

JOINT DEVELOPMENT CONTROL COMMITTEE MEETING – 15 December 2021

Amendment/

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: 4 APPLICATION REF: 21/03619/REM

Location: Land Between Huntingdon Road and Histon Road, Cambridge
(Darwin Green One)

Target Date: n/a

To Note:

Amendments to Text:

Amend condition as below:

3. Natural England Protected Species Licences

No works likely to cause harm to badgers or water voles shall not commence unless the local planning authority has been provided with either: [...]

13. Implementation of Carbon Reduction Strategy

[...]

- No more ~~less~~ than 20% of all the development dwellings in this phase shall be assessed against and built to the Part L Building Regulations 2013 standard;
- No less than 25% of all the development dwellings in this phase shall be assessed against and built to the forthcoming Part L Building Regulations 2021 standard;
- No less than 55% of all the development dwellings in this phase shall be assessed against and built to the Future Homes Standard.

[...]

Pre-Committee Amendments to Recommendation:

Insert additional condition:

Obscured Glazing

The development at plot 202 hereby permitted shall not be occupied until the proposed first floor windows in the rear elevation of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

ITEM: 5 APPLICATION REF: 20/05040/FUL

Location: Land to the West of Peterhouse Technology Park, Fulbourn Road,
Cambridge

Target Date: n/a

To Note:

Amendments to Text:

For consistency with the conclusions on landscape and visual impact in the 'planning balance and conclusion (paragraphs 209-213)

126. On the basis of the above it is considered the proposals will have an adverse impact on localised views, particularly immediate neighbours on Ainsdale and Tweedale. It is not considered the development is likely to have a significant impact on wider views. The proposals have been designed to mitigate the landscape and visual effects, including through the use of a stepped back second storey, recessed plant equipment, and the use of metal fins to add visual interest to and break-up the façade. Following earlier amendments, the proposed landscape works will provide layers of trees and vegetation to provide effective screening which will moderate the impact of the development as they mature. Notwithstanding this, there will inevitably be a residual ~~negative impact from the change from open fields to the proposed office building~~ **proposed development, resulting in limited landscape and visual harm.** Therefore in respect to the landscape and visual impact, the proposal is considered to conflict with Local Plan 2018 policies 27, 55, 56, & 57.

To update references to the Consultation Direction following further discussion and advice from the legal officer:

7. Officers recommend that JDCC approves this application, subject to ~~consultation with the Secretary of State~~, completion of a s106 agreement, and the conditions and informatives set out at the end of the report.

213: The Town and Country Planning (Consultation) (England) Direction 2021 ~~2009~~ sets out that any proposals for inappropriate major development in the Green Belt should be referred to the Secretary of State prior to determination. ~~Although only part of the site is within the Green Belt, and the proposed works are limited, it is recommended that the application is referred to the Secretary of State prior to determination.~~ **As the proposed works within the Green Belt are considered to not be inappropriate development, it is not necessary for the application to be referred to the Secretary of State.**

214 GRANT PLANNING PERMISSION subject to;

- a. The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 with delegated authority to officers to negotiate, secure and complete such an Agreement on the terms set out within this report and any others considered appropriate and necessary to make the development acceptable in planning terms; and
- b. The planning conditions specified in this report with the final wording of any significant amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission.; and
- c. The relevant informatives as set out in Appendix 1 to be included at the discretion of officers.
- d. ~~The prior consultation on the application with the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2021.~~

Pre-Committee Amendments to Recommendation:

DECISION: