

PLANNING COMMITTEE MEETING – 6th March 2024

Amendment/De-brief Sheet

MINOR PLANNING APPLICATION

Circulation: First Item:

Reference Number: 22/05352/FUL

Address: Land r/o 18 Adams Road

Determination Date: 12.02.2024

Third Party representation received from Chris Smith of Small Ecology with review of ecology issues.

The comments are summarised as follows:

The applicant acknowledges the nearby presence of breeding Great Crested Newts about 50m from the boundary.

The applicant acknowledges that the development site and ARBS are both significant foraging areas for eight species of bats and that Barbastelle bats also forage over the area. The applicant also acknowledges the probable presence of nearby Barbastelle bat roosts but has not identified their type or location.

The applicant acknowledges that the site supports sufficient flying insects for bats.

To Note:

The application appears supported by inadequate information on Great Crested Newts and bats. The information supplied on invertebrates deals with one specialist groups and does not demonstrate if significant invertebrate assemblages are dependent on the site or not.

The applicant had the opportunity to supply additional autumn bat surveys but has not done so. The agreement by Cambridge City Council not to request additional surveys appears irrational given the clear breach of best practice guidelines and significance of the site.

The applicant has incorrectly used the Natural England Rapid Risk Assessment for impacts on newts and once correctly used there is a significant risk to newts both to individual animals and from loss of habitat.

The application could therefore be reasonably rejected on the following basis:

- on lack of supplied information on bats and Great Crested Newts
- on the impacts on Great Crested Newts
- on its impacts on foraging and commuting bats and
- on the impacts on roosting bats, in particular Barbastelles.
- on the impacts on the Adams Road Bird Sanctuary, both direct and cumulative.

The application appears substantially identical to that rejected at appeal in its characteristics; and these matters were also grounds for refusal on that appeal.

Of additional concern, the mitigation proposals for Crested Newt as agreed by Cambridge City Council appear to constitute a criminal offence and require urgent review.

None

Amendments to
Text:

Amendments (underlined) to conditions 10 and 11 as follows:

10. Prior to the installation of any artificial lighting, an ecologically sensitive artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any existing and proposed internal and external artificial lighting (including luminaires, fittings and shrouds) of the site and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

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i) identify those parts of the site, especially the ARBS boundary, that are sensitive for bat species and where artificial lighting is likely to cause disturbance along identified important routes used for foraging and commuting.

ii) show how and where internal and external artificial lighting will be installed (through the provision of appropriate vertical and horizontal lighting lux contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb light sensitive bat species using the identified routes

iii) not exceed the maximum permitted 0.1 lux level (or such other level as agreed in writing with the local planning

authority not exceeding 0.4 lux) on the vertical plane (before and post curfew) resulting from the development along the boundary of the ARBS.

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

No occupation of the dwelling shall take place until a lighting verification report has been submitted to the local planning authority demonstrating that the approved lighting scheme is performing as designed and modelled including with reference to lighting levels on the boundary of the ARBS. No additional lighting ~~should~~ shall be installed without the written approval from the Local Planning Authority.

Reason: To ensure light sensitive bat species are not impacted by the proposed development in accordance with Cambridge Local plan policy 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

11 Prior to development above slab level, a detailed glazing specification (including the built-in and electronically controlled roller-shutters with 100% black-out on all windows) ~~shall be submitted to and approved provided and agreed in writing with the Local Planning Authority, detailing the specialist glazing and demonstrating compliance with the and less than 1 lux lighting zones hereby approved as part of condition 10~~ in principle. All development shall be carried out in accordance with these details and retained for the lifetime of the development.

Reason: To conserve ecological interests in accordance with Policies 57, 69 and 70 of the Cambridge Local Plan 2018.

Decision:

MAJOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	23/04037/FUL	
Address:	Babbage House, Castle Park	
Determination Date:	08.03.2024	
To Note:	The red line of the application has been amended and has been reconsulted upon, the period to respond for which	

extends beyond the committee date. The change does not affect the substance of the proposal but, because the proposal is subject to a further consultation on this change, officers will not be able to issue a decision until its expiry. The recommendation is thereby altered as below.

Amendments to
Text:

Pre-Committee
Amendments to
Recommendation:

A number of conditions have been amended to alter their triggers in consultation with the applicants.

