from new roads and turning points.
 - Erosion of character of the area and street layout
 - Modern design is not in keeping with the street scene

- Scale and character of the dwelling is not in keeping with the character of the area.
- Concerns the site will be used as an HMO
- Loss of garden space
- The introduction of backland development will set precedent for future developments.
- The proposed access road is a safety risk to pedestrians.
- Emergency vehicles and lorries struggle to turn in the road already.
- Increased traffic hazards due to the existing narrow road, the junction of the new road will exacerbate this.
- Concerns relating to noise, air pollution and dust impact during the construction period and the blockages of Lovell Road from construction vehicles.
- Concerns on the long-term disruption to daily life.
- Concerns for the loss of biodiversity from the wider site being stripped. Tree felling and scrub clearance was undertaken before surveys.
- Impact on local wildlife
- Concerns relating to the destruction of a badger sett
- Concerns of overlooking from the proposed dwelling into rear gardens and neighbouring properties.
- Policy conflicts
- The occupants of the proposed dwelling will be impacted by the guided busway
- Suspicion of support comments as there is no connection to Lovell Road
- The whole of Lovell road was not notified
- Concerns the introduction of dwellings to the rear will promote developers to buy dwellings along Lovell road to do the same and ultimately outbidding families who want family homes.
- There needs to be wider consideration of the neighbouring allocated site.

7.3 Those in support have given the following reasons:

- The proposal will contribute to Cambridges housing needs
- The proposed dwelling is an opportunity to achieve sustainable, energy- efficient homes.
- The proposal would allow for a better use of underused land.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Assessment

- 8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Housing provision
 - Design, layout, scale and landscaping
 - Trees
 - Carbon reduction and sustainable design
 - Biodiversity
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Planning obligations
 - Other matters
 - Planning balance
 - Recommendation

9. Principle of Development

- 9.1 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need.
- 9.2 The application form lists the land as residential curtilages and disused scrubland. As confirmed by the applicant, the land contains land, which is residential curtilages, therefore policy 52 of the local plan is engaged.
- 9.3 Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted under policy 52 where:
- a. *the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;*
 - b. *sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;*
 - c. *the amenity and privacy of neighbouring, existing, and new properties*

is protected.

- d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and*
- e. there is no detrimental effect on the potential comprehensive development of the wider area.*

- 9.4 The proposal is contrary to point a of policy 52. While officers consider the scale and massing of the dwelling to be acceptable, considering the distances between the proposed dwelling and existing neighbouring dwellings, the location of the dwelling is contrary to the established pattern of development. Although neighbouring properties have one-storey buildings in their gardens, the proposed dwelling does not follow the same scale, pattern of building type or same intended use (neighbouring buildings appear to be summer houses or external recreational rooms rather than residential homes). Therefore, the proposed development is not in keeping with the surrounding pattern of development or landscape.
- 9.5 The proposal would not adversely impact neighbouring trees and would allow for the retention of sufficient garden space for nos. 80-82 Lovell Road. It shall be noted it was reported to officers that the site had been cleared of scrub and trees and there was the potential of the disturbance of a badger sett. While the applicant has confirmed there were no badger setts on site, officers advised the concerned party that as it is illegal to disturb badgers under the Protection of Badgers Act 1992, any activity doing as such should be reported to the police as it is a criminal offence. This is not the responsibility of the council to investigate.
- 9.6 Point c refers to the amenity and privacy of the neighbouring properties. Given the scale of the dwelling and the separation distance between the proposed dwelling and the existing dwellings, officers do not consider the neighbouring privacy will be adversely impacted. However, the access to the existing dwellings will be impacted and therefore the amenity will be impacted.
- 9.7 Officers consider the proposal fails to accord with point d. The access to the rear property will be between nos.80-82 Lovell Road. The front doors of nos.80-82 are located on the side of these properties and as such occupants of these properties will access and exit their properties via the new access road which only serves vehicles. It shall be noted the access road does not benefit from footpaths. As occupants of nos.80-82 will need to use the proposed access road to access their homes and share this access with vehicles, officers do not consider the proposal is in accordance with the hierarchy in terms of manoeuvring a site (pedestrians being the highest priority) and as such would not maintain safe adequate access to

the existing dwelling. Officers do not consider point c has been accorded with.

- 9.8 Point d refers to provision being made for adequate amenity space, vehicular access and parking arrangements for proposed and existing properties. While no.82 benefits from a wider dropped kerb on Lovell Road, no.80 does not and the imposition of an access will remove space for the manoeuvring of vehicles at this location. While officers acknowledge a parking space to the front of no.80 is being moved over and retained, the accessibility to this space will be hindered by the development. Consequently, the proposal would adversely impact the usability of parking to the existing dwelling and point d has not been complied with.
- 9.9 Officers do not consider the proposal would have a detrimental effect on the potential comprehensive development of the wider area.
- 9.10 The proposal would not be in keeping with the pattern of development of the area and would not allow for ease of access to the existing dwellings (nos.80-82). As such the proposal is contrary to policy 52 of the Cambridge Local Plan (2018).
- 9.11 When informed of the decision the agent representing the applicant raised instances where policy 52 had been implemented. The agent considers the application of policy 52 has been inconsistent. Please see the below table:

<i>Planning Reference</i>	<i>Site address</i>	<i>Description</i>
25/00588/FUL	14 Kings Hedges Road CB4 2PA	Single storey rear extension and internal alterations to existing dwelling and erection of a new detached dwelling to the rear along with associated works
22/05070/FUL	Land To Rear Of 208 And 210 Queen Ediths Way CB1 8NL	Erection of 8 new homes, car parking, landscaping, bin and bike stores and associated works
24/00973/FUL	Land To Rear Of 33-39 Paget Road CB2 9JF	Construction of 4 No. dwellings (comprising 4 x 3-bed units) including demolition of existing garages, widening of existing access from Paget Road and associated landscaping.

