

PLANNING COMMITTEE MEETING – 11th June 2024

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 23/04849/FUL
Address: Car Park, Pool Way, Cambridge
Determination Date: 18th June 2024

To Note:

Amended conditions

Condition 3 (BNG)- amended wording to secure 20% BNG.

Condition 6 (Phasing)- deleted as this detail is secured by the Barnwell Local Centre redevelopment application (condition 59 of application reference 23/04687/FUL).

Condition 21 (Green roof)- amended to secure the specification of the proposed green roof for the Bowls Club pavilion.

Amendments to Text:

Updated list- Additional conditions

Condition 19 (cycle parking)- amended to secure cycle parking details for the MUGA facility in addition to the Bowls Club.

Condition 20- additional condition to secure provision of car parking in accordance with the approved plans.

Pre-Committee
Amendments to
Recommendation:

-

Decision:

-

Circulation : First Item:
 Reference Number: 23/04687/FUL
 Address: Barnwell Local Centre, Barnwell Road, Cambridge
 Determination Date: 12th July 2024

Deletions to report below marked out and additions in bold.

To Note:

Paragraph 11.104

The application site is adjacent to existing residential properties along **Newmarket Road, Barnwell Road, Malden Close, Rawlyn Close and Peverel Road** ~~Fanshawe 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.

Paragraph 11.138

(Additional contribution towards City Council infrastructure-indoor sports)

Amendments to Text:

Heads of Terms	Summary
City Council Infrastructure	
Indoor sports	£96,612.00 towards provision and improvement of Indoor Sports provision at Abbey Sports Complex.

Conditions

- Updated final list of recommended conditions to be circulated ahead of the meeting.
- Condition 41 has been amended. The pre school hours of use will be from 8.30am-5.30pm Monday to Friday. This has been considered acceptable by the City Council Environmental health officer.
- Condition 60 as set out on page License agreement for the Bowls Club is secured by application reference 23/04849/FUL. This has been deleted and replaced by a Phasing Plan condition.
- The wording of various other conditions have been updated to enable the development to be completed on a phased basis.

Approve subject to:

Pre-Committee Amendments to Recommendation:

- The planning conditions as set out **within the updated list of conditions** and delegated authority to officers to amend and add conditions where required.
- Satisfactory completion of a S106 agreement with delegated authority to officers to agree the final contribution amounts and minor amendments to the Heads of Terms as set out in the officer report.
- **Referral to the Secretary of State to determine whether it is appropriate to call in the planning application.**

Decision:

Circulation: First Item:
Reference Number: 23/02294/FUL
Address: Edward House, 8 Albion Row, Cambridge
Determination Date: 14.06.2024
To Note: Deletions to report below marked out and additions in bold.

Paragraph 8.74

Amendments to Text:

No.2 Albion Row 8.74 No.2 Albion Row lies to the north east of the site and forms an end of terrace property. No side elevation windows lie within this neighbouring property facing the site however there are windows in the front and rear elevations and a small enclosed garden. The proposal would extend closer to the common boundary with the Albion Yard access road by 2 metre and would extend along the whole of the boundary, also being approximately 2 metres higher than the existing lean-to structure. The proposal would not result in any significant loss of light or be visually overbearing **or result in any loss of privacy.**
~~A condition shall be added to any consent granted to obscure~~

glaze any first floor elevation windows in the north east (Albion
Yard Elevation).

Pre-Committee
Amendments
to -
Recommendation:

Decision: -

Circulation: First Item:
Reference Number: 24/00943/FUL
Address: 27-29 Clayton Hotel, Station Road, Cambridge
Determination Date: 18.06.2024

To Note:
Amendments to
Text:
Pre-Committee
Amendments to
Recommendation:

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 23/02127/FUL
Address: Mayflower House, Manhattan Drive, Cambridge
Determination Date: 1 August 2023 (14th June 2024 – Extension of Time Agreed)

To Note:

New photos from a third party have been received and uploaded to the application file for public viewing. These are unverified.

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 23/04434/FUL

Address: 15 High Street Trumpington, Cambridge

Determination Date: 15 January 2024

Additional third-party representation received on the 28th May. No additional material considerations were raised, therefore this is not considered to impact the recommendation.

To Note:

New photos from a third party have been received and uploaded to the application file for public viewing. These are unverified.

Amendments to
Text: 7.2. Representations have been received from ~~three~~ **four** neighbouring properties.

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation:

First

Item:

Reference Number:

24/00245/REM

Address:

111 - 113 Queen Ediths Way, Cambridge

Determination Date:

19 March 2024

To Note:

Details regarding the proposed bike store have been received that were initially requested by way of a condition. The details provided within the approved plan (EP955-23-06 REV B) is considered acceptable and a condition requiring compliance with this plan will be added.

Amendments to Text:

8.74 The provided site plan shows the provision of a cycle parking store to the rear of the garden with convenient access from along the proposed footpath to the dwelling. Revisions have been received to show the rear gate for the site to be widened to 1.1 metres which is considered sufficient to allow access for bikes. Full details regarding design of the cycle parking store have not been provided within this application. However, within appendix L, the proposal is required to provide 2No. cycle parking spaces within the site. Condition 22 of the outline permission requires details of this cycle parking. **Details of the proposed cycle store have been provided and are considered to comply with the requirements of Appendix L, a condition will be attached to ensure compliance with these details.** ~~This condition is considered sufficient to ensure that the proposed development is acceptable in this regard.~~

Pre-Committee Amendments to Recommendation:

Condition 6 shall be added: The cycle store associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof 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.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Decision:

Circulation:	First	Item:	
Reference Number:	24/00658/FUL		
Address:	36 Peverel Road, Cambridge		
Determination Date:	18 April 2024		
To Note:			
Amendments to Text:	Section 4.0 – Relevant Planning History		
	Reference	Description	Outcome
	06/0005/FUL	Proposed two storey side extension to house.	Permitted
	14/1285/CL2PD	Certificate of Lawfulness under section 192 for erection of a single storey rear extension, rear dormer (43m3) and velux window to front.	Certificate Granted
	16/1475/FUL	Change of use from dwelling (C3) to a 7 bed HMO (sui generis)	Withdrawn
	18/1226/FUL	Retrospective change of use from a dwelling (C3) to a 7 bed/person HMO (sui generis).	Permitted
	22/03413/FUL	Internal alterations to create one studio flat, existing 7 bed HMO	Permitted

	<p>reduced to 6 bed HMO (sui generis)</p> <p>22/03544/FUL Construction of a block of 4 No. flats and associated works. Refused - Appeal Dismissed</p> <p>This application follows a previous submission that was refused for 4 no. flats and then dismissed at appeal.</p>
Pre-Committee Amendments to Recommendation:	
Decision:	

Circulation: First Item:

Reference Number: 23/03741/FUL

Address: 261 Mill Road, Cambridge

Determination Date: 28 November 2023

To Note:

Amendments to Text:

Pre-Committee Amendments to Recommendation:

Decision: