

PLANNING COMMITTEE MEETING – 17th June 2019

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:

Reference Number: 18/1002/FUL

Address: 211 - 213 Newmarket Road And 2 Godesdone Road
Cambridge Cambridgeshire

Determination Date: 26 September 2018

To Note: The applicant's agent has written to request various amendments to planning conditions 3, 9, 11, 14, 15, 16, 19, 29, 34, 37, 41 & 45. Officers have not had an opportunity to review/consult on all the changes suggested and will provide a verbal update at the Committee meeting.

Amendments to Text: None

Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 19/0175/FUL

Address: Mill Road Depot Mill Road Cambridge Cambridgeshire

Determination Date: 17 May 2019

To Note:

Amendments to Text:

- 1) The table in paragraph 8.80 has a number of S106 contribution figures outstanding. The following details should be added:
 - Informal open space: £4,917 (plus indexation) towards the provision of and/or improvement of and/or access to Informal Open Space facilities at Great Eastern Street.
 - Provision for children and teenagers: £17,064 (plus indexation) towards the provision of and/or improvement of the children's play area facilities at Petersfield play area.
 - Indoor sports: £23,806.50 (plus indexation) is requested towards the provision of and/or improvement to the gym studio and/or gym

equipment at Abbey Sports Centre and Gym,
Whitehill Road, Cambridge CB5 8NT

- Outdoor sports: £21,063.00 (plus indexation) is requested towards the improvement to and enhancement of the artificial grass pitch carpet (from sand to rubber crumb) at Coldham's Common
- Community facilities: £62,800 on site (indicative contribution)
- An amount of money is to be provided by the applicant to the City Council for the adoption of the publicly accessible open space. This sum will include 30 years of maintenance for SUDS and 12 years open space maintenance.

2) Further to paragraph 6.18 of the Officer's Report, the Environmental Health Officer has proposed a number of conditions which are considered appropriate for this development. They are to be added to the end of the existing conditions listed (the existing conditions end at number 26), as follows:

27

There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

28

No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. The development shall be carried out in accordance with the approved details only.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

29

No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties
Cambridge Local Plan 2018 policy 36.

30

Prior to the installation of any air source heat pumps (where proposed), a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

31

Prior to the commencement of external facades to B_01, a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area from road and rail shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

32

Prior to the commencement of external facades to B_10 or B_01, details of an alternative ventilation scheme for the residential accommodation units to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

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

33

Prior to the commencement of external facades to B_01, full details of the design and construction of the enclosed winter gardens including the acoustic / noise insulation performance specification of the glazing, to reduce the level of noise experienced at the residential units as a result of high ambient noise levels in the area from road and rail shall be submitted to and approved in writing by the local planning authority.

The winter gardens shall be constructed and installed in accordance with the approved details and retained in situ thereafter.

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

34

Prior to any above ground works for the community centre hereby approved, a noise impact assessment of the community centre use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme or other noise control measures as appropriate, in order to minimise the level of noise emanating from the community centre uses and associated internal and external spaces having regard to but not exhaustively the following:

- Nature / type of uses and events to be held;

- Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- Noise egress, airborne, structural and flanking sound via building structural elements;
- Building fabric, glazing, openings and ventilation systems acoustic performance;
- Adequate alternative ventilation should be provided to ensure external doors and windows remain closed.
- Premises entrances / exits and any associated external spaces and patron noise;
- There should be a cut-out device fitted to external entrance / exit doors, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated or lowered;

shall be submitted in writing for approval by the Local Planning Authority.

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community centre uses hereby permitted are commenced and shall be retained thereafter.

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

35

Prior to occupation of the community centre a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the community centre use Noise Assessment / Insulation Scheme (as required by condition 34) and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the LPA will be required.

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

36

All doors and windows serving the community centre shall remain closed during the playing of amplified music / voice.

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

37

The community centre (D1 use) use hereby approved shall not operate outside the hours of 08:00 – 22:00 Monday to Thursday, 08:00 – 23:00 Friday and Saturday and 09:00 to 20:00 on Sundays.

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

38

All musical and sound generation equipment used within the community centre shall be connected to and played and channelled through the in-house limited amplification / fixed sound system. The use of any external third party independent amplification / sound systems is strictly prohibited.

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

39

The use of unamplified / acoustic musical equipment and independent amplification / sound systems that are not connected to and fully played and channelled through / controlled by the in-house limited amplification / fixed sound system is prohibited or not permitted within the community centre.

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

40

All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to

Friday, 08:00 to 13:00 on Saturday. Service collections / dispatches from and deliveries are not permitted at any time on Sundays or public holidays.

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

41

Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

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

42

In the event that the commercial unit on the ground floor of the Gate house (B_11) is occupied for A1/A3 use, then prior to the installation of plant for that use, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.

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

43

In the event that the commercial unit on the ground floor of the Gate house (B_11) is occupied for A1/A3 use, then

prior to this occupation, details of the location of associated internal and external duct work associated with A1 and/or A3 use, for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The details as approved shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

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

44

D1 use within the ground floor of the gatehouse shall be restricted to the holding of meetings and exhibitions only. Amplified music and/or voice associated with D1 use are prohibited.

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

45

The A1, A2, A3 or D1 use space shall only be used / open between the hours of 08:00 to 23:00 Monday to Saturday and 09:00 to 18:00 on Sunday and Bank Holidays.

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

46

Prior to the commencement of the development (or phase of) a proposed remediation strategy detailing the works required in order to render harmless the contamination identified by the conceptual site model presented in 'Phase 2 Contamination Assessment' (Ref: 724317-MLM-ZZ-XX-RP-J-005 Rev C06) produced by MLM and dated February 2019 shall be submitted and approved in writing by the Local Planning Authority. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that appropriate remediation measures are agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

If previously unidentified/unexpected contamination is encountered whilst undertaking the development, all site works shall immediately cease until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and the following has been approved in writing by the County Council Planning Authority:

- A site investigation strategy detailing the works required to assess the previously unidentified contamination
- A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors
- A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of proposed remedial works setting out a timetable for all remediation measures that will be implemented.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Prior to the first occupation of the development the contamination remediation strategy approved by Condition 3 and Condition 4 shall be fully implemented on site.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Prior to importation or reuse of material for the development a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- Include details of the volumes and types of material proposed to be imported or reused on site (for

landscaping, piling and engineering)

- Include details of the proposed supplier(s) of the imported or reused material.
- Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- Include the results of the chemical testing which must show the material is suitable for use on the development.
- Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to development.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

50

Prior to the first occupation of the development hereby approved the following shall be submitted to and approved by the local planning authority:

- A completion report demonstrating that the approved remediation scheme as required by Condition 3 and Condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.
- Details of any post remedial sampling and analysis (as defined in the approved Material Management Plan as required by Condition 6) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 40\text{mg/kWh}$, to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the Local Planning Authority.

If the proposals include any gas fired Combined Heat and Power (CHP) System, technical details and information demonstrating that system meets the following emissions standards for various engines types shall be submitted for approval in writing by the Local Planning Authority:

- Spark ignition engine: less than or equal to 150 mg NOx/Nm³
- Compression ignition engine: less than 400 mg NOx/Nm³
- Gas turbine: less than 50 mg NOx/Nm³

The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standards above.

The scheme details as approved shall be fully installed and operational before first occupation and shall be retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, policy 36 of the Cambridge Local Plan 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation:	First	Item:
Reference Number:	19/0176/LBC	
Address:	Mill Road Depot	Mill Road Cambridge Cambridgeshire
Determination Date:	12 April 2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	
Decision:		

Circulation:	First	Item:
Reference Number:	18/1990/FUL	
Address:	Mill Road Depot	Mill Road Cambridge CB1 2AZ
Determination Date:	11 February 2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	
Decision:		

Circulation:	First	Item:
Reference Number:	18/1947/S73	
Address:	Mill Road Depot	Mill Road Cambridge CB1 2AZ
Determination Date:	12 March 2019	
To Note:		
Amendments to Text:	1) Paragraphs 8.44 – 8.48 relate to the loss of a silver birch tree and its replacement with two new trees. The applicant is now proposing to provide three replacement trees instead.	
Pre-Committee Amendments to Recommendation:	None	
Decision:	None	

Circulation:	First	Item:
Reference Number:	19/0546/S106A	
Address:	Mill Road Depot Mill Road Cambridge Cambridgeshire	
Determination Date:	12 June 2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation:	First	Item:
Reference Number:	19/0166/S106A	
Address:	Land At 315 - 349 Mill Road Cambridge Cambridgeshire	
Determination Date:	1 April 2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation:	First	Item:
Reference Number:	18/1876/FUL	
Address:	Hobson House 42 - 44 St Andrews Street Cambridge Cambridgeshire	
Determination Date:	1 March 2019	
To Note:		
Amendments to Text:	Amendments to the following conditions: 9. No construction work or demolition work shall be carried out or plant 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 agreed in writing.

Reason: To protect the amenity of the adjoining properties.

(Cambridge Local Plan 2018 policy 35)

10. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0700 hours and 1800 hours on Monday to Friday, 0700 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.

(Cambridge Local Plan 2018 policy 35)

13. Prior to the commencement of development/construction (excluding demolition and below ground enabling works), a noise assessment of external and internal noise levels and a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the accommodation units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced externally and internally at the accommodation units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of the adjoining properties.

(Cambridge Local Plan 2018 policy 35)

16. Before the development hereby permitted is commenced (excluding demolition and below ground enabling works), details of the location of associated duct work, for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved ductwork shall be installed before the use hereby permitted is commenced.

Reason: To protect the amenity of the adjoining properties.

(Cambridge Local Plan 2018 policy 36)

19. Any new boilers installed within the development hereby approved, shall utilise low NOx boilers, i.e. Boilers that meet a dry NOx emission rating of 40mg/kWh. If the proposals will include any gas fired Combined Heat and Power System, that system shall meet an emissions standard of:

- Spark ignition engine: less than 150 mg NOx/Nm³

- Compression ignition engine: less than 400 mg NOx/Nm³

- Gas turbine: less than 50 mg NOx/Nm³

Details of all combustion appliances shall be submitted to and approved in writing by the Local Planning Authority for approval prior to installation demonstrating compliance with the agreed emissions limits. All combustion appliances shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and accords with

the requirements of the National Planning Policy Framework (NPPF), policy 36 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018).

Pre-Committee
Amendments to
Recommendation: See above

Decision:

Circulation:	First	Item:
Reference Number:	18/1877/LBC	
Address:	Hobson House 42 - 44 St Andrews Street Cambridge Cambridgeshire	
Determination Date:	25 January 2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

Circulation:	First	Item:
Reference Number:	18/2025/FUL	
Address:	Unit 10 Cambridge Retail Park Newmarket Road Cambridge	
Determination Date:	22 March 2019	
To Note:	Nothing	
Amendments to Text:	None	
Pre-Committee Amendments to Recommendation:	None	

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item: Postponed from 11th
June 2019 Committee

Reference Number: 18/1859/FUL

Address: 39 Akeman Street Cambridge CB4 3HE

Determination Date: 28 January 2019

To Note: Nothing

Amendments to Text: 1) The second sentence in paragraph 1.1 is incorrect and is to be deleted.

2) Paragraph 8.21 should be amended to read:

“I consider that the proposed hours of operation means that the likely demand for parking would be during hours when parking demand would be at its lowest. In addition, the site is not in a CPZ and so parking is available in street. The likely users of the community facility would be people in close proximity of the site and so car reliance would likely be minimal.”

3) Paragraph 8.22 should be amended to read:

“In my professional opinion, the proposal has an acceptable impact on car parking. I consider the proposal to be compliant with Cambridge Local Plan (2018) policy 82.”

4) One new representation has been received. The issues raised relate to the loss of a dwelling being inappropriate, impact on parking and neighbouring amenity. These issues have been dealt with in the report as existing.

Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item: Postponed from 11th
June 2019 Committee

Reference Number: 18/1520/FUL

Address: 11 Napier Street Cambridge CB1 1HR

Determination Date: 26 November 2018

To Note: Nothing
Amendments to Text: None
Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item: Postponed from 11th June 2019 Committee

Reference Number: 18/1887/FUL

Address: 57 Peverel Road Cambridge CB5 8RN

Determination Date: 28 January 2019

To Note: An additional representation has been received from 59 Peverel Road. This does not raise any new planning considerations.

Amendments to Text: None

Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 17/2267/FUL

Address: Land To The Rear Of 115, 117 & 119 Shelford Road
Shelford Road Cambridge CB2 9NB

Determination Date: 28 March 2018

To Note: The applicant has requested that the application be deferred until a later meeting

Amendments to Text: None

Pre-Committee Amendments to Recommendation: None

Decision:

Circulation: First Item:

Reference Number: 18/1952/FUL

Address: 6 Wilberforce Road Cambridge CB3 0EQ

Determination Date: 6 February 2019

To Note: An additional representation in support of the application has been submitted by Camcycle. They do not raise any new point which have not already been raised and summarised in the committee report.

Amendments to Text: None

Pre-Committee
Amendments to Recommendation: None

Decision:
