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Planning

Plan/1

Wednesday, 27 March 2024

PLANNING

27 March 2024

10.00 am - 3.55 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Dryden, Levien, Porrer and Thornburrow

Officers present in person:

Delivery Manager: Toby Williams
Principal Planner: Laurence Moore
Committee Manager: Chris Connor
Meeting Producer: Sarah Steed
Legal Adviser: Vanessa Blaine

Officers present virtually:

Principal Planner: Aaron Coe
Principal Planner: Katie Christodoulides

FOR THE INFORMATION OF THE COUNCIL

24/12/Plan Apologies

No apologies were received.

24/13/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Was a member of Cambridge Cycling Campaign.
Councillor Porrer	23-04686-FUL	Was a member of Housing Scrutiny Committee where budget for proposal was discussed. Discretion unfettered.
Councillor Smart	23-03068-FUL	Personal: Family member lives nearby. Discretion unfettered.

24/14/Plan 23-04686-FUL Fanshawe Road

Councillor Carling was not present at the beginning of the item and therefore did not participate in the debate or vote.

The Committee received an application for full planning permission.

The application seeks planning permission for the demolition of the existing buildings and hardstanding and the erection of 84 homes, landscaping and associated works.

The Principal Planner updated their report by referring to amendments contained within the Amendment Sheet namely:

- i. Amendments to Text:
 - The East of England Ambulance Service has requested a S106 contribution towards infrastructure.

The Committee received a representation in objection to the application from a representative from the Fanshawe and Davys Neighbours Group.

- i. Wanted sustainable building that were built intelligently and in keeping with the area and built in areas where wildlife, flora and fauna were not.
- ii. Wanted more socially rented homes.
- iii. Objected because site contained many established trees. Would like all retained.
- iv. Sapling survival rate in the area was low due to drought and climate change.
- v. Area was home to various wildlife which demolition of current buildings would disturb.
- vi. Disturbed by demolition company already removing swift bird boxes.
- vii. Object to renamed and reconfigured open space as it was not acceptable.
- viii. Current green space had been publicly declared as protected.
- ix. Stated the proposed number of homes it too many for the area.
- x. Stated tall buildings were out of character of the neighbourhood.

Ben Binns (Development Assistant Director) and a representative for the developer addressed the committee in support of the application.

Councillor Tong, Ward Councillor, addressed the Committee speaking in objection to the application.

Councillor Griffin, Ward Councillor, addressed the Committee speaking in support of aspects of and in objection to aspects of the application.

Councillor Carling, Ward Councillor, addressed the Committee speaking in support of the application.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation (as set out on p34 of the agenda) for the planning application reflecting Members' debate during the meeting:

Approve subject to:

- i. The Final List of Recommended Planning Conditions set out in an appendix to the Amendment Sheet and in addition:
 1. The replacement of Condition 8 with a more detailed construction and environmental management plan requiring a resident point of contact regarding demolition and construction works.
 2. An amendment to Condition 20 to make reference to rainwater recycling.
 3. An informative in regard to water re-use and the use of dual pipe systems for grey water.
 4. An informative with regard to the encouragement of the provision of indoor electric charging for bicycles.
 5. An amendment to Condition 11 to allow for watering provision.

The Committee:

Resolved by (6 votes to 1) to approve the planning application subject to:

- i. The planning conditions as set out within the Final List of Planning Conditions appended to the Amendment Sheet (with delegated authority to officers to amend and add conditions where required) and in addition:
 1. The replacement of Condition 8 with a more detailed construction and environmental management plan requiring a resident point of contact regarding demolition and construction works.
 2. An amendment to Condition 20 to make reference to rainwater recycling.
 3. An informative in regard to water re-use and the use of dual pipe systems for grey water.

4. An informative with regard to the encouragement of the provision of indoor electric charging for bicycles.
5. An amendment to Condition 11 to allow for watering provision.

24/15/Plan 23-03653-S73- Aylesborough Close

The Committee received a Section 73 Application to vary condition 2 (approved drawings) to amend the approved refuse strategy of ref: 22/1995/FUL.

Approve subject to:

- i. The Final List of Recommended Planning Conditions set out in an appendix.

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report.

24/16/Plan 23-03519-FUL Tyndale House, 36 Selwyn Gardens

The Committee received an application for full planning permission.

The application sought the demolition of the existing building and erection of a replacement library, meeting rooms and short term accommodation with associated landscaping and car parking (sui generis).

The Principal Planner updated their report by referring to amendments contained within the Amendment Sheet namely:

- i. Amendments to conditions in bold and deletions shown below:

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).**

The Committee received a representation in objection to the application from a local resident.

