

Planning
Committee



GREATER CAMBRIDGE
SHARED PLANNING

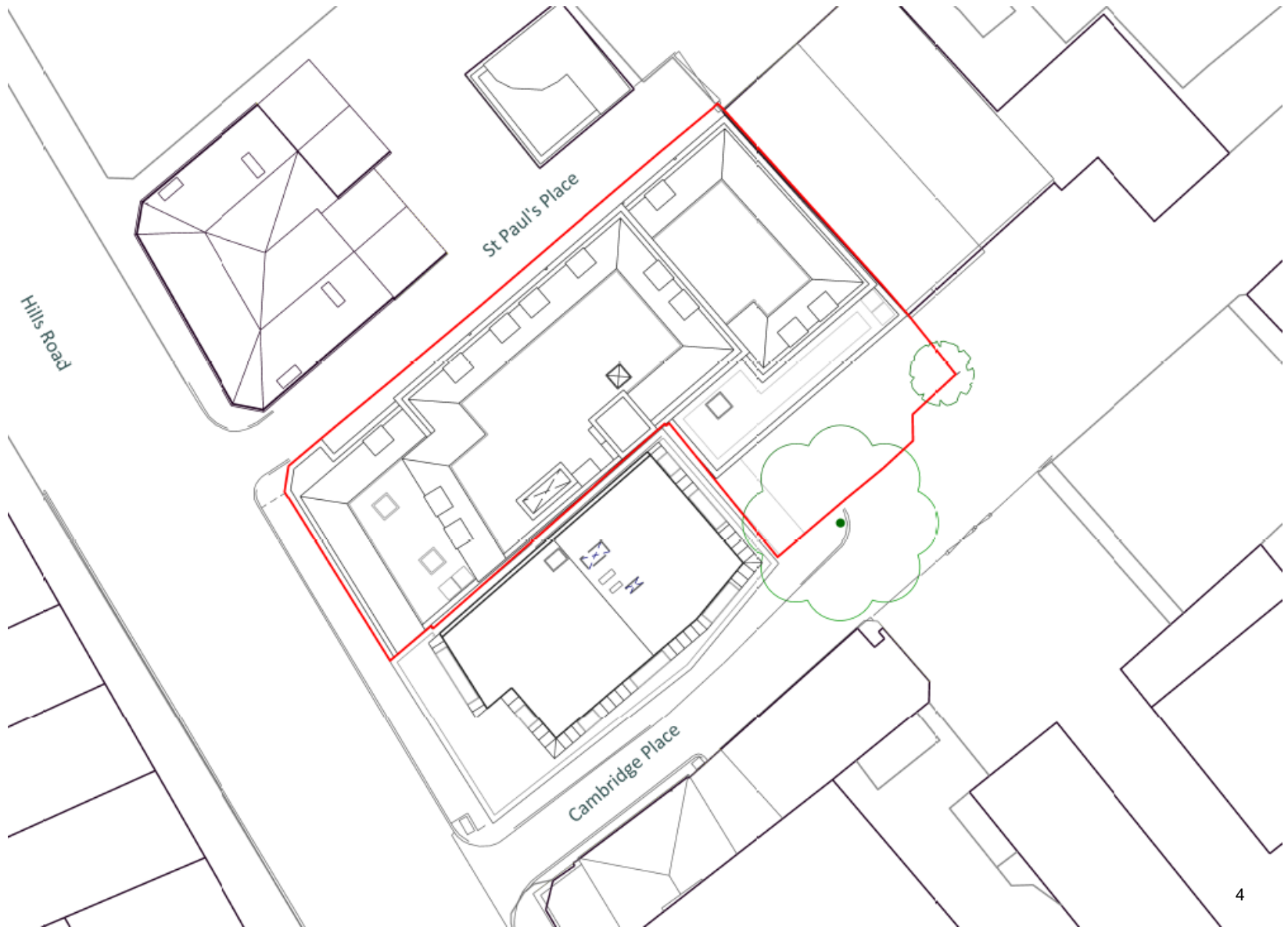
MAJOR APPLICATIONS

24/01330/FUL/The Emperor, 21 Hills Road

Site Location Plan



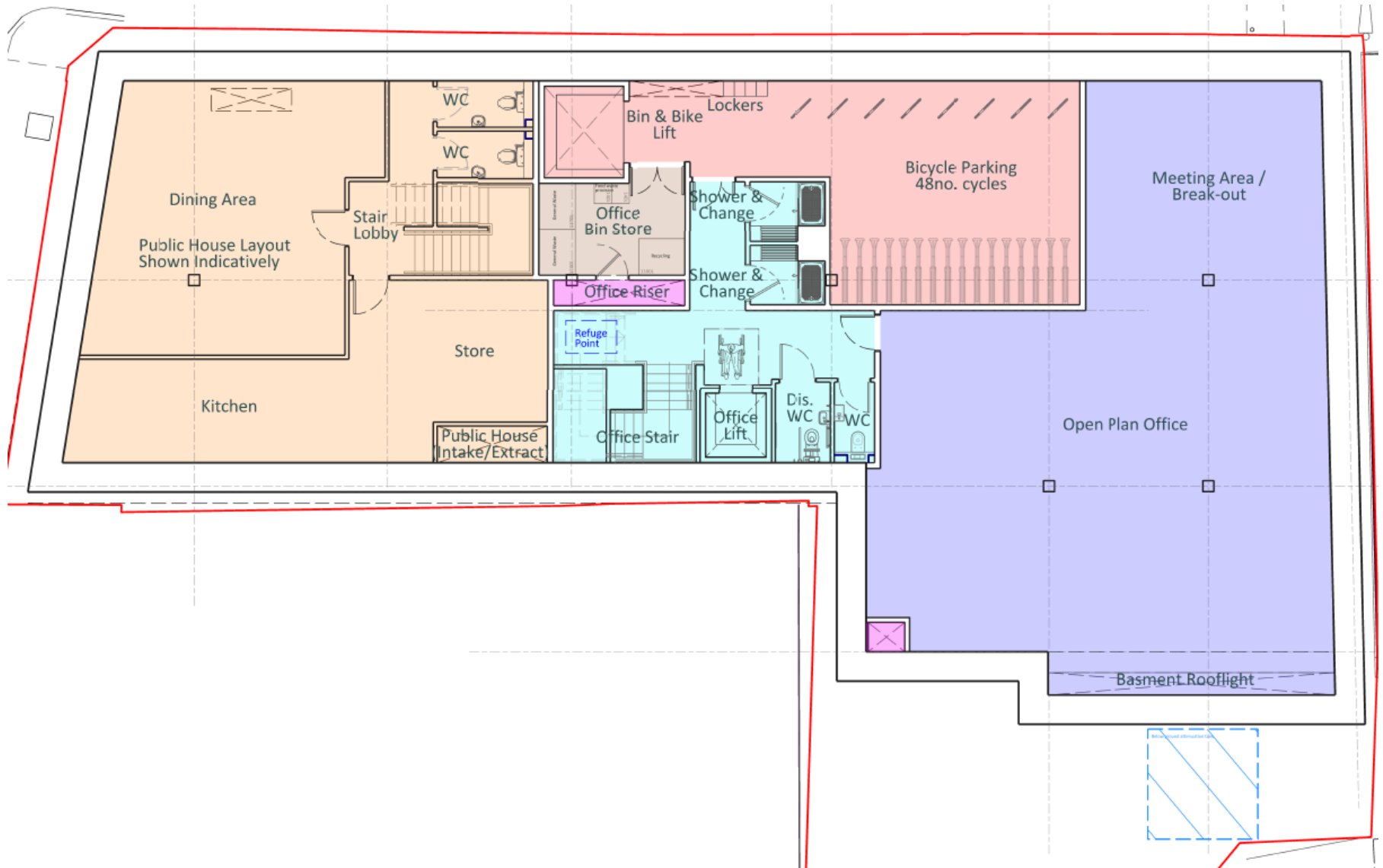
Proposed Site Plan



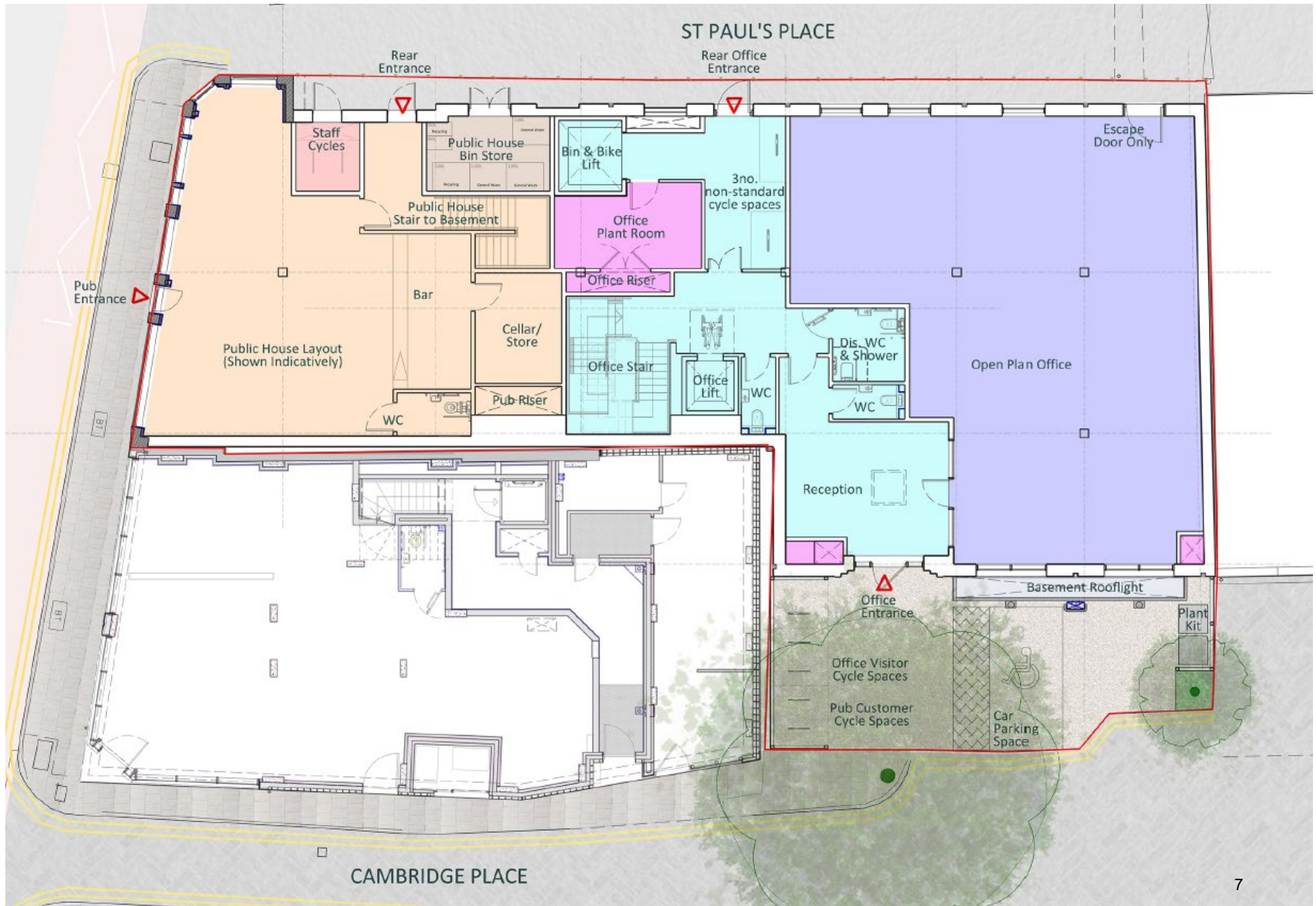
Demolition Plan



Proposed Basement Plan

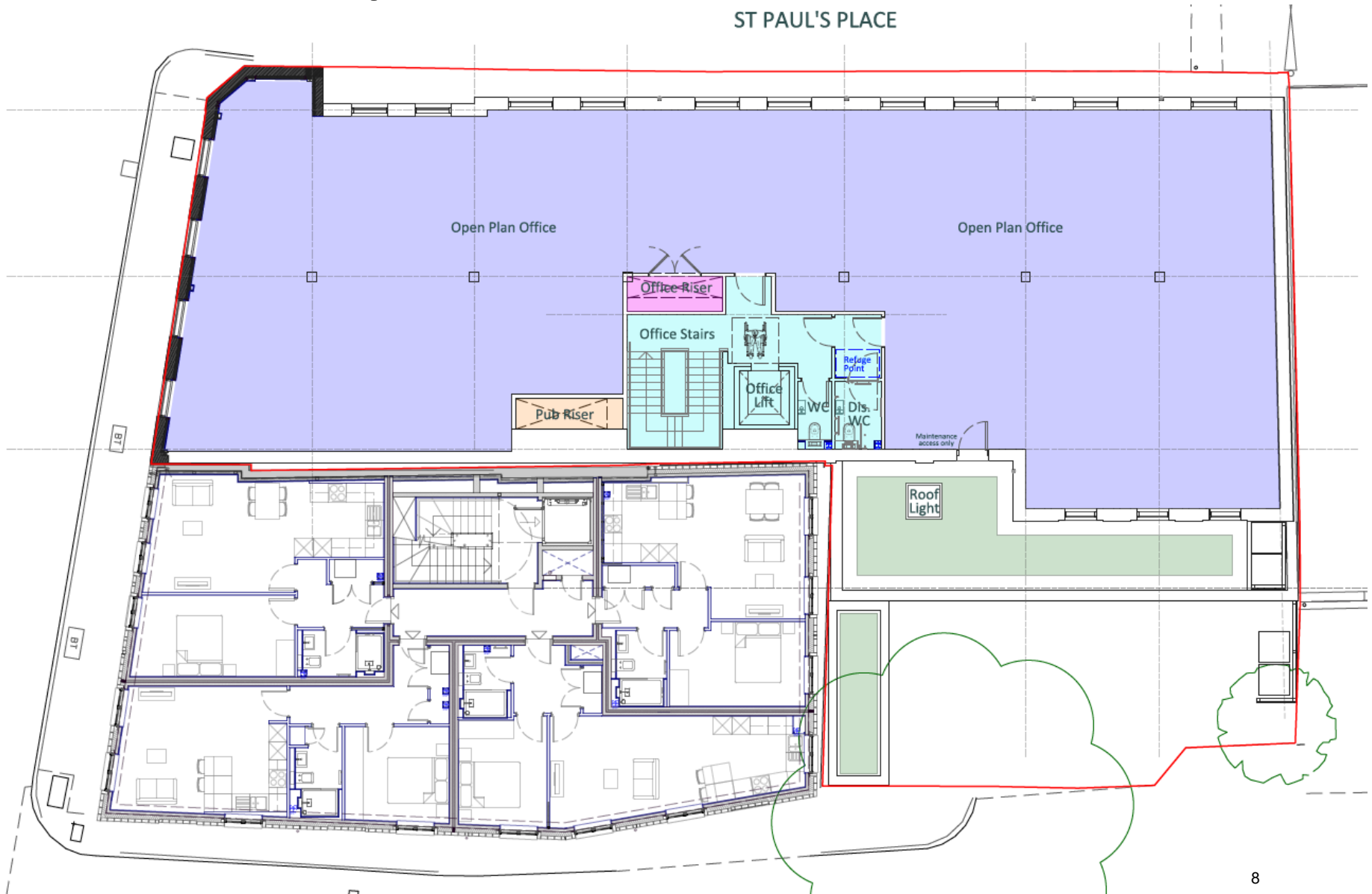


Proposed Ground Floor Plan



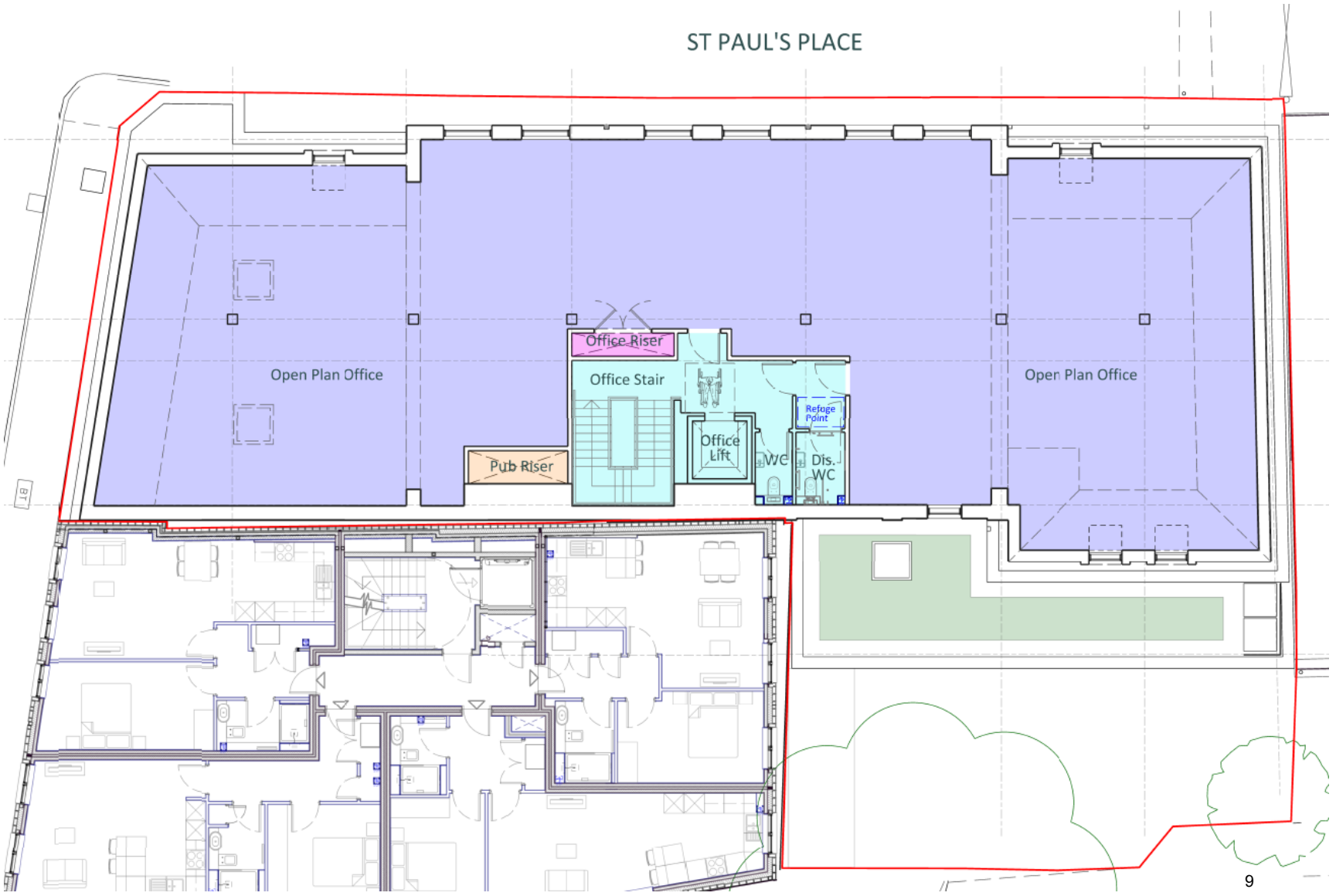
Proposed First Floor Plan

ST PAUL'S PLACE



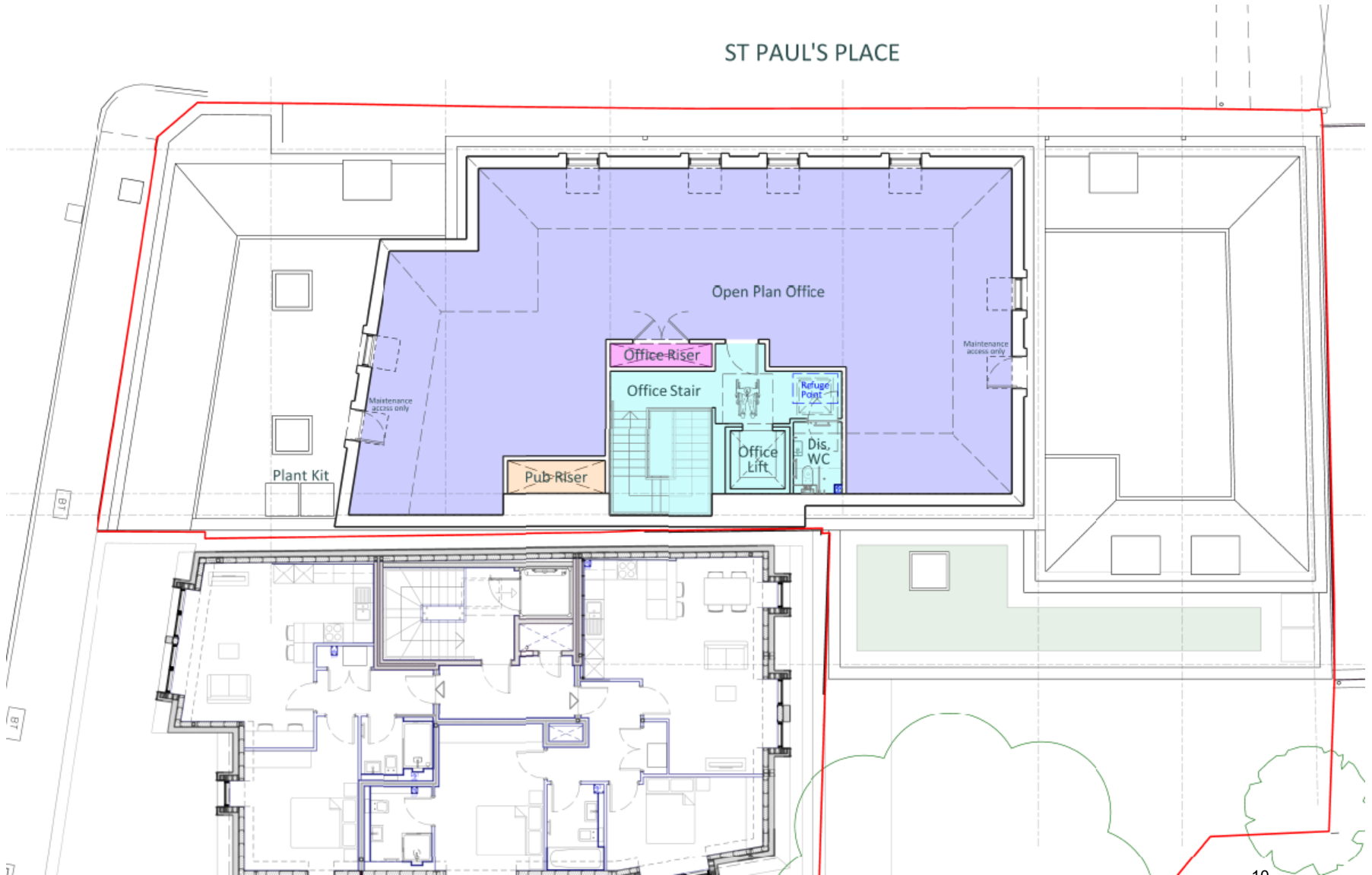
Proposed Second Floor Plan

ST PAUL'S PLACE

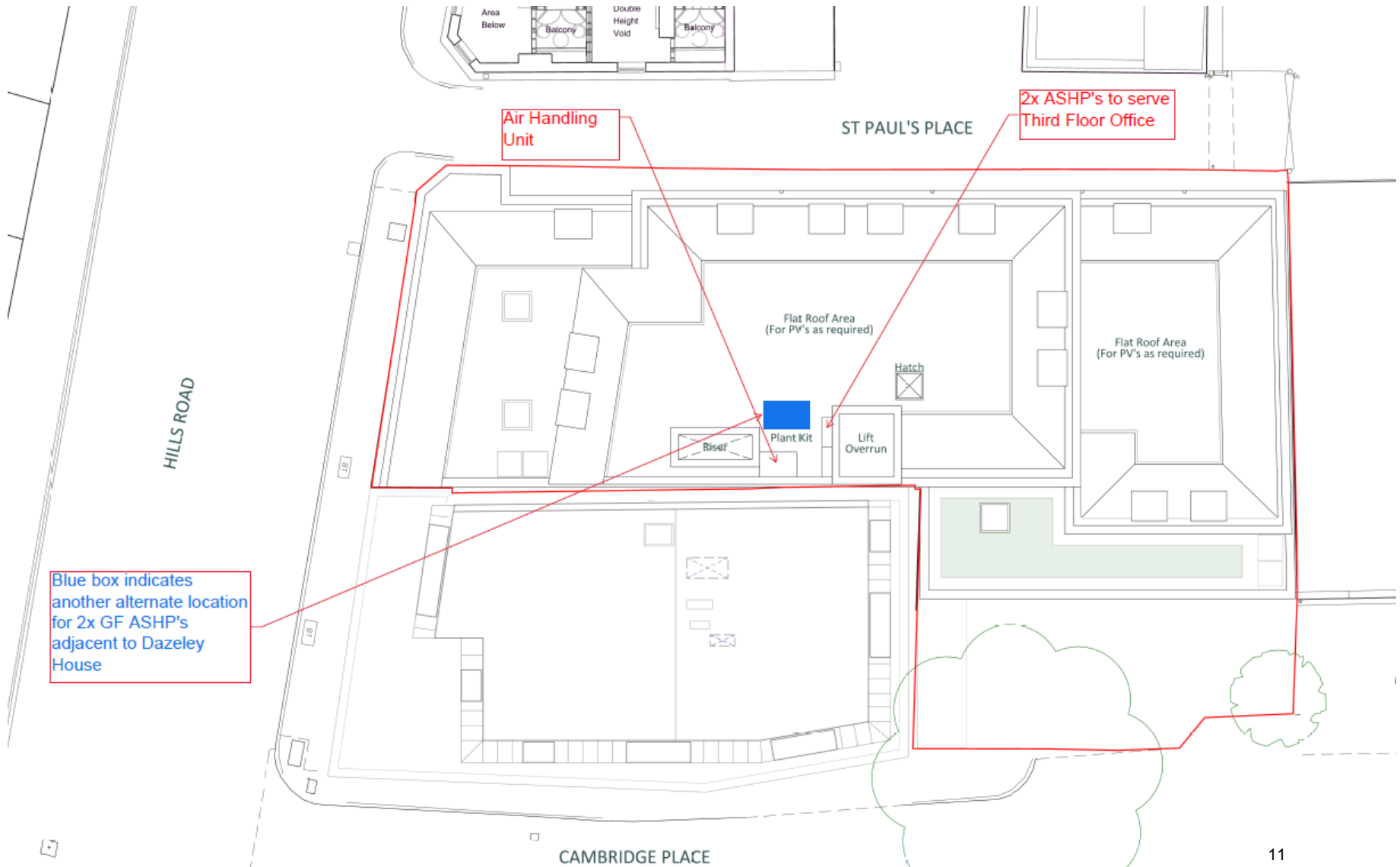


Proposed Third Floor Plan

ST PAUL'S PLACE



Proposed Roof Plan



Blue box indicates another alternate location for 2x GF ASHP's adjacent to Dazeley House

Proposed Hills Road Elevation



Proposed St Paul's Place Elevation

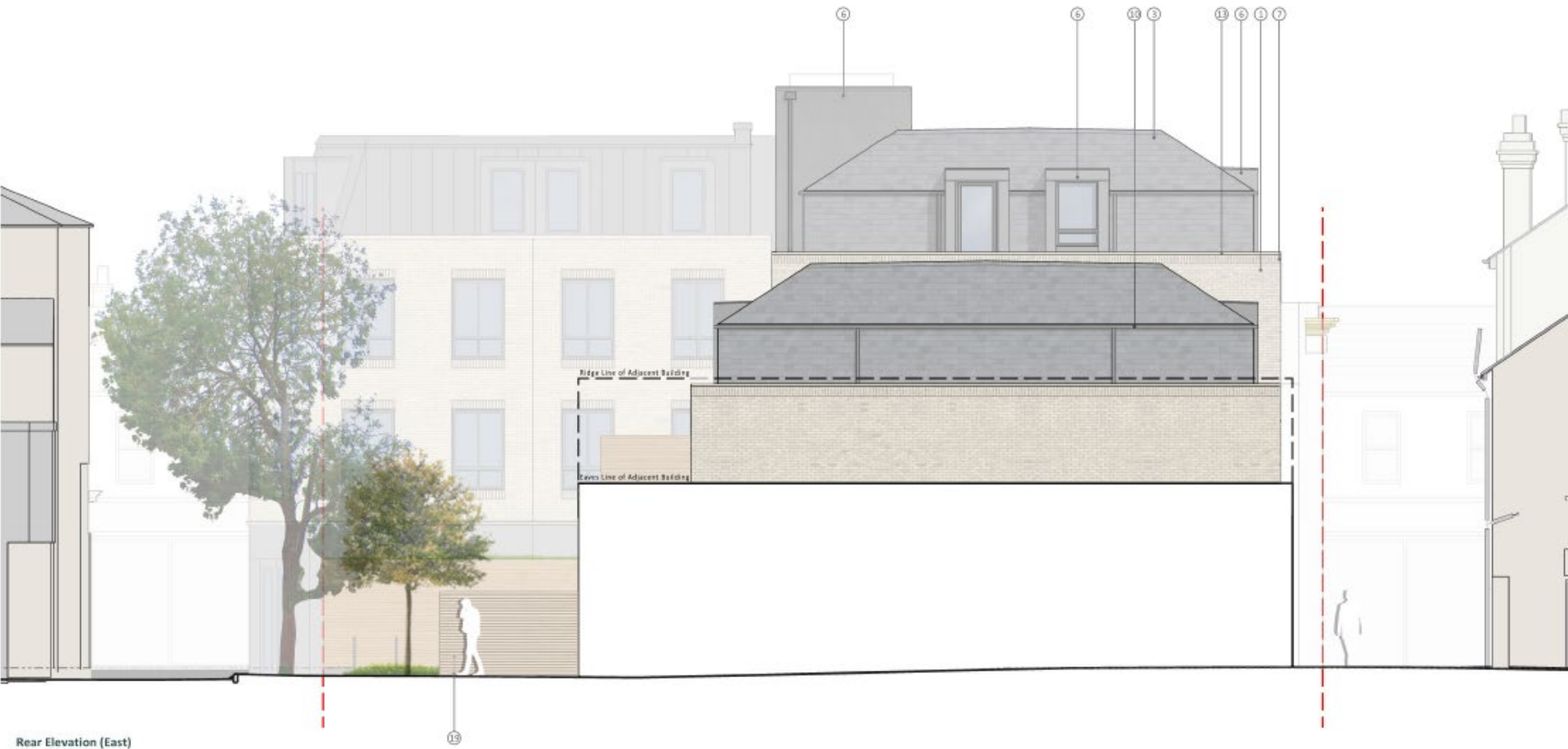


Proposed Cambridge Place Elevation



Cambridge Place Elevation (South)

Proposed Rear Elevation

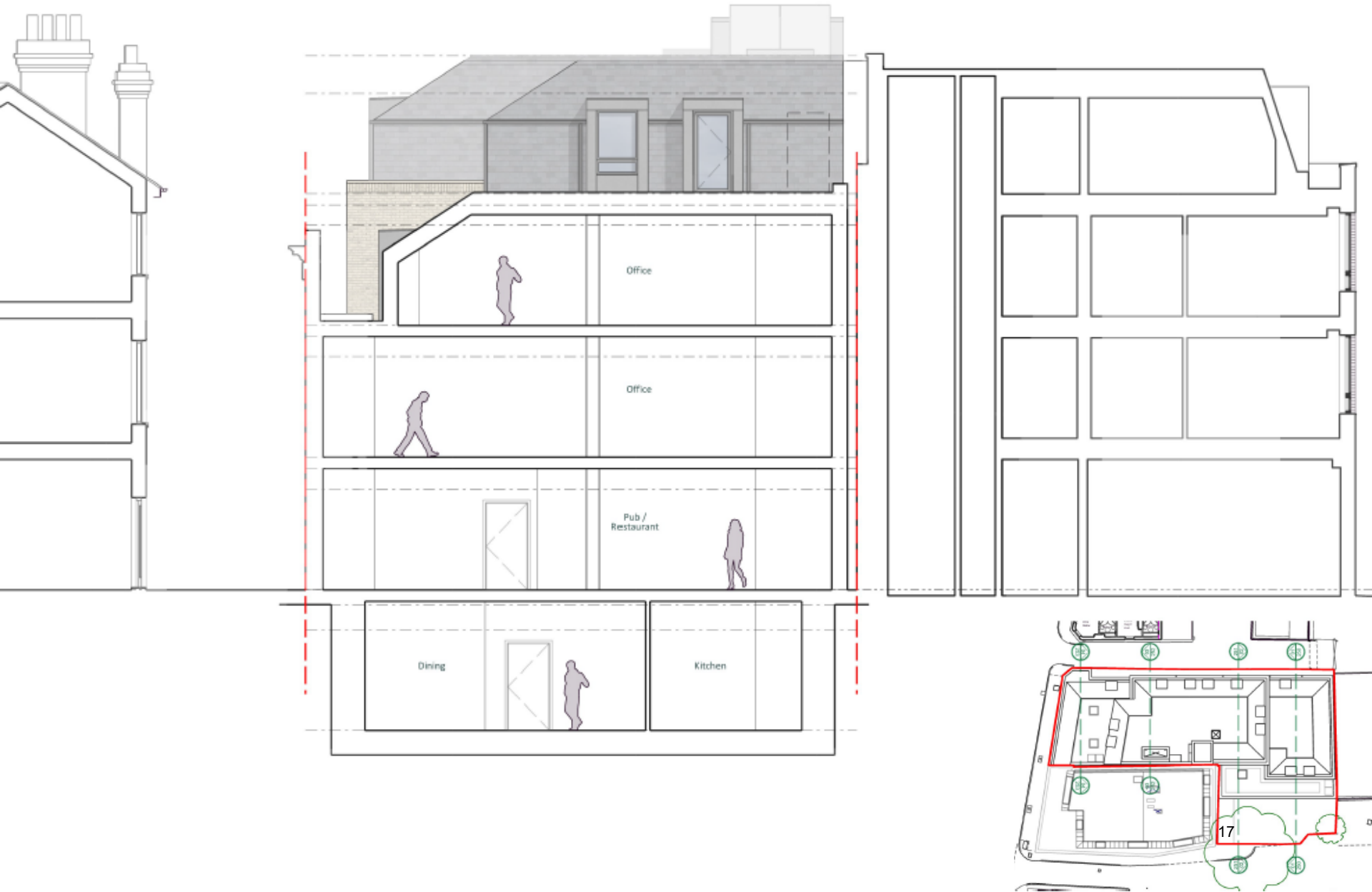


Rear Elevation (East)

Proposed St Paul's Walk Section



Proposed Hills Road Section



Hills Road and St Paul's Place Street Elevations



Hills Road



St Paul's Place

Street Elevation B

Cambridge Place and St Paul's Walk Street Elevations



Cambridge Place

Street Elevation C



St Paul's Walk

Street Elevation D

Planning Balance

Approval

Key material considerations

- High-quality design would deliver a minimum BREEAM excellence standard
- Employment provision and substantial economic benefits
- Reduction in car movements and would meet and exceed cycle storage provision requirements
- Biodiversity net gain
- Reuse of previously developed land



Refusal

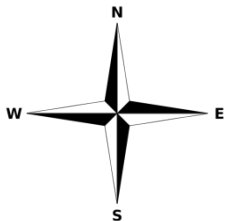
Key material considerations

- Moderate adverse daylight impacts upon single window in first floor flat of No.19 Hills Road

Officer Recommendation: Approve

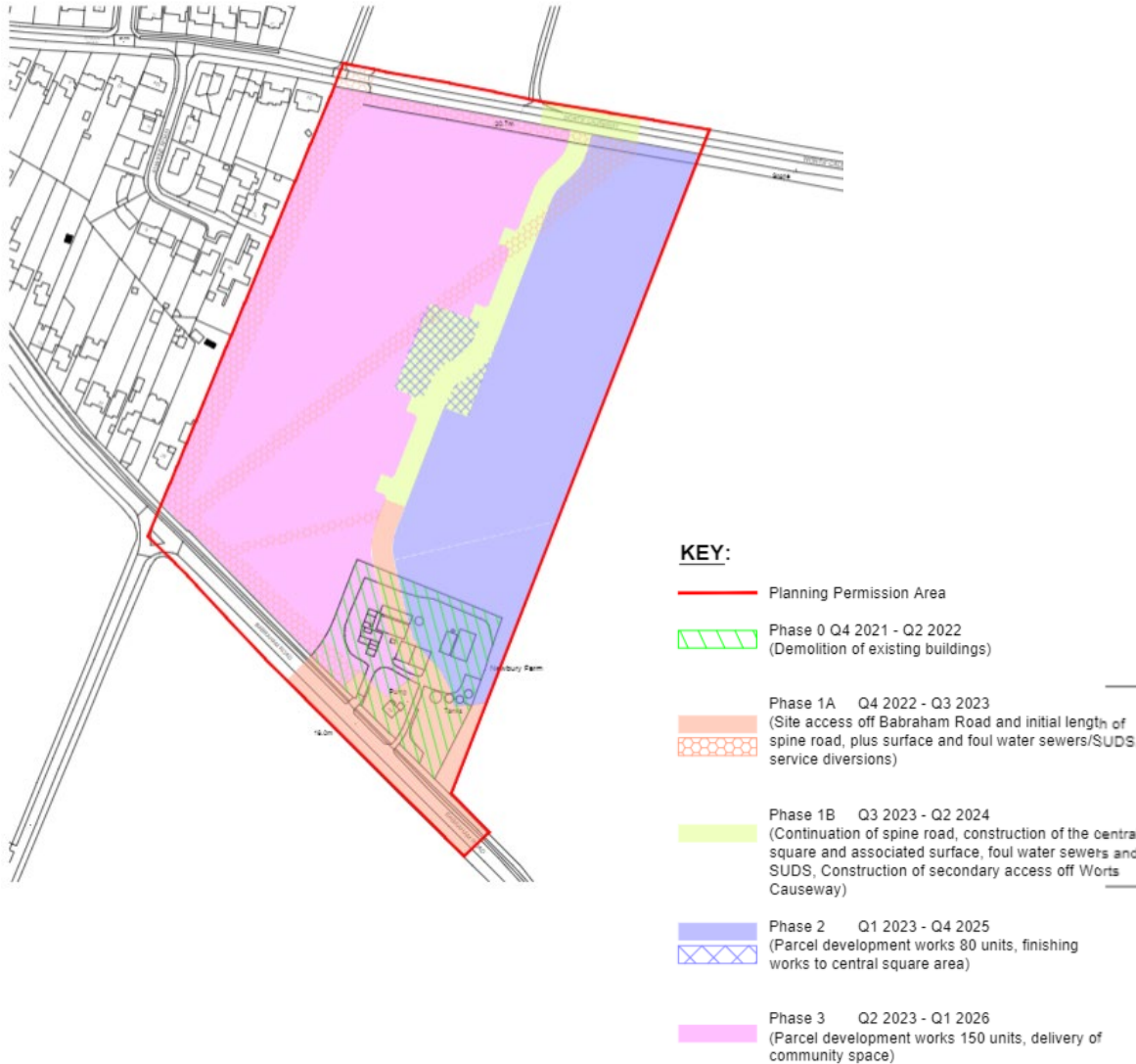
24/02159/S106A-Land South of Worts Causeway, Newbury Farm.

Location Plan



Proposed amended trigger for the delivery of the community facility

Approved phasing plan



As approved:

Community Centre to be Practically Completed prior to occupation of more than 100 dwellings.

As proposed:

Community Centre to be Practically Completed prior to occupation of more than 150 dwellings.

Proposed Amended Affordable Housing Definitions

Affordable Rented Housing

As approved: “means any Affordable Housing Unit to be let by a Registered Provider under an assured tenancy for a rent which inclusive of any service charge (if any) shall not exceed 80% of the rent that would have been charged had the rent been valued on an open market basis for an equivalent property of the same size, specification and location or be no higher than the Local Housing Allowance Rate whichever is the lower”.

As proposed: “means any Affordable Housing Unit to be let by a Registered Provider under an assured tenancy for a rent which inclusive of any service charge (if any) shall not exceed 60% of the rent that would have been charged had the rent been valued on an open market basis for an equivalent property of the same size, specification and location or be no higher than the Local Housing Allowance Rate whichever is the lower”.

Intermediate Housing

As approved: “means Share Ownership housing or such other housing as may be agreed between the City Council and the Owner which complies with the definition of Intermediate Housing in Annex 2 of the National Planning Policy Framework (February 2019) or any subsequent revision or replacement document which is provided for those whose incomes in relation to local housing costs are such as to prevent them from accessing housing on the open market”.

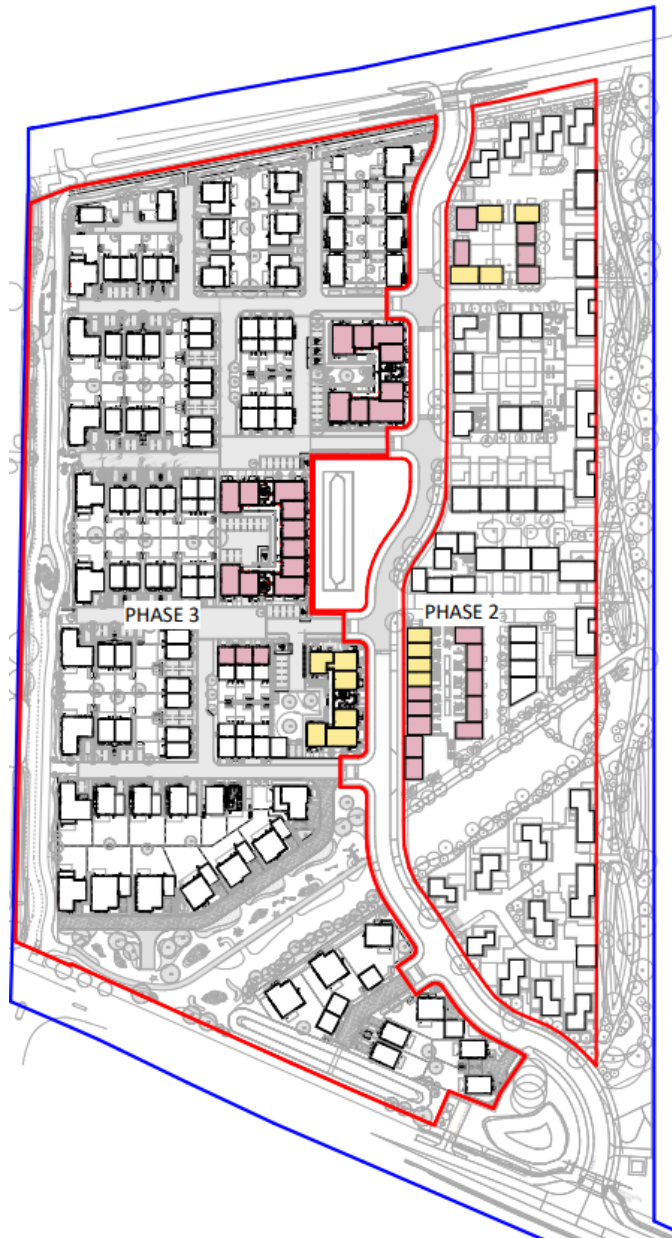
As proposed: “means Shared Ownership housing (or such other housing as may be agreed between the Council and the Owner) which

a) complies with the definition of Intermediate Housing in Annex 2 of the National Planning Policy Framework (December 2023) or any subsequent revision or replacement document

or

b) for homes subject to right to buy and aimed specifically toward an intermediate housing market evidencing a local worker connection, homes let at a rent which inclusive of any service charge (if any) shall not exceed 80% of the rent that would have been charged had the rent been valued on an open market basis for an equivalent property of the same size, specification and location”

Proposed amended affordable housing mix plan (phases 2 and 3)



	Phase 2		Phase 3		Total	%
	Affordable rented Homes at 60% of market rent	Affordable rented homes (Intermediate)at 80% of market rent	Affordable rented Homes at 60% of market rent	Affordable rented homes (Intermediate)at 80% of market rent		
1 Bed Flat	0	4	23	12	39	42%
1 Bed Mais.	13	0	0	0	13	14%
2 Bed Flat	1	0	16	3	20	22%
2 Bed Mais.	4	4	0	0	8	9%
3 Bed House	5	0	3	0	8	9%
3 Bed Flat	0	0	3	0	3	3%
4 Bed House	1	0	0	0	1	1%
Total	24	8	45	15	92	
%	26%	9%	49%	16%		

Proposed Phase 2 & Phase 3 Affordable Mix and Tenure Locations

1 : 1000

Planning Balance

Approval

Key material considerations

-In accordance with Policies 45 (affordable housing) and 73 (community facilities) of the Cambridge Local Plan 2018.



Refusal

Key material considerations

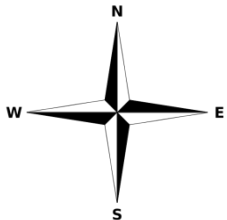
Officer Recommendation: Approve

Planning Application Reference: 24/01704/S73

Land South of Worts Causeway, Newbury Farm.

Section 73 to vary condition 3 (approved drawings) to update and clarify the proposed building heights parameter plan of application reference: 19/1168/OUT.

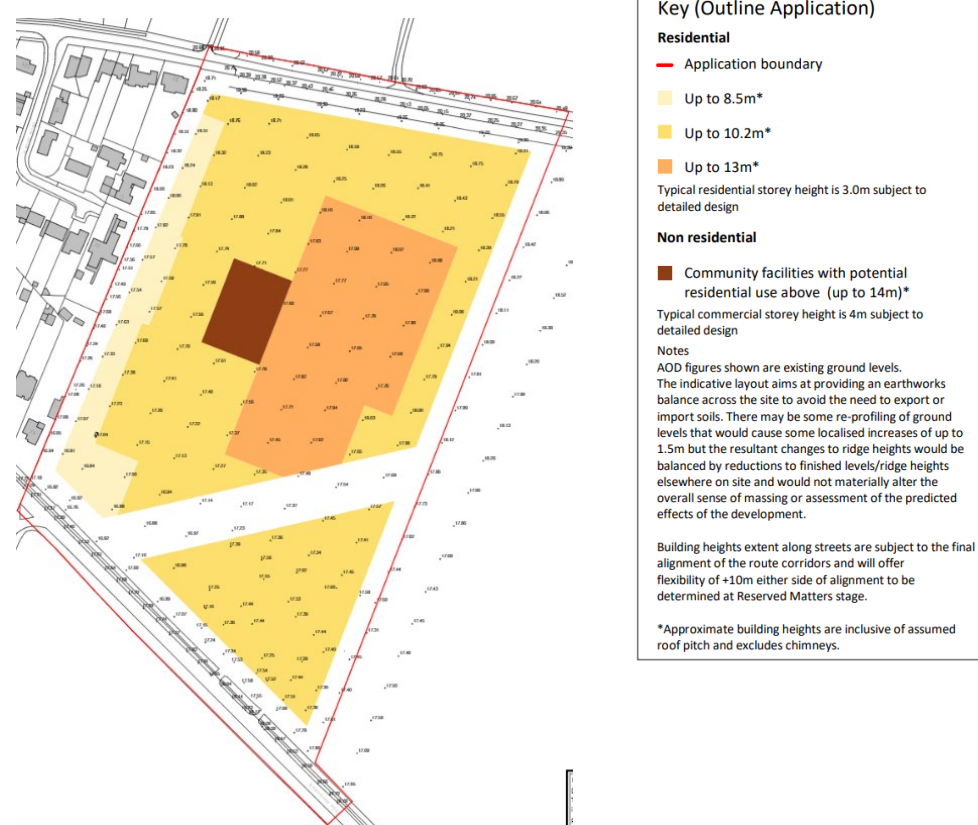
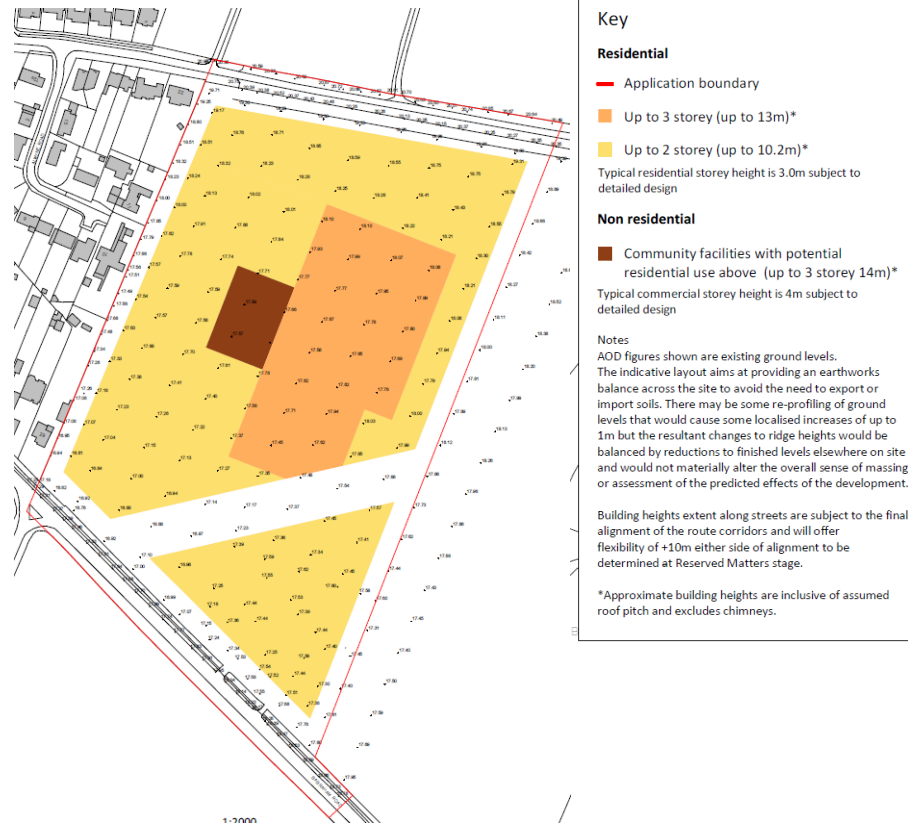
Location Plan



Building Heights Parameter Plan

As Approved

As Proposed



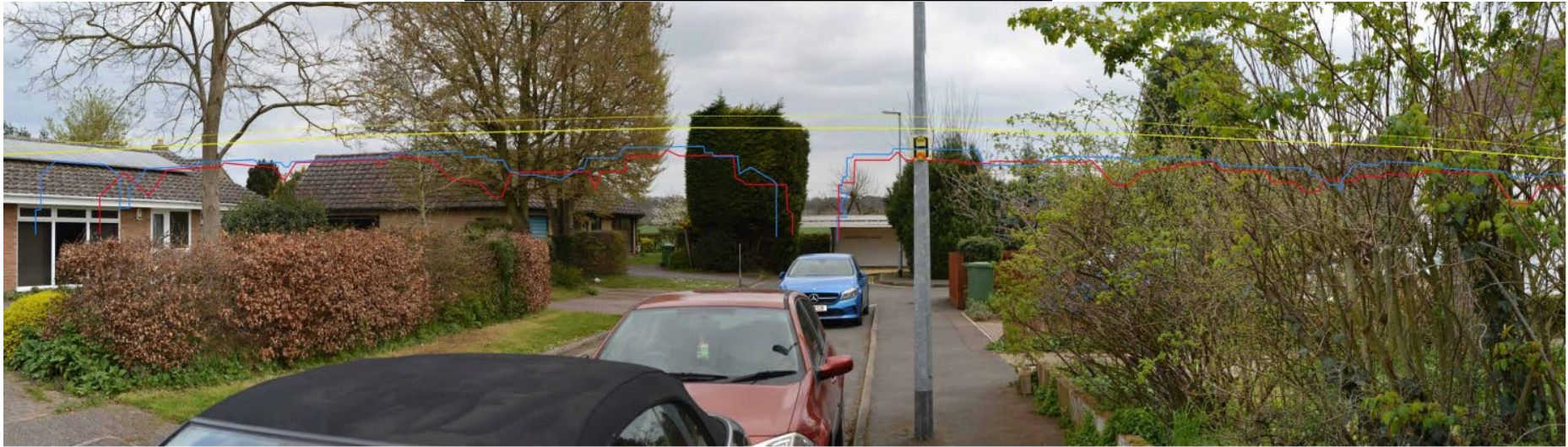


Street Elevation Location



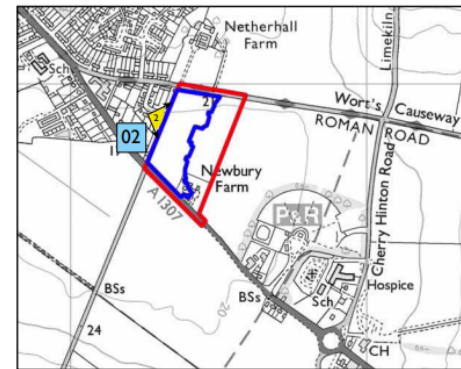
Principle Section on Height Strategy

LVIA addendum

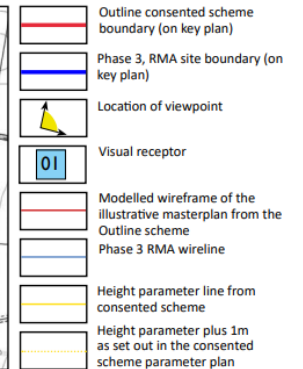


View 2: Comparison wireline showing the consented and current scheme with parameter heights

KEY PLAN



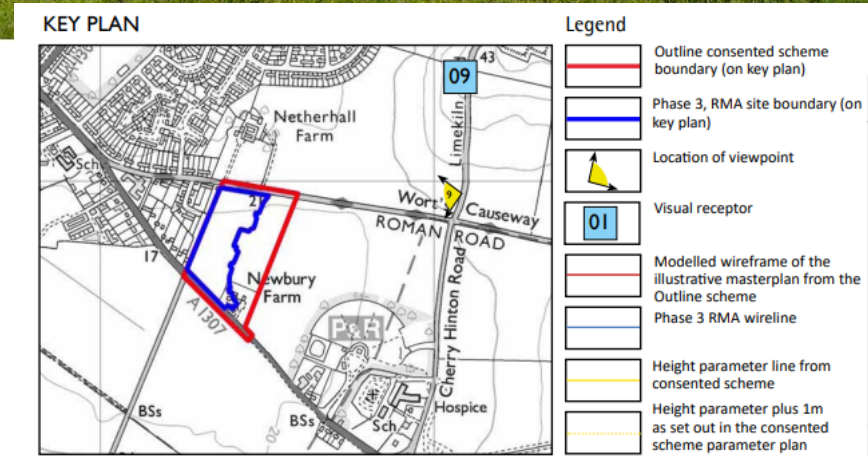
Legend



LVIA addendum



View 9: Comparison wireline showing the consented and current scheme with parameter heights



Planning Balance

Approval

- Key material considerations
- Acceptable revised building heights parameter plan.