Approve subject to:

- (i) The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.
- (ii) Delegated authority for officers to determine whether any representations received in the intervening period between the Planning Committee Meeting on 6th March 2024 and the 12th March 2024 in respect of the amended red line are significant or sufficiently sensitive to report the item back to Planning Committee and to otherwise grant permission in accordance with the Planning Committee resolution.

Materials

3.No development shall take place above ground floor slab level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the impact of the materials on the Urban Heat Island Effect has been considered. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policy 58.

Sample Panel Brickwork

4. No brickwork above ground floor slab level shall be laid until a sample panel; has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be

retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with (Cambridge Local Plan 2018 policies 55 and 57).

Hard and Soft Landscaping

5. No occupation of the building shall commence until details of a hard and soft landscaping scheme have been submitted to, approved and implemented in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas. All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning

Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Surface Water Drainage

7. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Drainage Strategy Report for Planning, Ramboll, Ref: 1620014910, Rev: 0.1, Dated: 20th September 2023 and shall also include:

- a) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- b) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- c) Full details of the maintenance/adoption of the surface water drainage system;
- d) Permissions to connect to a receiving watercourse or sewer;
- e) Measures taken to prevent pollution of the receiving groundwater and/or surface water

Reason To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate

harmful impacts. (Cambridge Local Plan 2018 policies 31 and 32).

Travel Plan

14. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority, subsequently after 6 months after occupation this shall be reviewed and revised as necessary and approved. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

Biodiverse Roof

15. Details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the green biodiverse roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- a) Roofs can/will be biodiverse based with substrate of an appropriate depth recognising the increased loading on the existing frame from the additional storey.
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
- c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,

e) A management/maintenance plan approved in writing by the Local Planning Authority, All works shall be carried out and maintained thereafter in accordance with the approved details

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

Green Roofs

16. Notwithstanding the approved plans, the flat roof of the development hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted / seeded with a predominant mix of wildflowers which shall be based with a substrate of an appropriate depth recognising the increased loading on the existing frame from the additional storey.
- b) With suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency. The green biodiverse roof(s) shall be implemented in full prior to the use of the extension and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: greenrooforganisation.org

Nest Boxes

17. No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. The building shall not be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

Design state BREEAM Assessment

18. Within 6 months of commencement of development or otherwise agreed in writing with the Local Planning Authority, a Design Stage BREEAM assessment will have

been submitted to the BRE. Evidence that the assessment has been submitted to the BRE will be submitted to, and approved in writing by, the Local Planning Authority. This assessment will meet the minimum BREEAM credit level and requirements to achieve a BREEAM 'excellent' rating, with at least 4 credits for Wat 01 (water consumption). If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Noise and Vibration

24.No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

Circulation:	First	Item:
Reference Number:	23/03704/FUL	
Address:	British Telecom, Long Road	
Determination Date:	15.03.2024	
To Note:	-	
Amendments to Text:	-	

Pre-Committee
Amendments to
Recommendation: -

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 23/04895/S73
Address: Cherry Hinton Library, High Street, Cherry Hinton
Determination Date: 15 February 2024

The applicant has provided additional supporting information in the form of:

To Note:

- Two visuals showing the building with and without brise soleil.
- A statement in support of the proposals noting that the west elevation does not receive direct sunlight, two trees providing natural shading, thermal comfort has been confirmed through a BRUKL/Part L (Building Regulations) calculation, and that the end user requires the spaces to be air-conditioned so there will be no internal temperature difference. The brise soleil are not required and so have been proposed for removal.

These are available to review via the Public Access System.

Amendments to Text: Councillor Mark Ashton has asked that his comments be noted as an objection at paragraph 8.1 of the report.

Pre-Committee
Amendments to
Recommendation: None.

Decision:

Circulation: First Item:
Reference Number: 23/03778/HFUL
Address: 65 Ferrars Way
Determination Date: 29 November 2023
To Note: -

Amendments to
Text:

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Pre-Committee
Amendments to
Recommendation:

Informative added to make applicant aware of needing planning permission if they change the use of the dwelling to an HMO. The report has not been updated as this had been mentioned in the report, the informative has been added to the recommendation.

Decision:

Circulation:

First

Item:

Reference Number: 23/03762/FUL

Address: 79 Coleridge Road

Determination Date: 7 December 2023

To Note:

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Amendments to
Text:

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Pre-Committee
Amendments to
Recommendation:

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Decision:

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