- 9.12 The above table are the examples as provided by the agent where policy 52, in their opinion, has been imposed differently. Before exploring these cases, officers would like to note that each case is assessed on its own merits and therefore are not directly comparable within areas of differing contexts.
- 9.13 14 Kings Hedges Road is located 0.4 miles south of the site. Despite being close, 14 Kings Hedges is a different road with its own context. For reference the application was a resubmission of a previous application (23/01744/FUL). Policy 52 was applied in the assessment of this application. The applicant of this application addressed officers' previous concerns regarding scale and massing and its impact on neighbouring properties. Additionally, there was evidence of neighbouring sites which had permission for backland development prior to the determination of this application. 80-82 Lovell Road does not benefit from the same context of 14 Kings Hedges (i.e. surrounding pattern of development), therefore the application of policy 52 at Lovell Road will not result in the same outcomes as that at 14 Kings Hedges Road.
- 9.14 Land To Rear Of 208 And 210 Queen Ediths Way is located 8.8 miles south of 80-82 Lovell Road. The character of the existing dwellings is different to those found on Lovell Road, the access into the site was existing and did not require the removal of land from neighbouring properties to create access and was deemed to have limited impact on residential amenity. In the case of Lovell Road, the proposal would require the removal of land and floor space from existing dwellings to facilitate the access. This creation of an access at Lovell Road poses residential health and safety concerns, which were not posed by the application at Ediths Way, therefore the outcomes of the imposition of policy 52 will be different.
- 9.15 Land To Rear Of 33-39 Paget Road is 10 miles south of 80-82 Lovell Road. Much like the Queen Ediths site, the access to the proposal site of Paget Road was existing as it served a carpark. The proposed dwellings broadly followed the dwellings to the rear of Paget Road on Scotsdowne Road. With an existing access and the context of the area to the rear of Padget Road, the development of the car parking area was considered reasonable. Unlike Lovell Road where a new access is required which poses residential health and safety concerns, which were not posed by the application at Ediths Way, therefore the outcomes of the imposition of policy 52 will be different.
- 9.16 Overall, the contexts of these sites, their individual constraints and opportunities were different from those of 80-82 Lovell Road and as such the application of policy 52 will not allow for the same outcomes to be achieved.

10. Self-Build

- 10.1 The application proposes the erection of a single self-build dwelling. Paragraph 63 of the 'National Planning Policy Framework' (2024) highlights the need for different groups in the community to be assessed and reflected in planning policies, including "people wishing to commission or build their own homes".
- 10.2 Paragraph 73 (b) of the NPPF 2024 states that local planning authorities should seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing.
- 10.3 The provision of a self-build dwelling is a material consideration to be considered in the determination of the application and weight needs to be given to the delivery of self-build dwellings, should the Council have a shortfall in delivery. The figures of the self-build register with the district are shown below.

Assessment Period	Number of people added to register (within base period)	Permissions Granted (3 years following base period)
Base Period 1: 01/04/16 to 30/10/16	69	69
Base Period 2: 31/10/16 to 30/10/17	89	89
Base Period 3: 31/10/17 to 30/10/18	135	14
Base Period 4: 31/10/18 to 30/10/19	204	64
Base Period 5: 31/10/19 to 30/10/20	157	48

Base Period 6: 31/10/20 to 30/10/21	189	103
Base Period 7: 31/10/21 to 30/10/22	130	-
Base Period 8: 31/10/22 to 30/10/23	82	-
Base Period 9: 31/10/23 to 30/10/24	32	

10.4 The demand for self-build dwellings is measured by the number of new applicants entered on the self-build register in each base period; and that number must be matched by new suitable permissions granted within 3 years of the end of each relevant base period.

10.5 The demand for self-build dwellings is measured by the number of new applicants entered on the self-build register in each base period; and that number must be matched by new suitable permissions granted within 3 years of the end of each relevant base period. The above table shows that the number of applicants on the register from 2016 up to the end of base period 6 on 30 October 2021 was 843. To comply with the Act, suitable permissions should have been granted for 843 self-build dwellings by 30 October 2024.

10.6 The figures show that 387 self-build dwellings were granted permission. This would result in a shortage of 456 plots. As there is a shortfall, there is an identified need for self builds. As the proposal seeks the inclusion of a self-build the development would contribute towards an identified unmet need to self/custom build properties, although the provision of a single dwelling would have a small contribution. In the event of approval, this would be secured by way of a Section 106 Agreement.

10.7 As there is a clear need for self builds within the district, officers would give the provision of this tenure moderate weight, subject to the suitability of other policies within the local plan and National guidance.

11. Design, layout, scale and landscaping

11.1 Policies 55, 56, 57 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully

contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

- 11.2 The proposed 1.5 storey self-build dwelling will be approximately 6.5m in height. The dwelling will be circa 9.6m in depth (at the deepest) and 11m in width. The dwelling will benefit from materials such as seamed metal roofing, Cambridge brick and grey casement windows/doors. Materials of this nature can be observed on some properties at the beginning of Lovell Road. Despite the proposed material palette not being in keeping with the immediate properties around the site, officers consider the small-scale nature of the dwelling (physically) and that the dwelling will be shielded from the street scene would allow for this palette to be considered acceptable in this location. The proposal would benefit from various soft landscaping normally associated with a development of this type of development, further details of the types of landscaping to be imposed can be secured via condition.
- 11.3 Officers consider the appearance of the dwellings to be responsive to the design of the neighbouring development and would therefore not be out of character with the wider area. However, the pattern of development of the wider site is still an issue. For the reasons stated in paragraphs 9.4 of this report, the proposed development of a dwelling to the rear is considered to be harmful in terms of the character and appearance of the area by virtue of being backland development in this context
- 11.4 The proposal will see the construction of a new access to serve the dwelling. The access will be located between nos.80 and 82 Lovell Road. The access will be circa 3.1m in width and will be accessed via Lovell Road. Visibility splays have been provided from this access which the local highway authority (LHA) consider to be acceptable. The construction of the access results in the removal of the characterful oriel windows of nos 80-82, to allow for taller vehicles (i.e delivery lorries) to use the proposed access track. This removal of the oriel windows will reduce the size of the upstairs bathroom, resulting in the removal of a bath in favour of a shower.
- 11.5 The access road is considered to have direct impacts on the occupants of 80-82 Lovell Road. The access track will be located directly outside the front doors of no.80-82 Lovell Road. Although officers acknowledge vehicles will unlikely be travelling at speed down this access, there remains the possibility occupants will face with travelling vehicles when exiting their homes. This conflict is also present when occupants of nos.80 and 82 will access their bin stores and cycle storage in their rear gardens, in the absence of a designated footway, the proposal fails to prioritise pedestrian safety.
- 11.6 Overall, the proposed development is a high-quality in relation to the design of the dwellings, but the impacts the access road would have on future occupants, the application fails to accord with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 80, and Paragraphs 117, 135 and 139 of the NPPF (2024).

12. Trees

- 12.1 Policies 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Paragraph 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 12.2 The Council's Tree Officer has advised that any services required outside of the footprint of the building would increase the impact on the surrounding trees and any such activity will need to be mitigated. Officers consider any potential mitigation required could be secured via condition.
- 12.3 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan (2018).

13. Carbon reduction and sustainable design

- 13.1 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 13.2 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 13.3 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 13.4 The application is supported by a design and access statement, which states the proposal will benefit from an air source heat pump and would implement measures to ensure no more than 110 litres of water per person per day would be used. Water butts are also used for external water use. The sustainability department have confirmed the proposal would be in accordance with the relevant local plan policies subject to the imposition of conditions relating to carbon reduction, water efficiency and an informative for water usage.
- 13.5 The department have noted the southwest elevation is highly glazed and as such, recommend the integration of external shading to help mitigate the risk of excess internal solar gains in the summer and shoulder months. Given the orientation the elevation would benefit from both vertical and

horizontal shading, which could be provided via appropriate setting back of the windows in the projecting dormers, noting that the projecting dormers already provide shade to the ground floor. From the drawings, it does appear that a setback has been provided, which is welcomed. It is recommended the use of an external solar blind on the southwest facing roof light, which can be retracted when not required.

- 13.6 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

14. Biodiversity

- 14.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 14.2 The proposal is for a self-build dwelling. According to the government's exemption list, self-builds do not have to provide the mandatory 10% net gain. However, the proposal would have to provide an ecological enhancement in line with the Councils Biodiversity SPD 2022. Officers consider this could be achieved by condition. As stated in paragraph 9.5, it was reported to officers that the site had been cleared of scrub and trees and there was the potential of the disturbance of a badger sett. While the applicant has confirmed there were no badger setts on site, officers advised the concerned party that as it is illegal to disturb badgers under the Protection of Badgers Act 1992, any activity doing as such should be reported to the police as it is a criminal offence. This is not the responsibility of the council to investigate.
- 14.3 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends a condition relating to ecological enhancement.
- 14.4 Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

15. Water management and flood risk

- 15.1 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 15.2 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. While limited information has been provided in terms of water management, officers consider these details could be secured via condition.
- 15.3 Subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

16. Highway safety and transport impacts

- 16.1 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 16.2 Para. 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 16.3 The application is supported by a Transport Appraisal. The appraisal advocates the new private drive between 80-82 Lovell Road will serve one dwelling, will comply with design standards and will allow for the emergency vehicle access. The new access can achieve necessary pedestrian visibility splays and thus would have a negligible impact on road safety concerns.
- 16.4 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, raise no objection to the proposal subject to conditions as set out under paragraph 6.1.
- 16.5 Subject to conditions as applicable, the proposal accords with the objectives of policy 81 of the Local Plan and is compliant with NPPF advice.
- 16.6 However, officers have concerns with the interaction between the new access road and the existing dwellings. Paragraph 117c of the NPPF states that applications for development should *'create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles'*. As stated previously, the front doors of no.80-82 Lovell Road are accessed from the sides of the dwellings. If implemented the front doors will face directly onto the proposed access road. While officers acknowledge it is unlikely cars will be speeding on this

access road, there will be a conflict of use introduced within this location of the site. Occupants of nos.80-82 will be required to exit their homes with caution to ensure the access will not be in use by a car and will continue to be cautious while walking away from their property due to the lack of footpaths being used. Additionally, the lack of footpaths within the development to these front doors indicates a clear prioritisation of car uses over pedestrian and cycle movements, directly contrary to paragraph 117 (a).

- 16.7 As such officers consider the development fails to prioritise safe pedestrian movements within the site and would be contrary to policy 80 of the Cambridge City Local Plan (2018) and paragraph 117 of the National Planning Policy Framework (2024).

17. Car and cycle provision

17.1 *Cycle Parking*

- 17.2 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encouragement of sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 17.3 The site will see the provision of cycle storage to the front of the dwelling. The cycle storage will be 2m in depth and 2m in width. In accordance with the cycle parking guide for new residential developments this cycle store would be capable of two cycles rather than the three required for the dwelling. To store three cycles, a store of 2m x 2.2m is required. As this has not been provided, adequate cycle storage on site cannot be secured. However, officers consider these details could be secured via condition.

- 17.4 Subject to conditions, the proposal would provide and integrate adequate cycle storage and is therefore complies with policies 57 and Appendix L of the City Local Plan (2018).

17.5 *Car parking*

- 17.6 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set

out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

- 17.7 The site is located outside of a controlled parking zone. The dwelling will benefit from two car parking spaces. Officers consider the parking provision for the new dwelling to be acceptable and would allow for parking to be secured outside of the dwelling reducing the reliance on on-street parking.
- 17.8 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 17.9 Subject to conditions, the car parking is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD. The proposed car and cycle parking is compliant with Policy 81 of the Local Plan.

18. Amenity

- 18.1 Policies 35 and 50 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

Neighbouring and Proposed Properties

- 18.2 Concerns of overlooking and overbearing has been raised. The proposed dwelling will be located circa 32m from the rear of 80-82 rear dwelling walls and approximately 18m from the rear garden fence. These would be the closest dwellings to the proposed dwelling. The closest gardens will be those belonging to no.84 (circa 11m from rear garden, 34m to no.84) and no.78 (approximately 1.9m from garden, 37m to no.78). The proposed dwelling is a 1.5 storey dwelling. Given the separation distances between

the proposed site and the surrounding dwellings, and the small scale of the dwelling, officers consider the dwelling would not achieve views into neighbouring gardens above and beyond of what is typically expected of dense residential areas. The closest garden boundary to the proposed dwelling is that of no.78 (approximately 1.9m). The garden of no.78 is long (56m). The proposed dwelling will be near the latter part of the garden. No windows are proposed on the side elevations of the proposed dwelling therefore the only opportunity for overlooking would be to the front and rear of the proposed dwelling. As the dwelling will be overlooking the latter part of the garden and would achieve views expected residential areas, officers do not consider the proposal would adversely overlook, overbear or overshadow neighbouring properties.

- 18.3 Concerns of the dwelling being used as house of multiple occupation (HMO) has been raised. The application does not state the dwelling will be used as an HMO and therefore officers are unable to assess the application under these terms.
- 18.4 Traffic and parking concerns have been raised. Lovell Road is a busy road which does not benefit from restricted parking measures. Each dwelling will benefit from at least one car parking space. As officers cannot restrict on street parking officers cannot directly address the parking concerns, however the off-street parking proposed at the new dwelling is considered to ensure on-street parking will not be adversely impacted by the proposed development.
- 18.5 Other concerns relating to pedestrian safety from users of the highway network have been raised. While the issues with the internal pedestrian safety have been addressed in the above report, this concern relates to pedestrians crossing the new proposed access when walking down Lovell Road. The Local Highways Authority have been consulted on the application and consider the visibility splays provided at the mouth of the access is sufficient in addressing pedestrian safety.
- 18.6 Concerns relating to noise, air pollution and dust impact during the construction period and the blockages of Lovell Road from construction vehicles have been raised. Officers consider the construction period to be temporary and can be addressed via condition.
- 18.7 Concerns for the loss of biodiversity from the wider site being stripped has been raised. As this has been done prior to the application had been made officers cannot comment any further than the evidence provided within the submitted ecology reports. The ecology officer has been consulted and considers the ecological measures on site to be appropriate and can be achieved via condition.
- 18.8 There is a level of suspicion of support comments received as these comments have no connection to Lovell Road. The planning system does not discriminate on who can and can't comment, therefore these comments are legitimate and have been considered.

18.9 It has been stated the whole of Lovell road was not notified. To clarify, neighbouring properties that adjoin the submitted red line will have been notified, everyone else will be notified via a site notice which was erected on the 24th of January and the 12th of February 2025. This is as per the Statement of Community Involvement.

18.10 Concerns have been raised that the introduction of dwellings to the rear will promote developers to buy dwellings along Lovell road to do the same and ultimately outbidding families who want family homes has been raised. While the introduction of backland development is a planning matter, the subsequent financial market consequences of this is not a consideration for this application. Officers cannot control the market once permission have been approved.

Future Occupants

18.11 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

18.12 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	5	3	99	122	+23

18.13 The table above shows the proposal would be in accordance with policy 50 of the Local Plan.

18.14 Garden Size(s)

18.15 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

18.16 The proposed garden space for the new dwelling is considered acceptable.

18.17 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible. Officers consider this requirement could be delivered via condition.

19. Other matters

19.1 Bins

19.2 Policy 57 requires refuse and recycling to be successfully integrated into proposals. Each property will benefit from an individual bin store. The bin store for the proposed dwelling will be located on the access road, circa 30m from the dwelling and 20m from the road side collection point. This is in accordance with recap. The new bin store from the existing dwellings is not in accordance with recap but as these are not new dwellings it would not be reasonable to impose recap standards on these properties.

19.3 Officers consider the proposal has successfully integrated refuse and recycling into the proposal and is in accordance with policy 57 of the local plan.

20. Planning balance

20.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

20.2 Summary of harm

20.3 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

20.4 The proposal would see the introduction of backland development; backland development is not characterful of Lovell Road and would therefore be contrary to the pattern of development of the street. Consequently, the proposal would be contrary to policy 52 of the Cambridge City Local Plan 2018.

20.5 The application fails to demonstrate there would be no harm to neighbouring occupants from the use of the proposed access road in between properties 80-82. The proposed access road fails to prioritise pedestrian movements from nos. 80-82 Lovell Road within the site. The lack of footways, primarily from the front doors of the existing properties which will face onto the access road, is contrary to policies 52, 57 and 80 of the Cambridge City Local Plan 2018 and paragraph 117 of the National Planning Policy Framework (2024).

20.6 The cycle storage will be 2m in depth and 2m in width. To store three cycles, a store of 2m x 2.2m is required. The proposed store is too small to provide the necessary number of cycles, consequently the proposal fails to provide

cycle storage for the necessary number of cycles. Therefore, the proposal is contrary to policy 81 and Appendix L of the Cambridge City Local Plan (2018).

20.7 Summary of benefits

20.8 The proposal would provide a self-build dwelling which will marginally contribute to addressing the need for this type of build.

20.9 In conclusion, having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

21. Recommendation

21.1 **Refuse** for the following reasons:

1. The dwellings which face onto Lovell Road benefit from large gardens, few to none have been subdivided. The proposal would introduce backland development which is contrary to the existing pattern of development along Lovell Road. As the proposal would not be appropriate to the surrounding pattern of development and the character of the area the proposal would be contrary to policy 52, 55, 56 and 57 of the Cambridge City Local Plan 2018 and paragraphs 135 and 139 of the National Planning Policy Framework (2024).
2. The proposal would see the introduction of an access road between no. 80-82 Lovell Road to serve the dwelling to the rear. The front doors of no.80 and 82 will face directly onto this access road. The access road is 4.1m (3.1m of road) in width, this is not enough space to accommodate an access road and footpaths for pedestrians. Therefore, the occupants of no.80-82 will be required to walk on the access road to enter and leave their homes. This would adversely impact the amenity and safety of existing occupants. In terms of parking, the proposed access road will impact ease of access to the existing driveways of no.80-82 Lovell Road. While no.80 benefits from a drop kerb across the entirety of the driveway, no.82 does not. The access road will remove part of the access to this driveway encouraging occupants to drive over the grass verge on the highway. The access road will adversely impact how occupants of the existing dwellings will access their parking spaces. Overall, the conflict the access road poses in terms of existing residential amenity and safety is contrary to policies 52, 57 and 80 of the Cambridge City Local Plan 2018 and paragraph 117 of the National Planning Policy Framework (2024).



Application details: 25/02452/FUL– 137-143 Histon Road, Cambridge, Cambridgeshire CB4 3HZ.