Refusal

- Key material considerations
- None

Approval subject to: the planning conditions and delegated authority to officers to amend and add conditions where required.

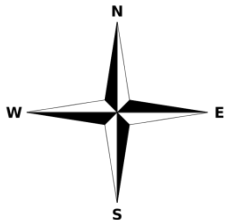
- Completion of a Section 106A to ensure the original Section 106 agreement and obligations continue to apply to this permission.

Planning Application Reference: 24/01531/REM

Land South of Worts Causeway, Newbury Farm.

Reserved matters application for appearance, landscape, layout and scale for Phase 3 comprising the creation of 150 residential units, community/ commercial spaces, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Outline Conditions pursuant to outline approval 19/1168/NMA1.

Location Plan



Site Layout



Character Areas

Local Centre



Rochester Riverside - BPTW

Mews Courts



Eldon Street - BPTW

The Green Edge



Newhall - BPTW



Local Centre



Elevation 8.2 - Spine Road
1 : 250



Mews Courts



Elevation 20 - Street 5
1:250



Elevation 21 - Street 5
1:250



Green Edge



7.6 The Green Edge Proposed House Elevation



Key

- HT04 - 5B9P
- HT05 - 5B9P
- HT06 - 5B9P
- HT07 - 4B7P
- HT08 - 4B8P
- HT10 - 3B6P
- HT11 - 3B6P
- HT12 - 4B8P
- HT14 - 2B4P
- HT16 - 5B9P
- HT17 - 3B6P

M6 / BPT14 // Newbury Farm - Design and Access Statement



3D Preview



- Light buff brick with light mortar
- Buff brick with light mortar
- White Brick Headers - Off-white
- Cream & Anthracite Grey
- White glazed Brick
- Dark Grey Tiles

- Buff brick with light mortar
- Buff brick banding with light mortar
- White Brick Headers - Off-white
- Anthracite Grey
- White glazed Brick
- Dark Grey Tiles

HT14

Proposed Front Elevation

- PRIMARY MATERIAL**
Light buff brick with light mortar
- SECONDARY MATERIAL**
Light buff brick banding with light mortar
- CELL DETAIL**
White Brick Headers - Off-white
- WINDOWS & CANOPY**
Anthracite Grey & Cream
- ROOF TILE**
Dark Grey Tiles

Illustrative views – along the linear park and the western edge



Babraham Road site entrance



Western Buffer looking south

Planning Balance

Approval

Key material considerations

- Delivery of 150 homes (including 60 affordable), community/ commercial facilities and supports the identified housing needs of the area.
- Complies with Policy 27 – Site Specific Development Opportunities, as part of Proposed Site GB2.
- Complies with the outline planning consent and parameter plans.
- Sustainable development with a range of measures to mitigate overheating (100% of properties being provided as dual aspect)
- Enhanced walking and cycling connectivity.

Refusal

Key material considerations

- None



Approval subject to: the planning conditions and delegated authority to officers to amend and add conditions where required.

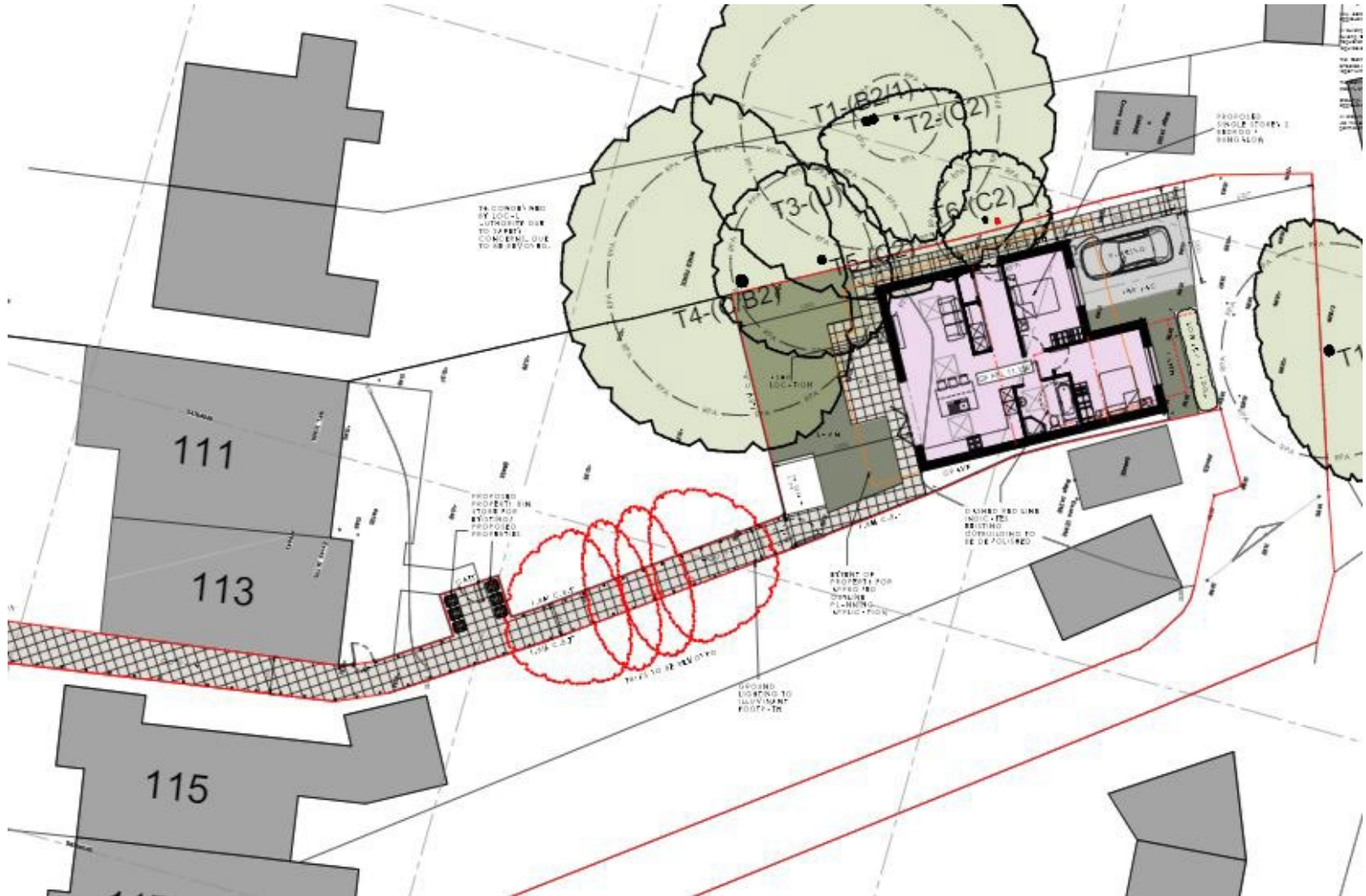
- Completion of a Section 106A to ensure the original Section 106 agreement and obligations continue to apply to this permission.

MINOR APPLICATIONS

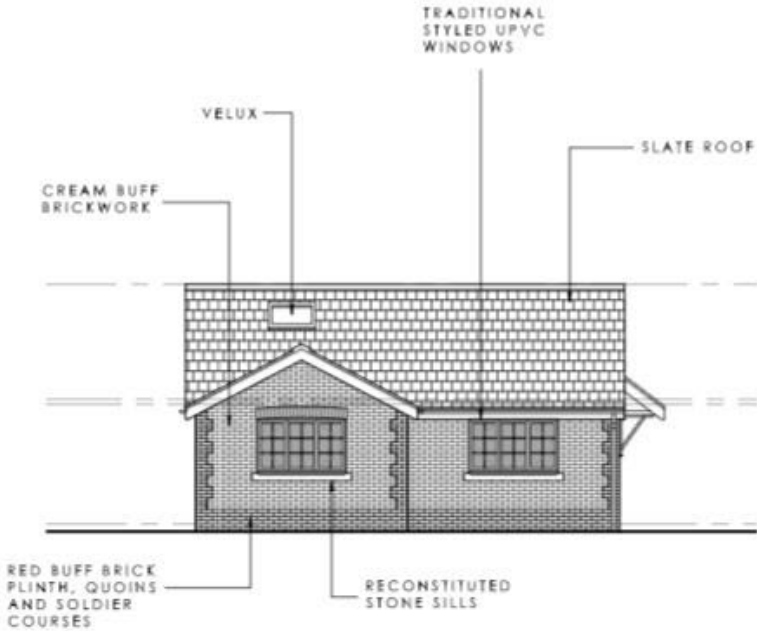
24/00245/REM – 111-113 Queen Ediths Way Site Location Plan