- i. Would like a Condition added that no site traffic relating to either the construction or ongoing maintenance of the building should use the lane at the rear of the site. Stated it was a safety risk.

- ii. Would prefer that air source heat pumps be located on the northeastern edge of the site.
- iii. Landscaping plan shows multiple commercial rotary washing lines in the southwest corner of the site. Would be 2 metres from speakers window, would be visually unattractive and would bring a steady stream of students to that corner resulting in significant loss of privacy. Would like this aspect reconsidered.

Simon Sykes (representative for the Applicant) addressed the committee in support of the application.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation (as set out on p34 of the agenda) for the planning application reflecting Members' debate during the meeting:

Approve subject to:

- i. The Final List of Recommended Planning Conditions set out in an appendix to the Amendment Sheet and in addition:
 1. Amendment of Condition 23 in relation to agricultural method statement in relation to trees.
 2. An informative in relation to the relocation of washing lines.
 3. An amendment to Condition 14 to include the revision to the traffic management plan to prohibit the use of the lane to the rear of the site.
 4. An additional Condition in relation to water monitoring, final wording of to be agreed through Chair, Vice Chair and Spokes.
 5. A Condition in relation to some visitor bicycle parking at the front of the property.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Planning Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. The Final List of Recommended Planning Conditions set out in an appendix to the Amendment Sheet and in addition:
 - a) Amendment of Condition 23 in relation to agricultural method statement in relation to trees.
 - b) An informative in relation to the relocation of washing lines.

- c) An amendment to Condition 14 to include the revision to the traffic management plan to prohibit the use of the lane to the rear of the site.
- d) An additional Condition in relation to water monitoring, final wording of to be agreed through Chair, Vice Chair and Spokes.
- e) A Condition in relation to some visitor bicycle parking at the front of the property.

24/17/Plan 23-03068-FUL 163-167 Mill Road

Councillor Baigent spoke as a Ward Councillor for this application and did not take part as a committee member in the discussion or decision making for the application.

The Committee received an application for full planning permission.

The application sought planning permission for the refurbishment of the building including internal slab openings with steel framing, roof replacement, new plant, substation, external alterations and temporary removal of shopfront to facilitate MRI installation (first phase).

The Principal Planner updated their report by referring to amendments contained within the Amendment Sheet namely:

To note:

- i. 163 - 167 Mill Road, Cambridge, Noise Impact Assessment Non-Technical Summary is attached as appendix 1 to the Officer Report.
- ii. Additional conditions as recommended by the Environmental Health Officer are suggested as follows:

1. 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, 9th February 2024)

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)

2. 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, 9th 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)

3. 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)

The Committee received a representation in objection to the application from a resident of Sedgwick Street.

- i. Had been a resident of the area for 25 years.
- ii. Stated that 172 local residents signed a petition objecting to the application.
- iii. Stated there were 65 objections on the planning portal.
- iv. Stated did not conform to local plan as the Heath Facility would not serve the local community of Romsey but all of Greater Cambridgeshire. Stated that the local plan states should be set in the Biomedical Campus.
- v. Stated the facility would exacerbate traffic issues.
- vi. Would be noise issues as facility would exceed noise levels. Stated the noise impact assessment submitted by applicant was flawed.
- vii. Stated 25 homes were in the noise sensitive area of this application.
- viii. Stated that excess noise could cause health problems.

Simon Wood (Applicant's Representative) provided a written statement read out by the Committee Manager to the Committee in support of the application.

Councillor Baigent, Ward Councillor, addressed the Committee speaking in objection to the application.

The Committee received a representation in objection to the application from a resident of Sedgwick Street.

- i. Mill Road was primarily a residential street.
- ii. There was now increased traffic created by non locals due to café's and restaurants.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation (as set out on p159 of the agenda) for the planning application reflecting Members' debate during the meeting:

Approve subject to:

- i. The Final List of Recommended Planning Conditions set out in an appendix to the Amendment Sheet and in addition:
 1. An additional condition regarding frontage landscaping hard and soft, final wording of to be agreed through Chair, Vice Chair and Spokes.
 2. An informative in relation to a travel plan.

The Committee:

Resolved by (6 votes to 1) to approve the planning application subject to:

- i. The planning conditions as set out within the Final List of Planning Conditions appended to the Amendment Sheet (with delegated authority to officers to amend and add conditions where required) and in addition:
 - 1. An additional condition regarding frontage landscaping hard and soft, final wording of to be agreed through Chair, Vice Chair and Spokes.
 - 2. An informative in relation to a travel plan.

24/18/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 3.55 pm

CHAIR

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