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Arbury

Proposal: Conversion of the approved Plot 42 (under application reference 25/01354/FUL) into a sales office and marketing suite for a temporary 3 year period and the installation of 3 temporary car parking spaces to the rear of the sales suite which will include a disabled parking bay, EV chargers, bollard lighting and soft landscaping. Cycle parking to be provided by the front entrance of the sales office.

Applicant: Hill Residential Limited

Presenting officer: Aaron Coe

Reason presented to committee: 'Minor' application relating to the Council's own land.

Member site visit date: Not required.

Recommendation: Approve subject to conditions

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Assessment
9	Principle of development
10	Design, layout, scale and landscaping
11	Highway safety and transport
12	Car and Cycle parking provision
13	Amenity
14	Other matters
15	Conclusion/ Planning balance
16	Recommendation
17	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks planning permission for the temporary use of the approved plot 42 (under full planning application reference 24/01354//FUL) for a 3 year period as a sales office. The sales office is proposed to be converted back at the end of this period to the house type as originally approved.
- 1.2 Officers consider that the proposal would have little impact on the character and appearance of the street scene and surrounding area. The proposed location of the sales office and marketing suite within the application site is an appropriate location for the temporary use proposed. The proposal adequately respects the residential amenity of existing and future neighbours and the constraints of the site.
- 1.3 The application has been brought before Planning Committee as it is a minor application which relates to the Council's own land.
- 1.4 Officers recommend that the Planning Committee approves the application.

Consultee	Object / No objection / No comment	Paragraph Number
Cambridgeshire County Council (Highways Development Management)	No objection	6.1
Environmental Health	No objection	6.2
Landscape officer	<u>As originally submitted</u> The temporary parking bays proposed encroach slightly into the root protection zone (RPZ) of the existing trees along the western boundary. Officers recommend that the paving surface for the temporary parking is revised from asphalt to a permeable surface and a method statement for excavation and paving works in the tree RPZ is provided before determination.	6.3
	<u>As amended</u> No objection. Additional information has been submitted showing the Arboricultural method statement, tree protection and permeable paving on a cellweb supported sub base in the car parking bays for the sales and marketing area.	6.4

Conservation officer	No objection	6.5
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Table 2 Consultee summary

2. Site description and context

2.1 The application site is land at 137-143 Histon Road which is located within the Arbury ward. This planning application proposes the conversion of the consented plot 42 to a sales and marketing suite for a temporary period and associated works including access, landscaping and parking.

2.2 The work relates to the full planning permission which was granted for the erection of 70 homes on 10th April 2024 (application reference 24/01354/FUL). The sales office and marketing suite is proposed be located close to the entrance of the application site. Vehicular access would be gained via the approved vehicular access along Histon Road.

3. The Proposal

3.1 The application proposal relates to the temporary use of the consented plot 42 as a sales and marketing suite, the installation of 3 temporary car parking spaces, which includes a disabled car parking bay, EV charging spaces, hard and soft landscaping. Visitor cycle parking is also proposed to be included close to the front entrance of the marketing suite.

3.2 The temporary sales and marketing suite is proposed to include a reception area, meeting rooms, an accessible toilet and a small kitchen. The external materials are proposed to consist of brickwork, composite windows, doors and slate roof tiles.

3.3 In addition to the sales and marketing suite building, the scheme proposes car parking spaces for 3 cars (1 disabled car parking space, 2 car parking spaces, 3 Sheffield stand visitor cycle parking hoops and soft landscaping.

4. Relevant site history

Reference	Description	Outcome
24/01354/FUL	Erection of 70 dwellings including access, car parking, cycle storage, landscaping and associated works.	Approved.

5. Policy

5.1 National policy

National Planning Policy Framework 2024
National Planning Practice Guidance
National Design Guide 2021

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 31: Integrated water management and the water cycle
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire and Peterborough Flood and Water
Greater Cambridge Biodiversity – Adopted February 2022

6. Consultations

Publicity

Neighbour letters – Y
Site Notice – Y
Press Notice – Y

Cambridgeshire County Council (Highways Development Management)- No Objection

6.1 No objection- no adverse impact upon the Public Highway.

Environmental Health- No objection.

- 6.2 Environmental health officers have reviewed the application and have raised no objection.

Landscape Officer

- 6.3 As originally submitted- The temporary parking bays proposed encroach slightly into the root protection zone (RPZ) of the existing trees along the western boundary. Officers recommend that the paving surface for the temporary parking is revised from asphalt to a permeable surface and a method statement for excavation and paving works in the tree RPZ is provided before determination.

- 6.4 As amended- revised information has been submitted showing the Arboricultural method statement, tree protection and permeable paving on cellweb supported sub base in the car parking bays for the sales and marketing area. Our previous comments have been addressed and so we have no objection to the application.

Conservation Officer

- 6.5 No objection- the proposal would not give rise to any harm to any heritage assets.
- 6.6 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7. Third party representation

- 7.1 No third-party representations have been received.

8. Assessment

- 8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Design, layout, scale and landscaping
- Highways matters/ parking
- Residential amenity
- Other matters

9. Principle of Development

- 9.1 The proposed development relates to the approved residential development at 137-143 Histon Road. There are no objections in principle to the proposed development.

10. Design, layout, scale and landscaping

- 10.1 The proposal involves the temporary use of the approved plot 42 as a sales and marketing suite building. There are no objections to raise in relation to the size or appearance of the building.
- 10.2 Soft landscaping is proposed to the east and south of the marketing suite which helps to soften the appearance of the marketing suite building. The hedging and planting details proposed successfully reflect the character and design of the approved permanent application (24/01354/FUL). The proposal is compliant with Cambridge Local Plan (2018) policies 55, 57 and 59.
- 10.3 Plot 42 is located on the southern side of the spine road within the development and is proposed to be accessed via the approved access along Histon Road. The proposed plot to be used as the marketing suite/ sales office would be easily accessible and visible from the public realm which is important from a sales/ marketing perspective. The proposed location of the temporary sales and marketing suite is considered acceptable.

11. Highways Safety and Transport Impacts

- 11.1 Para. 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 11.2 The Highway Authority has reviewed the application and raised no objections. Officers are satisfied that the proposal is compliant with Cambridge City Local Plan 2018 and paragraph 116 of the NPPF.

12. Car and Cycle Parking provision

- 12.1 The scheme includes visitor cycle parking for 6 cycles (3 Sheffield stand hoops) and 3 cars, 1 of which would be for disabled parking. The use is Sui Generis and there are no standard number of spaces that apply in the Local Plan car parking standards. Officers consider the number of parking spaces proposed to be appropriate for the sales and marketing suite use. The proposal is considered to be compliant with the Cambridge Local Plan 2018 policy 82 and Appendix L.

13. Amenity

- 13.1 The nearest existing residential properties to the site are located along the Histon Road. Policy 35, 50, 52, 53 and 58 seeks to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces. The closest existing property is approximately 45m from the proposed location of the marketing suite. Given the proposed separation distance there would be no significant adverse impacts on the residential amenity of existing neighbouring properties.
- 13.2 The proposal adequately respects the residential amenity of future neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018).

14. Other Matters

- 14.1 The approved surface water and foul water drainage strategy (as approved under 24/01354/FUL) will be implemented and is proposed to serve the temporary marketing suite and show homes. Given the small scale and temporary nature of the development proposed this is considered acceptable.
- 14.2 The proposed temporary change of use of the approved dwelling to a marketing suite is exempt from mandatory biodiversity net gain as the proposals do not impact priority habitats and affect less than 25m of on-site habitat or 5 metres of on-site linear habitats.

15. Conclusion/ Planning Balance

- 15.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 15.2 There are no sustainable planning objections to raise to this temporary development.
- 15.3 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

16. Recommendation

Approve subject to:

-The planning conditions as set out below.

17. Planning conditions

1. Temporary Permission

The use hereby permitted shall cease within 3 years of the date of this decision notice. On discontinuation of the use hereby permitted, all temporary structures shall be removed and the land shall be remediated and the development shall be completed in accordance with the plans approved under full planning application reference 24/01354/FUL.

Reason: The marketing suite is considered an inappropriate use of development for more than the temporary period proposed, Cambridge Local Plan 2018, Policies 55, 56 and 57.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Construction Hours

No construction shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018



25/02803/LBC – 4-6 Short Street, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Market Ward

Proposal: External and internal repairs

Applicant: Cambridge City Council

Presenting officer: Helen Newman

Reason presented to committee: Land within the ownership of the council

Member site visit date: N/A

Key issues: Heritage, Design, layout, scale and landscaping

Recommendation: Approve subject to conditions

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Assessment

10	Heritage, Design, layout, scale and landscaping
11	Recommendation
12	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks Listed Building Consent for external and internal repairs to Nos. 4-6 Short Street, Cambridge.
- 1.2 The application contains a detailed list of repairs to all dwellings. No4 is a Grade II Listed Building with Nos.5 and 6 being recorded as Buildings of Local Interest within the Kite Conservation Area.
- 1.3 The application is supported by the Conservation Officer subject to conditions.
- 1.4 During determination, the applicant submitted information to address the Conservation Officer's queries regarding the front façade of 4 Short Street. Equally, we have since received confirmation from the Conservation Officer that the paint stripping method is acceptable.
- 1.5 Officers recommend that the Planning Committee approve the application subject to the conditions outlined in the report.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	No objection	6.1
Third Party Representations	None received	6.7
Member Representations	None received	6.8
Local Interest Groups and Organisations / Petition	None received	6.8

2. Site description and context

- 2.1 The application is related to the terraced dwellings of 4–6 Short Street. Nos. 1–4 are Grade II Listed, while Nos. 5 and 6 are Buildings of Local Interest. The buildings are of two storeys with basements. They are

constructed in gault brick with slate roofs and originally formed part of a terrace built as servants' accommodation and a public house. The properties retain traditional features including sash windows, original door frames, and architectural detailing on the front elevation.

- 2.2 The site is located predominantly within residential dwellings with Maids Causeway and Midsummer Common to the North. To the immediate south of the application site is an alleyway between No6 and 7 whereby access is available to the rear gardens and shared courtyard.

3. The proposal

- 3.1 The application seeks Listed Building Consent for external and internal repairs in order to ensure the dwellings continue to be suitable and compliant as social housing, while preserving the historic character and significance of all dwellings.
- 3.2 The works proposed include an extensive list of internal and external repairs which include internal damp and plaster repairs including tanking of basement room, asbestos investigation and subsequent removal if deemed relevant, repointing and lintel repairs, roofing slate replacement, roof strut strengthening, window joinery repairs, drainage improvements, ventilation upgrades including external vents and the cleaning and paint removal to the front elevation of No4. All of the changes are detailed in their application.

4. Relevant site history

Reference	Description	Outcome
C/94/0478	Continued use of premises as residential institution (class 2)	Approved subject to conditions.

Table 2 Relevant site history

- 4.1 4-6 Short Street still retain social housing status.

5. Policy

5.1 National policy

National Planning Policy Framework 2024
National Planning Practice Guidance
National Design Guide 2024
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan (2018)

Policy 10: The City Centre

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of Cambridge's historic environment

Policy 62: Local heritage assets

Policy 63: Works to a heritage asset to address climate change

5.3 Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020

Listed Buildings SPD – Adopted 2009

5.4 Other guidance

Buildings of Local Interest (2005)

Cambridgeshire Design Guide For Streets and Public Realm (2007)

5.5 Area Guidelines

Kite Area Conservation Area Appraisal (2014)

6. Consultations

Publicity

Neighbour letters – N

Site Notice – Y

Press Notice – Y

Conservation Officer- No Objection

- 6.1 Subsequent information was received in relation to the paint removal methods which are now considered acceptable in Conservation terms. No objection to the application.

7. Third party representations

- 7.1 None received.

8. Member Representations

- 8.1 None received.

9. Assessment

- 9.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Heritage assets, design, layout, scale and landscaping
 - Recommendation
 - Planning conditions

10. Heritage assets. design, layout, scale and landscaping

- 10.1 The application falls with the Kite Conservation Area. The application relates to 4 Short Street which is Grade II Listed and 5 and 6 Short Street which are recorded as Buildings of Local Interest.
- 10.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.3 Paragraph 212 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 10.4 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 10.5 Policies 55, 56, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

- 10.6 The proposed works are predominantly repair and restoration in nature with the intention of improving the living conditions of the residents. They are considered to be modest in scale. The application includes a comprehensive Heritage Statement which demonstrates to the Council a clear understanding of the site's historic significance.
- 10.7 The application has been subject to full consultation with the Conservation Team who have confirmed that the proposals would maintain the existing architectural character of the dwellings and not harm the Listed Building. It is considered that compatible and suitable materials and methods are outlined to be used in the works.
- 10.8 The Conservation Officer had requested that the method of paint removal on the principal elevation of No4 be conditioned as the information on this had not initially been provided within the application. During the determination process, the applicant has since submitted the methods proposed and the Conservation Officer has confirmed to Officers that it is acceptable.
- 10.9 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 59 and the NPPF.
- 10.10 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

11. Recommendation

- 11.1 **Approve** subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

12. Planning conditions

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Greater Cambridge Shared Planning

Cambridge City Council - Appeals for Committee



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
24/04823/HFUL (APP/Q0505/D/25/3366501)	67 Panton Street Cambridge Cambridgeshire CB2 1HL	Loft conversion with front and rear dormers.	Appeal Dismissed	16/07/2025	Refusal of planning permission (Delegated Decision)
24/04163/FUL (3363191)	51 Cromwell Road Cambridge Cambridgeshire CB1 3EB	Change of use of detached residential outbuilding and land to a dwelling.	Appeal Allowed	11/08/2025	Refusal of planning permission (Delegated Decision)
24/02860/FUL (APP/Q0505/W/25/3363985)	127 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS	Part demolition of existing premises and the conversion into a single dwelling house along with the erection of 3no. 1bed dwellings to the rear accessed from Derby Road	Appeal Dismissed	11/08/2025	Refusal of planning permission (Delegated Decision)

24/04556/FUL (APP/Q0505/W/25/3365630)	44 Kimberley Road Cambridge Cambridgeshire CB4 1HH	Retrospective change of use of an existing outbuilding to a short-term holiday let and for ancillary residential use associated with the main dwelling.	Appeal Dismissed	12/08/2025	Refusal of planning permission (Committee Decision (Area/Main))
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Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
24/04489/FUL (APP/Q0505/W/25/3369992)	78 Poulter Walk Trumpington Cambridge Cambridgeshire CB2 9GY	Change of Use of a Restaurant/Cafe (Class E(b)) to Hot Food Takeaway (sui generis) and installation of extraction and ventilation equipment.	28/07/2025
EN/00044/24 BOC (APP/Q0505/C/25/3370670)	139 Arbury Road Cambridge Cambridgeshire CB4 2JD	The authorised use of the property is as a single dwelling (4 beds) with a self-contained annexe (1 living/bed). I visited the site for a pre-application enquiry for the change of use of the dwelling to a guesthouse (6 beds some studios) and a separate holiday unit (2 beds) on 18 Jan 2024. The internal works had already been carried out and I then found them both on Booking.com. Related Planning Reference: Date breach occurred: 18/01/2024	07/08/2025

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
24/01588/FUL (APP/Q0505/W/25/3365274)	16 - 17 Sidney Street, 18 - 19 Sidney Street, And 21 Hobson Street Cambridge Cambridgeshire CB2 3HG	Mr Mark Richer	10/09/2025

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
23/03204/OUT (PCU/RTI/Q0505/3360365)	Beehive Centre Coldhams Lane Cambridge CB1 3ET Cambridgeshire	Outline application (with all matters reserved) for the demolition of existing buildings and structures and redevelopment of the site for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors, along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities. (The Development is the subject of an Environmental Impact Assessment)	(Committee Decision (Area/Main))

24/01244/FUL (APP/Q0505/W/25/3361632)	Anstey Hall Maris Lane Cambridge Cambridgeshire CB2 9LG	Construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom apartments with associated hard and soft landscaping, bin storage, cycle and car parking. Provision of new vehicular access onto Maris Lane and reconfiguration of wall with new entrance gates. New pedestrian access onto Old Mills Road.	Refusal of planning permission (Committee Decision (Area/Main))
23/02127/FUL (APP/Q0505/W/25/3361641)	Mayflower House Manhattan Drive Cambridge Cambridgeshire CB4 1JT	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.	Conditions imposed on planning permission (Committee Decision (Area/Main))
25/00461/PIP (APP/Q0505/W/25/3363192)	Land Rear Of 226 To 250 Queen Ediths Way Cambridge Cambridgeshire	Permission in Principle (PIP) application for up to nine self-build/custom-build plots	Refusal of planning permission (Delegated Decision)
24/01588/FUL (APP/Q0505/W/25/3365274)	16 - 17 Sidney Street, 18 - 19 Sidney Street, And 21 Hobson Street Cambridge Cambridgeshire CB2 3HG	Demolition of existing buildings except for 16 and 17, 18 - 19 Sidney Street facades, 16 and 17 street facing roof aspect and chimneys, provision of: Replacement retail units totalling 882m2 (use class E (a) (b) (c) & (e)), 4,107m2 of office space (use class E (g) (i), (ii)), and 349m2 of community space (use classes F1 and F2), new shopfront to 16 and 17 Sidney Street and alterations to roof and northern chimney, and public realm enhancement works.	Refusal of planning permission (Committee Decision (Area/Main))
EN/00096/25 (APP/Q0505/C/25/3364436)	179 Coleridge Road Cambridge Cambridgeshire CB1 3PW	Without Planning Permission the construction of a detached one bed studio apartment	Appeal against enforcement notice
24/04743/FUL (APP/Q0505/W/25/3367256)	1 Stansgate Avenue Cambridge Cambridgeshire CB2 0QZ	Erection of an attached building to provide 1 No. 1 bed dwelling and 1 No. 2 bed dwelling.	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
24/04489/FUL (APP/Q0505/W/25/3369992)	78 Poulter Walk Trumpington Cambridge Cambridgeshire CB2 9GY	Change of Use of a Restaurant/Cafe (Class E(b)) to Hot Food Takeaway (sui generis) and installation of extraction and ventilation equipment.	05/09/2025

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Greater Cambridge Shared Planning