Proposed Site plan

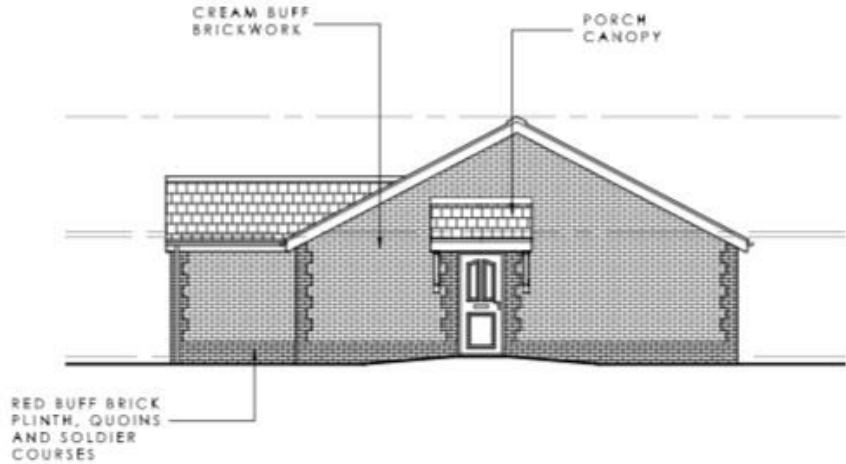


Proposed North and West Elevations



FRONT ELEVATION 01

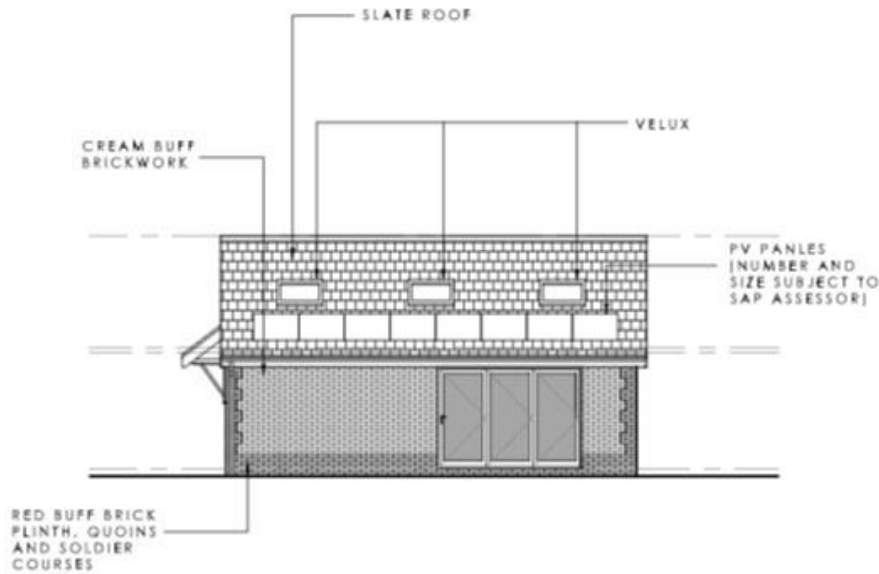
PROPOSED 1:100 @ A1



SIDE ELEVATION 02

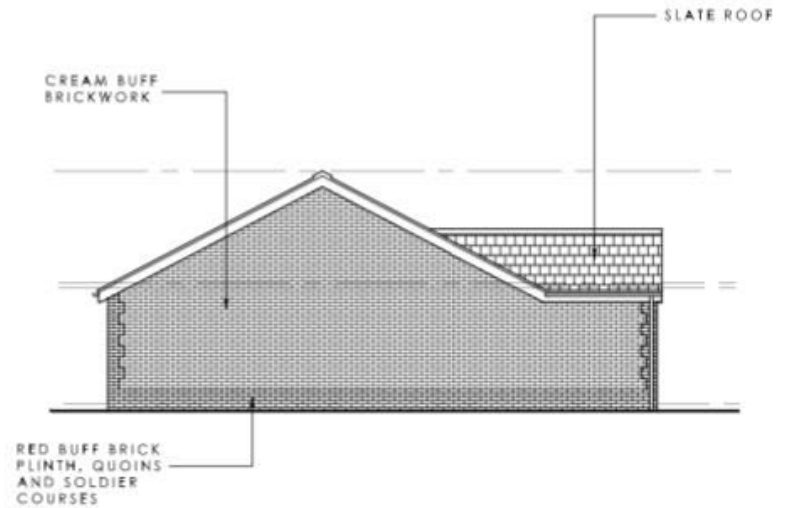
PROPOSED 1:100 @ A1

Proposed South and East Elevations



REAR ELEVATION 03

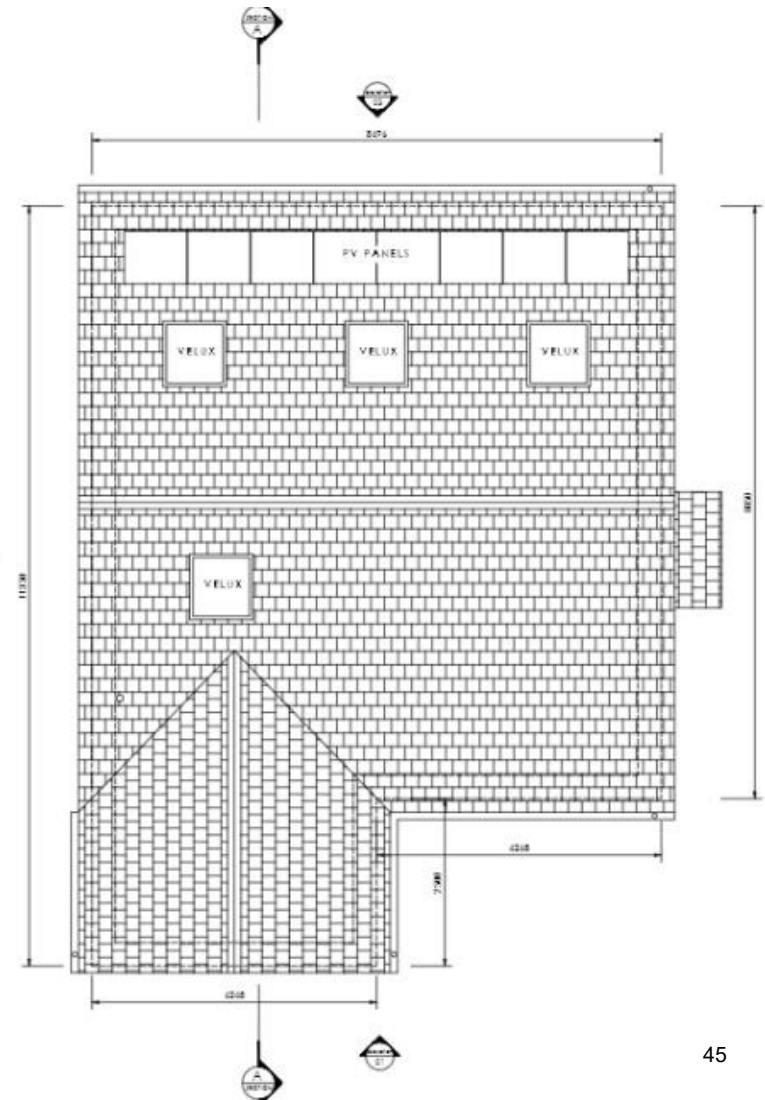
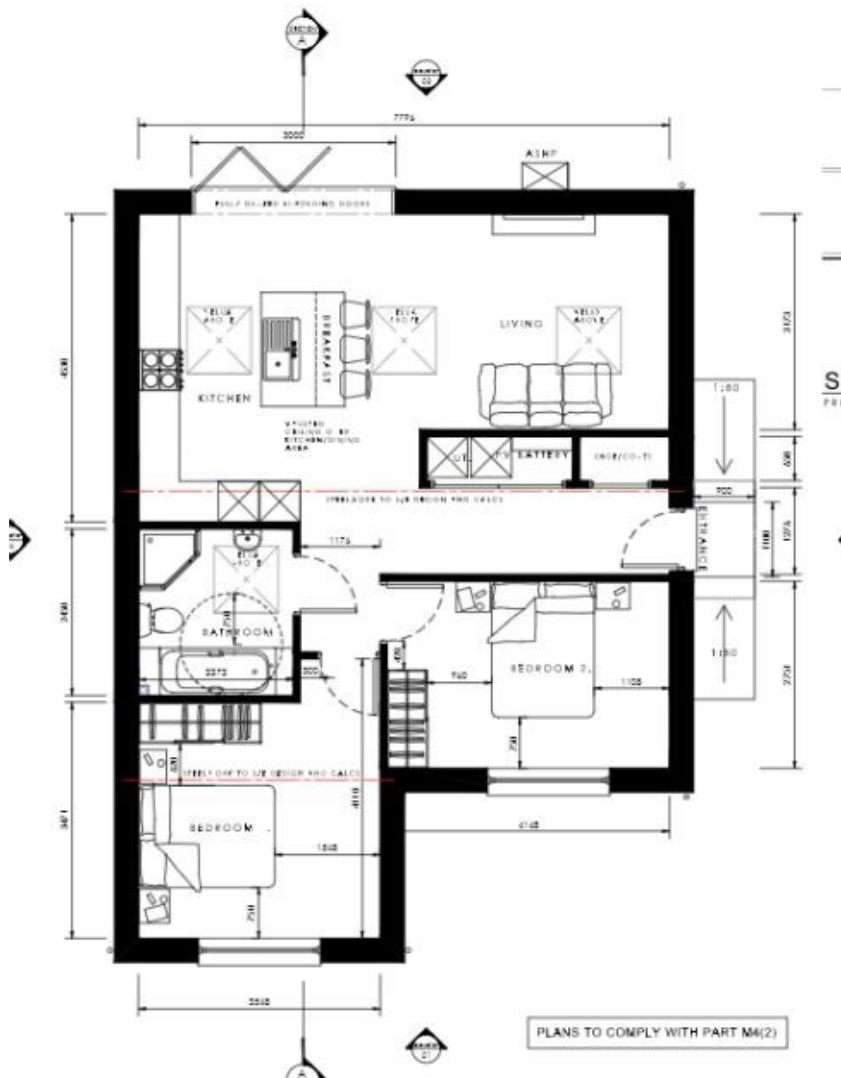
PROPOSED 1:100 @ A1



SIDE ELEVATION 04

PROPOSED 1:100 @ A1

Propose Floor Plans



Planning Balance

Approval

Key material considerations:

- Principle: The erection of a dwelling and the subdivision of garden land is acceptable.
- Siting and design of the proposed dwelling is acceptable in this context



Refusal

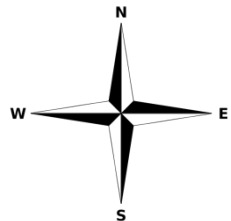
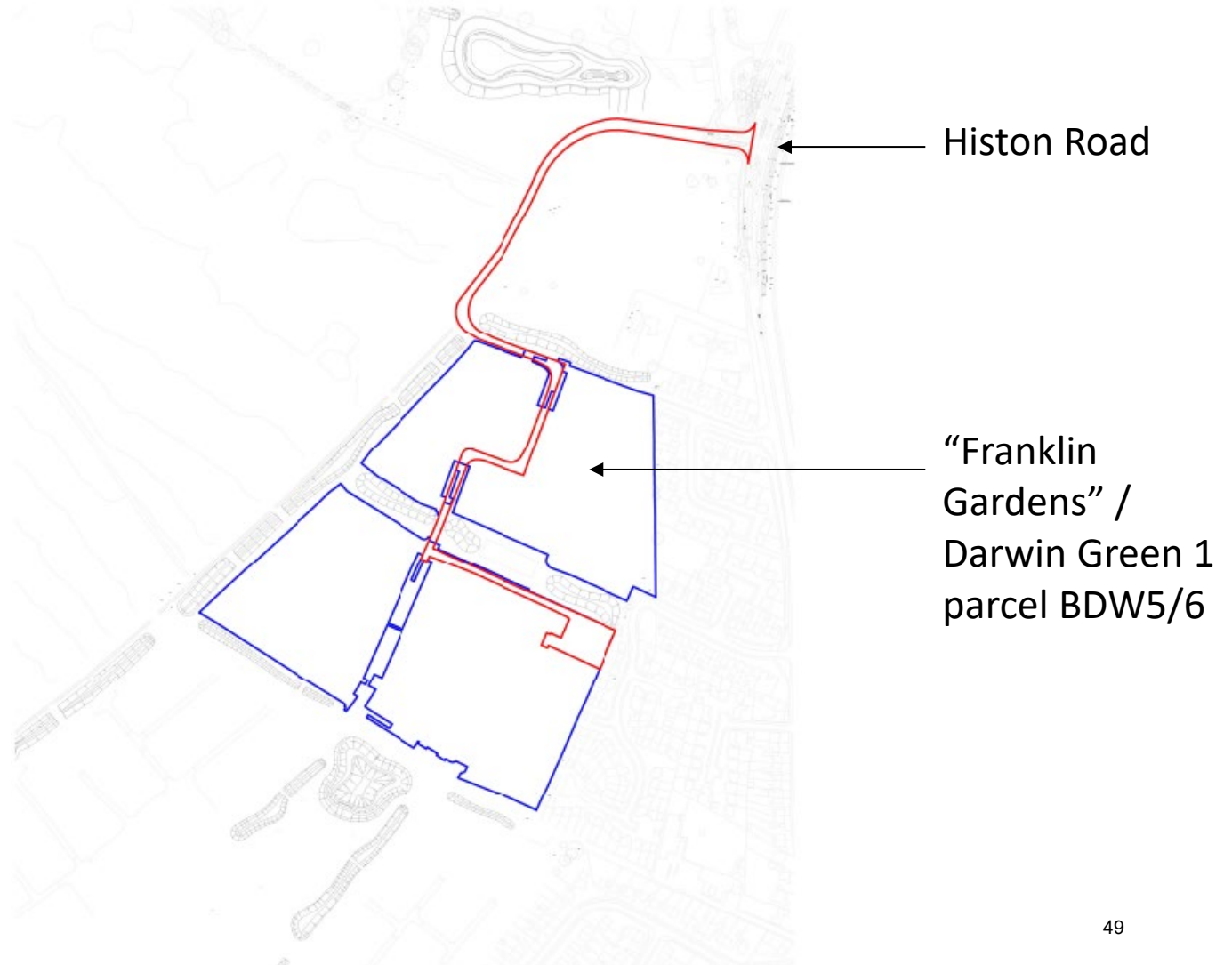
Key material considerations:

- None

Officer Recommendation: Approve subject to conditions

*24/00961/FUL - Darwin Green 1 Parcel BDW5/6 Plots
202-205 and 209*

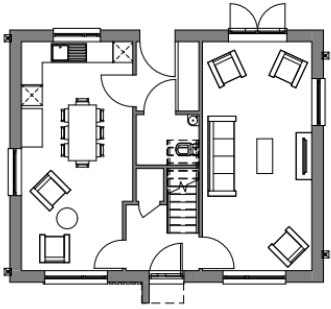
Site Location Plan



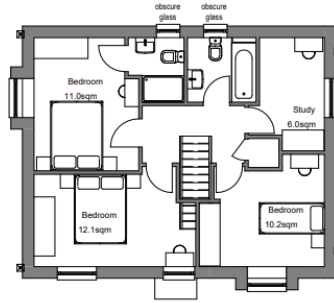
Site Plan



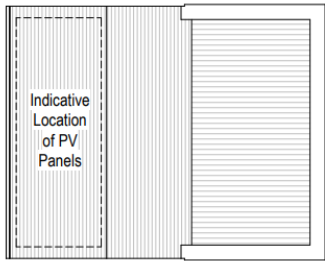
Plot 202



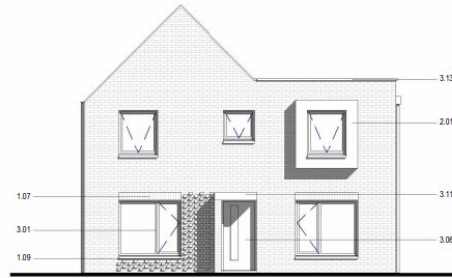
1 Thornton Type 4 Ground Floor
1 : 100



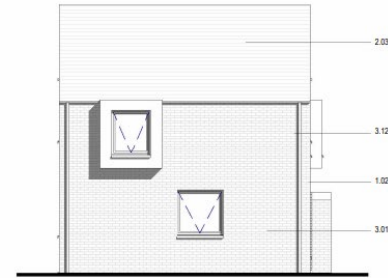
2 Thornton Type 4 First Floor
1 : 100



3 Thornton Type 4 Roof Plan
1 : 100



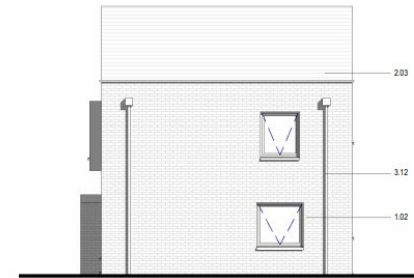
1 Thornton Type 4 - Elevation 1
1 : 100



2 Thornton Type 4 - Elevation 2
1 : 100

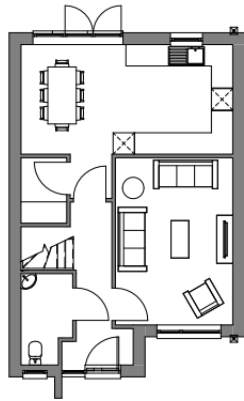


3 Thornton Type 4 - Elevation 3
1 : 100

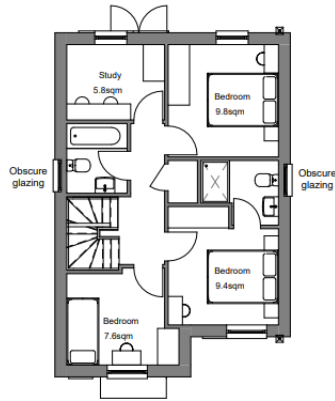


4 Thornton Type 4 - Elevation 4
1 : 100

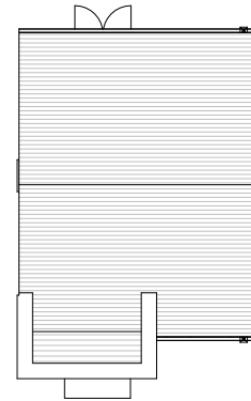
Plots 203 and 204



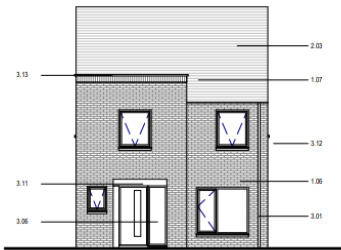
① Kingsley Mid Ground Floor
1 : 100



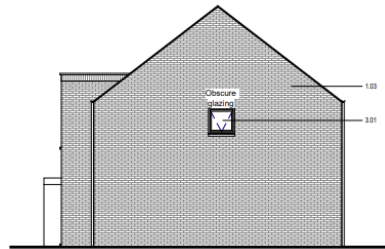
② Kingsley Mid First Floor
1 : 100



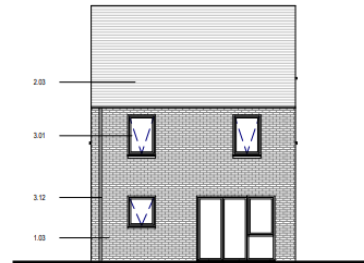
④ Kingsley Mid Roof Plan
1 : 100



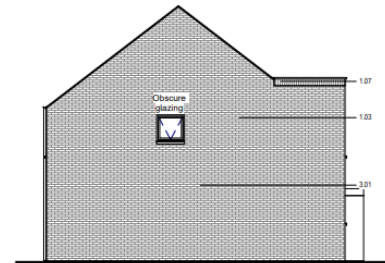
① Kingsley Mid - Elevation 1
1 : 100



② Kingsley Mid - Elevation 2
1 : 100

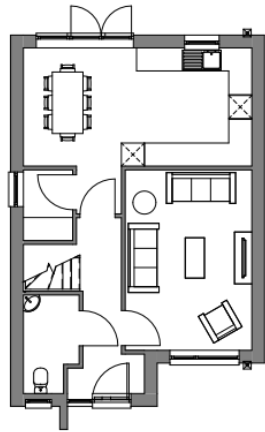


③ Kingsley Mid - Elevation 3
1 : 100

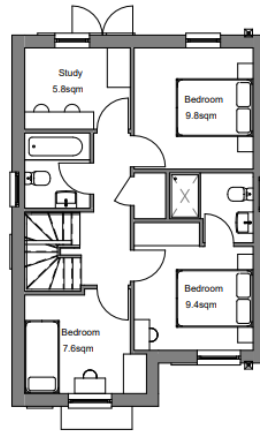


④ Kingsley Mid - Elevation 4
1 : 100

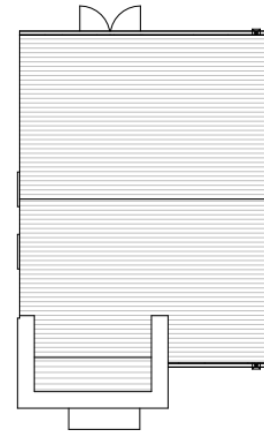
Plots 205



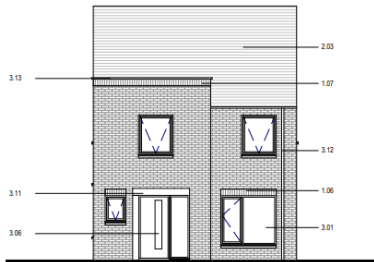
① Kingsley End Ground Floor
1:100



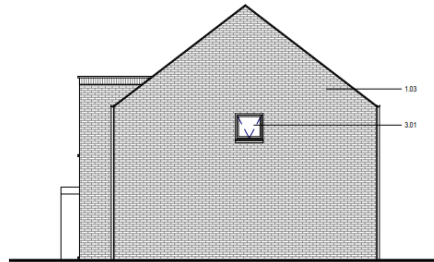
② Kingsley End First Floor
1:100



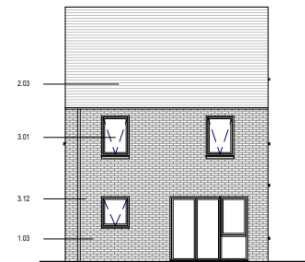
③ Kingsley End Roof Plan
1:100



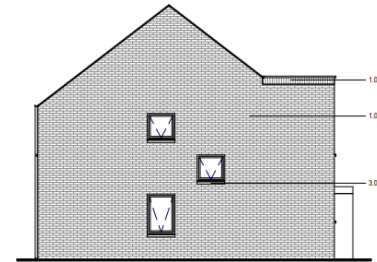
① Kingsley End - Elevation 1
1:100



② Kingsley End - Elevation 2
1:100

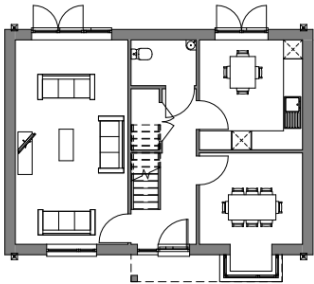


③ Kingsley End - Elevation 3
1:100

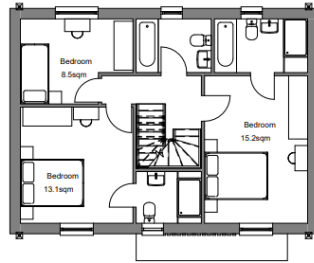


④ Kingsley End - Elevation 4
1:100

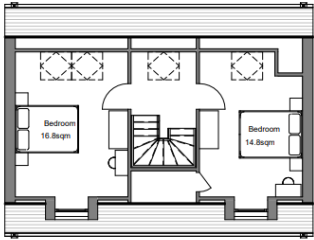
Plots 209



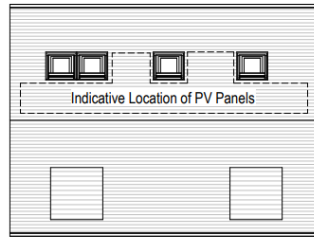
① Malvern Type 4 Ground Floor
1: 100



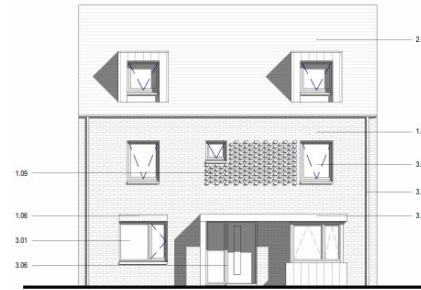
② Malvern Type 4 First Floor
1: 100



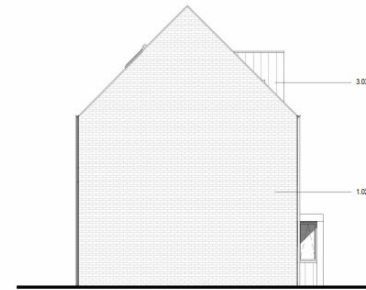
③ Malvern Type 4 Second Floor
1: 100



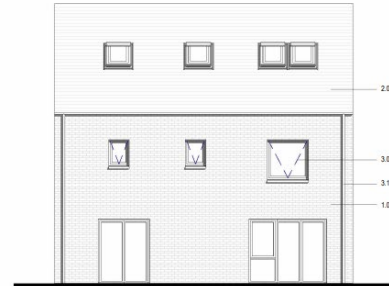
④ Malvern Type 4 Roof Plan
1: 100



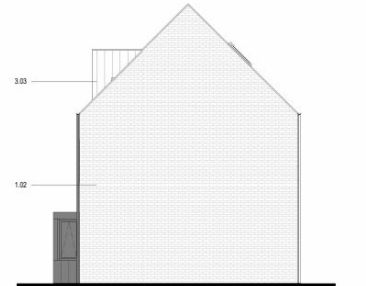
① Malvern Type 4 - Elevation 1
1: 100



② Malvern Type 4 - Elevation 2
1: 100



③ Malvern Type 4 - Elevation 3
1: 100



④ Malvern Type 4 - Elevation 4
1: 100

Planning Balance

Approval

Key material considerations

- Housing delivery on strategic housing allocation Policy 20.
- High quality development.
- Accessible homes to Building Regulations requirement part M4(2).
- Carbon reduction and water efficiency.
- High quality cycle parking.
- Electric vehicle charging.
- Ecological enhancements.



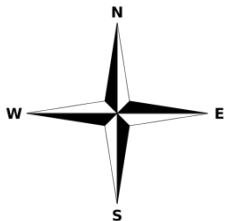
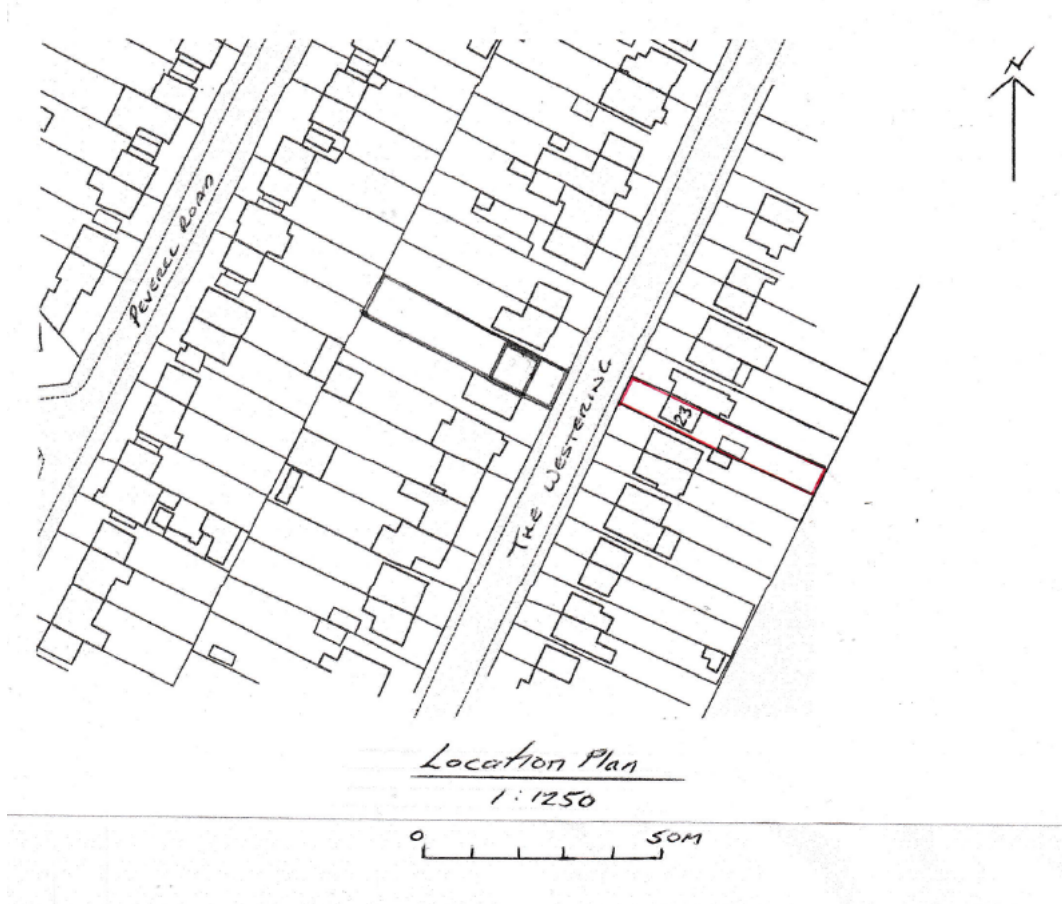
Refusal

