

## PLANNING COMMITTEE MEETING – 27th March 2024

### Amendment/De-brief Sheet

#### MAJOR PLANNING APPLICATIONS

Circulation: First Item:  
Reference Number: 23/04686/FUL  
Address: 12 - 34 Fanshawe Road  
Determination Date: 26.04.2024  
To Note: -  
Amendments to Text: -The East of England Ambulance Service has requested a S106 contribution towards infrastru  
Pre-Committee Amendments to Recommendation: -  
**Decision:** -

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Circulation: First Item:  
Reference Number: 23/03653/S73  
Address: Aylesborough Close  
Determination Date: 25 December 2023  
To Note: -  
Amendments to Text: -  
Pre-Committee Amendments to Recommendation: -  
**Decision:** -

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Circulation: First Item: 6  
Reference Number: 23/03519/FUL  
Address: Tyndale House, 36 Selwyn Gardens  
Determination Date: 29.03.2024  
To Note: Amendments to conditions in bold and deletions shown below.  
Amendments to Text:

## Water Efficiency

8. The development hereby approved shall not be ~~used or~~ occupied until the water efficiency specification to achieve 5 Wat01 credits as set out in the submitted BREEAM Wat01 Water Efficiency Calculator has been implemented in full. Any changes to the proposed specification shall be submitted to and approved in writing by the local planning authority and will only be approved if the amended specification continues to achieve 5 Wat01 credits. The development shall be carried out in accordance with the agreed details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

## Archaeology Programme- Written Scheme

12.No demolition/development shall commence 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 version 3 (Pre-Construct Archaeology) (9 January 2024), **until the WSI has been submitted to and approved by the Local Planning Authority in writing and** which shall include: a. The statement of significance and research objectives; b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c. The timetable for the field investigation as part of the development programme; d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the

development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

#### Traffic Management Plan -Demolition

13.No demolition works shall commence on site until a demolition ~~and construction~~ traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are: ~~The principle areas of concern that should be addressed are:~~ i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway) ii. Contractor parking, (wherever possible all such parking should be within the curtilage of the site and not on street). iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway) iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

#### Traffic Management Plan -Construction

14.No construction works shall commence on site until a demolition and construction traffic management plan has been agreed in writing with the Planning Authority. ~~The principle areas of concern that should be addressed are:~~ The principle areas of concern that should be addressed are: i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway) ii. Contractor parking, (wherever possible all such parking should be within the curtilage of the site and not on street). iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway) iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public

highway.

Reason: in the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

#### Condition 19 Bat and Owl Boxes

19. No development above ground level shall, other than demolition, commence until a scheme for the provision of bat nest boxes in accordance with the Ecological Impact Assessment Issue 3 (Delta Simons) (6 September 2023) 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 development shall be occupied until nest boxes have been provided in accordance with the approved scheme.

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

#### Noise and Vibration Impact Assessment – Demolition

28.No development (including demolition, enabling works or piling) shall commence until a demolition 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).

#### Noise and Vibration Impact Assessment – Construction

29.No development (including ~~demolition~~, enabling works or piling) shall commence until a 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).

#### Dust- Demolition

30.No development, **including demolition**, shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition 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).

#### Dust- Construction

31.No development, **excluding demolition** shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of construction 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).

#### EV Charging Scheme

33.~~Prior to occupation,~~No development hereby approved shall be occupied until a residential dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate: i. Dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to serve a minimum of 50% of the approved communal parking spaces. ii. Additional passive electric

vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required. The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

Restriction of use

39. The proposed residential accommodation shall only be occupied by persons **undertaking research** ~~associated with their primary study~~ at Tyndale House and for individual periods of no longer than **12 consecutive months** ~~6 months in any calendar year.~~"

Reason: To ensure that the accommodation is used as intended in the interests of the amenity of future occupants. **(Cambridge Local Plan 2018, Policy 58).**

Pre-Committee  
Amendments to  
Recommendation:

**Decision:**

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## MINOR PLANNING APPLICATIONS

Circulation:	First	Item:
Reference Number:	23/03068/FUL	
Address:	163 - 167 Mill Road	
Determination Date:	2 October 2023	

To Note: 163 - 167 Mill Road, Cambridge, Noise Impact Assessment Non-Technical Summary is attached as appendix 1 to the Officer Report

Amendments to Text:

Additional conditions as recommended by the Environmental Health Officer are suggested as follows:

**Replacement Condition 7 (reference to Non-Technical Summary)**

*Plant Noise Compliance Condition*

The plant / equipment as approved shall be installed and operated in accordance with the principles, design and specifications (including operational noise levels, attenuation / mitigation and the results of the BS4142-type assessment) contained within the following documents:

- "163-167 Mill Road, Cambridge; "Noise Impact Assessment", Version 2, Ref 230248 (CPWP, 24/10/2023)"
- "163 - 167 Mill Road, Cambridge, Noise Impact Assessment Non-Technical Summary", reference L01.1/230248 (CPWP, 9<sup>th</sup> February 2024)

Pre-Committee Amendments to Recommendation:

The plant / equipment and the mitigation as approved shall be maintained and retained thereafter.

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

**Additional Condition 12**

*Plant Noise – Post Completion Testing*

Except for its testing, prior to the use of all external plant as approved, an acoustic commissioning / completion report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate, through the use of monitored noise data, compliance with the detail contained within the following documents (including operational noise levels, attenuation / mitigation and the results of the BS4142-type assessment daytime and night-time):

- "163-167 Mill Road, Cambridge; "Noise Impact Assessment", Version 2, Ref 230248 (CPWP, 24/10/2023)"
- "163 - 167 Mill Road, Cambridge, Noise Impact Assessment Non-Technical Summary", reference L01.1/230248 (CPWP, 9<sup>th</sup> February 2024)

Any additional mitigation measures required shall be clearly identified and evidenced within the report including the timing for

implementation. The plant / equipment and any mitigation as approved shall be maintained and retained thereafter.

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

**Additional Condition 13**

*Hours of Use*

The premises shall not be open to visiting members of the public between 9pm and 7am on any given day.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policy 35)

**Decision:**

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