Cambridge City Council - Appeals for Committee



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
25/00461/PIP (APP/Q0505/W/25/3363192)	Land Rear Of 226 To 250 Queen Ediths Way Cambridge Cambridgeshire	Permission in Principle (PIP) application for up to nine self-build/custom-build plots	Appeal Dismissed	27/08/2025	Refusal of planning permission (Delegated Decision)
23/02127/FUL (APP/Q0505/W/25/3361641)	Mayflower House Manhattan Drive Cambridge Cambridgeshire CB4 1JT	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.	Appeal Allowed	03/09/2025	Conditions imposed on planning permission (Committee Decision (Area/Main))

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
25/02498/FUL (APP/Q0505/W/25/3372765)	Pavement Outside 18 - 19 The Broadway Mill Road Cambridge Cambridgeshire CB1 3AH	Installation of 1no. BT Street Hub and removal of associated BT payphones.	09/09/2025
25/02499/ADV (APP/Q0505/Z/25/3372766)	Pavement Outside 18 - 19 The Broadway Mill Road Cambridge Cambridgeshire CB1 3AH	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	09/09/2025
25/02496/FUL (APP/Q0505/W/25/3372767)	Pavement O/S 90 Hills Road Cambridge Cambridgeshire CB2 1LN	Installation of 1no. BT Street Hub and removal of associated BT payphones.	09/09/2025
25/02497/ADV (APP/Q0505/Z/25/3372768)	Pavement O/S 90 Hills Road Cambridge Cambridgeshire CB2 1LN	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	10/09/2025
25/02500/FUL (APP/Q0505/W/25/3372838)	Pavement Outside Unit 1, 11 - 13 Rectory Terrace High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HU	Installation of 1no. BT Street Hub and removal of associated BT payphones.	10/09/2025
25/02501/ADV (APP/Q0505/Z/25/3372839)	Pavement Outside Unit 1, 11 - 13 Rectory Terrace High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HU	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	11/09/2025
25/02503/ADV (APP/Q0505/Z/25/3372897)	Pavement Outside Burleigh Street Cambridge Cambridgeshire CB1 1DG	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	11/09/2025
25/02502/FUL (APP/Q0505/W/25/3372896)	Pavement Outside Burleigh Street Cambridge Cambridgeshire CB1 1DG	Installation of 1no. BT Street Hub and removal of associated BT payphones.	11/09/2025
25/02505/ADV (APP/Q0505/Z/25/3372900)	Pavement Outside 58 Regent Street Cambridge Cambridgeshire CB2 1DP	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	12/09/2025
25/02504/FUL (APP/Q0505/W/25/3372899)	Pavement Outside 58 Regent Street Cambridge Cambridgeshire CB2 1DP	Installation of 1no. BT Street Hub and removal of associated BT payphones.	12/09/2025

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

NO RESULTS

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
23/03204/OUT (PCU/RTI/Q0505/3360365)	Beehive Centre Coldhams Lane Cambridge CB1 3ET Cambridgeshire	Outline application (with all matters reserved) for the demolition of existing buildings and structures and redevelopment of the site for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors, along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities. (The Development is the subject of an Environmental Impact Assessment)	(Committee Decision (Area/Main))

24/01244/FUL (APP/Q0505/W/25/3361632)	Anstey Hall Maris Lane Cambridge Cambridgeshire CB2 9LG	Construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom apartments with associated hard and soft landscaping, bin storage, cycle and car parking. Provision of new vehicular access onto Maris Lane and reconfiguration of wall with new entrance gates. New pedestrian access onto Old Mills Road.	Refusal of planning permission (Committee Decision (Area/Main))
24/01588/FUL (APP/Q0505/W/25/3365274)	16 - 17 Sidney Street, 18 - 19 Sidney Street, And 21 Hobson Street Cambridge Cambridgeshire CB2 3HG	Demolition of existing buildings except for 16 and 17, 18 - 19 Sidney Street facades, 16 and 17 street facing roof aspect and chimneys, provision of: Replacement retail units totalling 882m2 (use class E (a) (b) (c) & (e)), 4,107m2 of office space (use class E (g) (i), (ii)), and 349m2 of community space (use classes F1 and F2), new shopfront to 16 and 17 Sidney Street and alterations to roof and northern chimney, and public realm enhancement works.	Refusal of planning permission (Committee Decision (Area/Main))
EN/00096/25 (APP/Q0505/C/25/3364436)	179 Coleridge Road Cambridge Cambridgeshire CB1 3PW	Without Planning Permission the construction of a detached one bed studio apartment	Appeal against enforcement notice
24/04743/FUL (APP/Q0505/W/25/3367256)	1 Stansgate Avenue Cambridge Cambridgeshire CB2 0QZ	Erection of an attached building to provide 1 No. 1 bed dwelling and 1 No. 2 bed dwelling.	Refusal of planning permission (Delegated Decision)
24/04489/FUL (APP/Q0505/W/25/3369992)	78 Poulter Walk Trumpington Cambridge Cambridgeshire CB2 9GY	Change of Use of a Restaurant/Cafe (Class E(b)) to Hot Food Takeaway (sui generis) and installation of extraction and ventilation equipment.	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
EN/00044/24 BOC (APP/Q0505/C/25/3370670)	139 Arbury Road Cambridge Cambridgeshire CB4 2JD	The authorised use of the property is as a single dwelling (4 beds) with a self-contained annexe (1 living/bed). I visited the site for a pre-application enquiry for the change of use of the dwelling to a guesthouse (6 beds some studios) and a separate holiday unit (2 beds) on 18 Jan 2024. The internal works had already been carried out and I then found them both on Booking.com. Related Planning Reference: Date breach occurred: 18/01/2024	09/10/2025
25/00919/FUL (APP/Q0505/W/25/3371125)	Land To The Rear Of 142 Chesterton Road Cambridge Cambridgeshire CB4 1DA	Conversion of the existing garage into a one-bed dwelling following subdivision of the residential plot, together with associated alterations - part-retrospective	10/10/2025
25/02498/FUL (APP/Q0505/W/25/3372765)	Pavement Outside 18 - 19 The Broadway Mill Road Cambridge Cambridgeshire CB1 3AH	Installation of 1no. BT Street Hub and removal of associated BT payphones.	17/10/2025
25/02496/FUL (APP/Q0505/W/25/3372767)	Pavement O/S 90 Hills Road Cambridge Cambridgeshire CB2 1LN	Installation of 1no. BT Street Hub and removal of associated BT payphones.	20/10/2025

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