Key material considerations

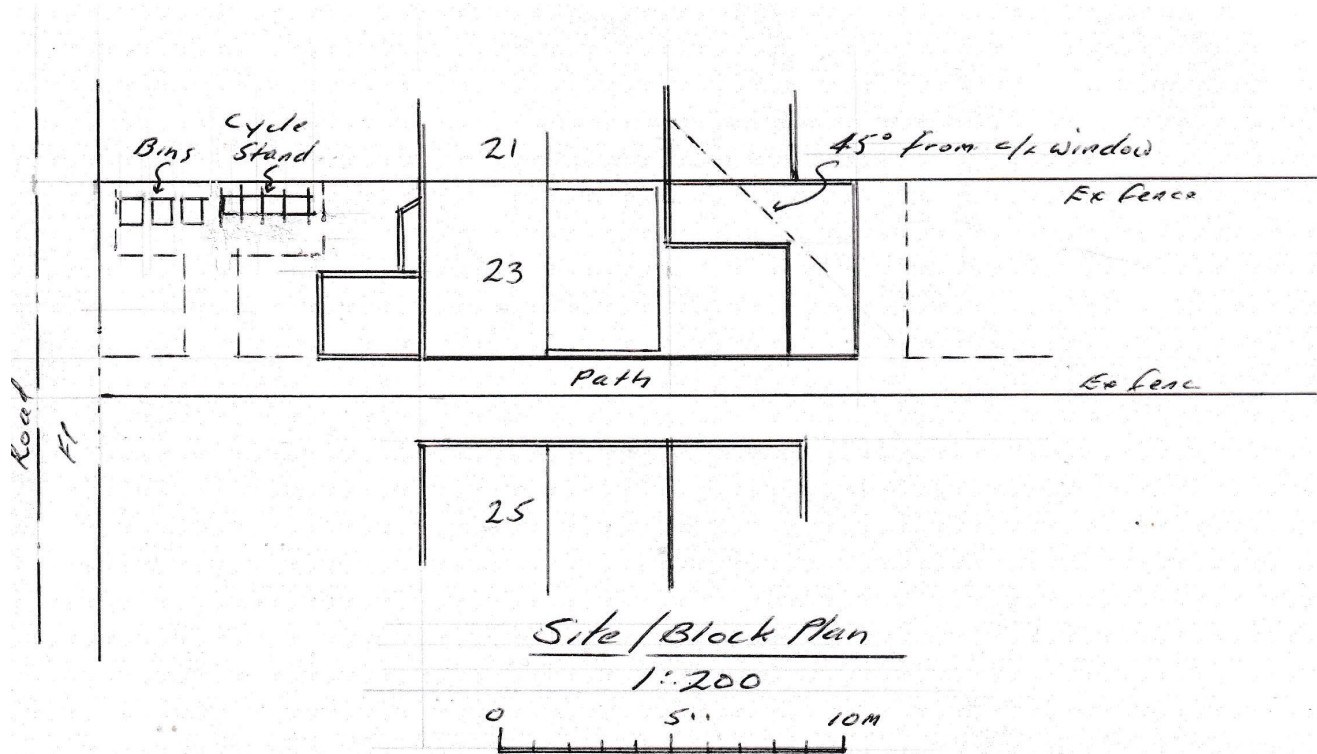
- Failure to meet detailed parts of the Technical Housing Standards – Nationally Described Space Standards (2015) and Policy 50 relating to the size of double bedrooms.

Officer Recommendation: Approve

24/02669/FUL/23 The Westering Site Location Plan

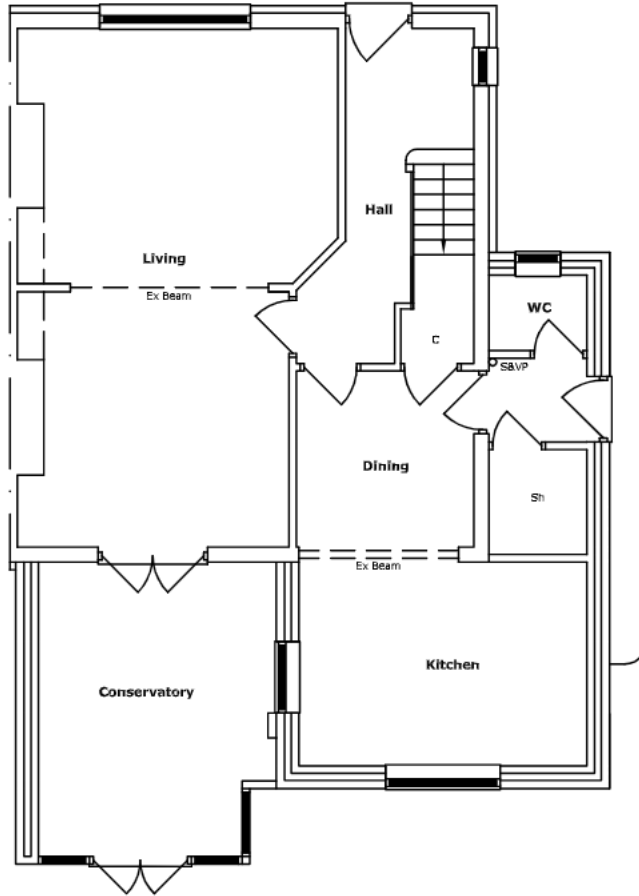


Site / Block Plan

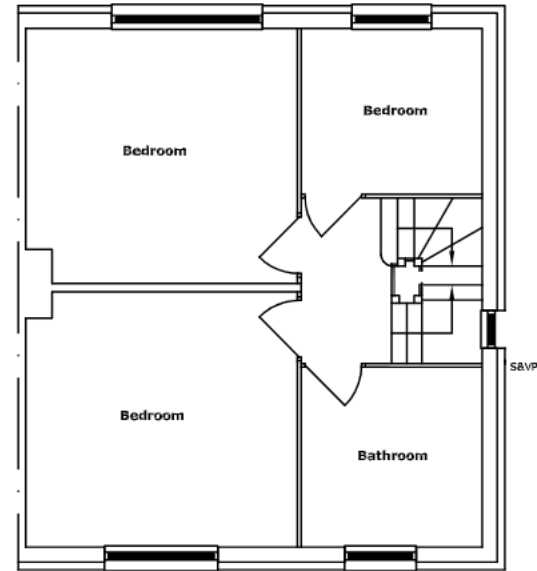


Dwg No. 8133/1

Existing Plans

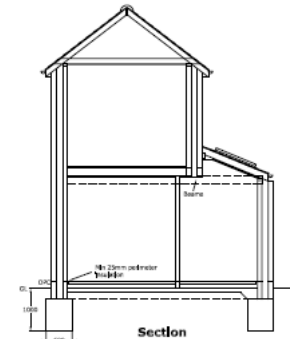
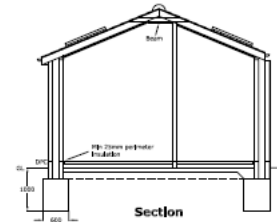
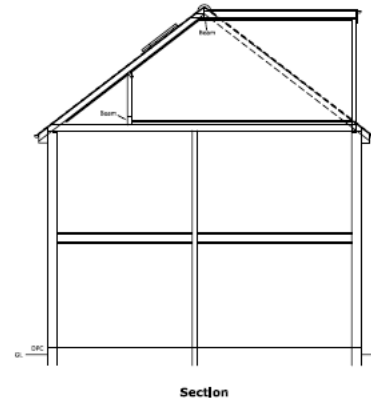
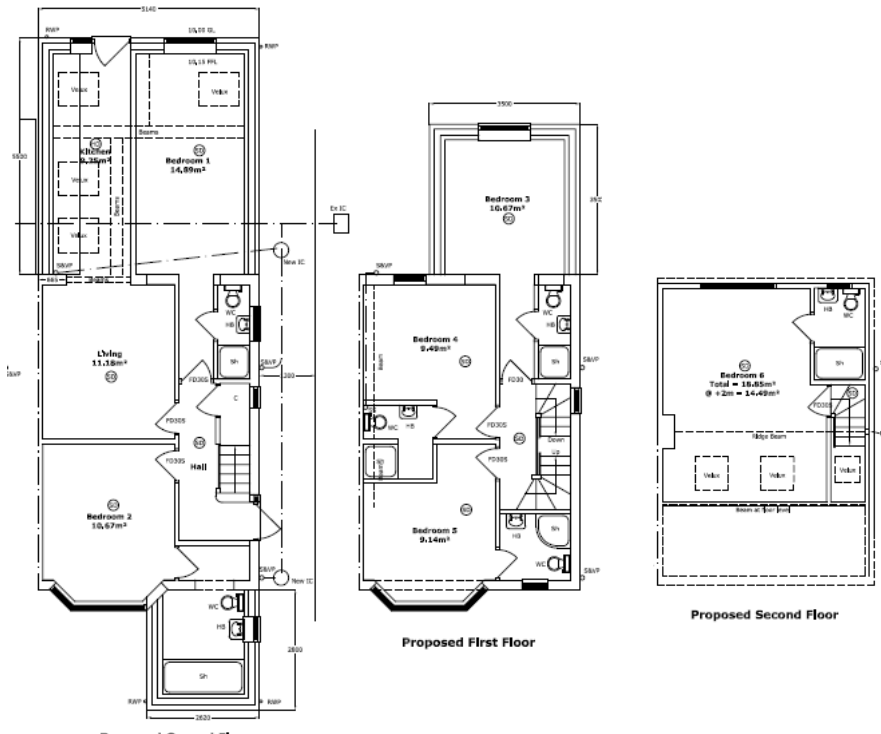


Existing Ground Floor



Existing First Floor

Proposed Plans & Sections



Planning Balance

Approval

Key material considerations

- Change of use to a small HMO from a dwelling is permitted development.
- Impact on neighbouring dwellings is not unduly harmful.
- No unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe.



Refusal

Key material considerations

Officer Recommendation: Approve

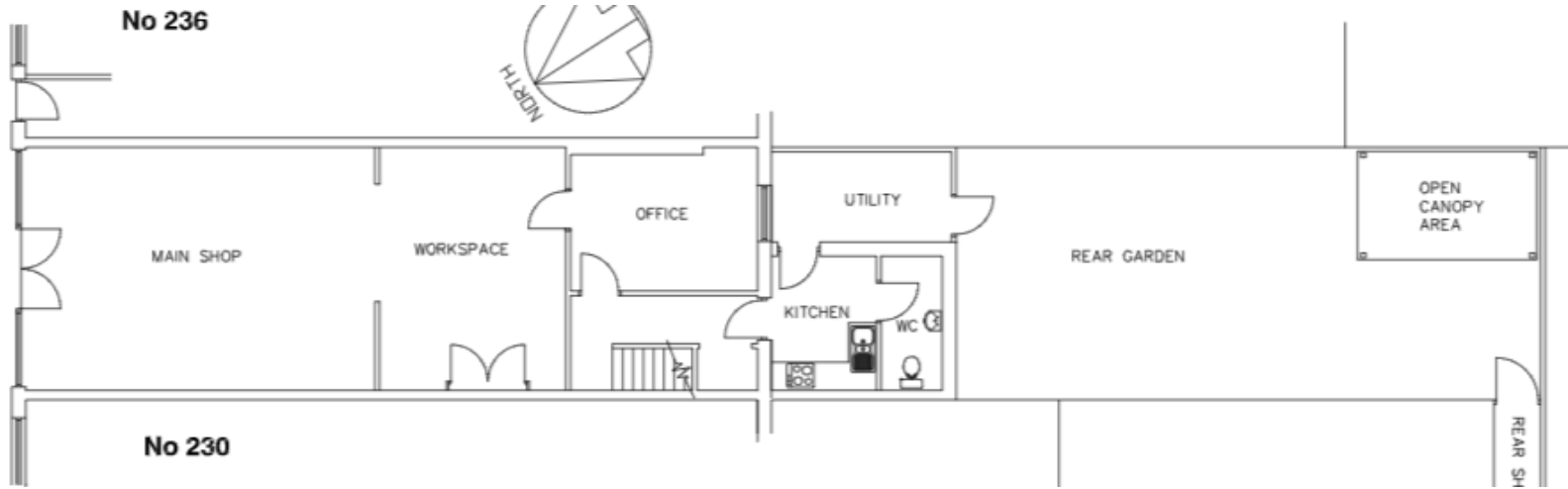
24/02473/FUL/232 Mill Road

Change of use from (dry cleaner) Use Class sui generis to
(hot food takeaway) sui generis.

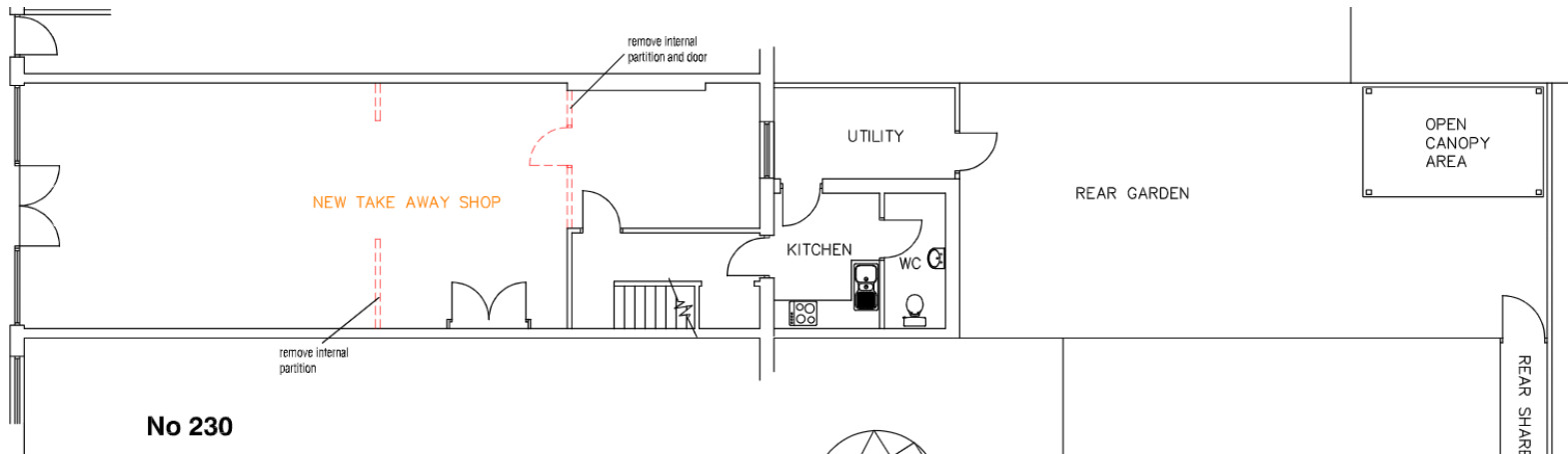
Site Location Plan



Floorplans

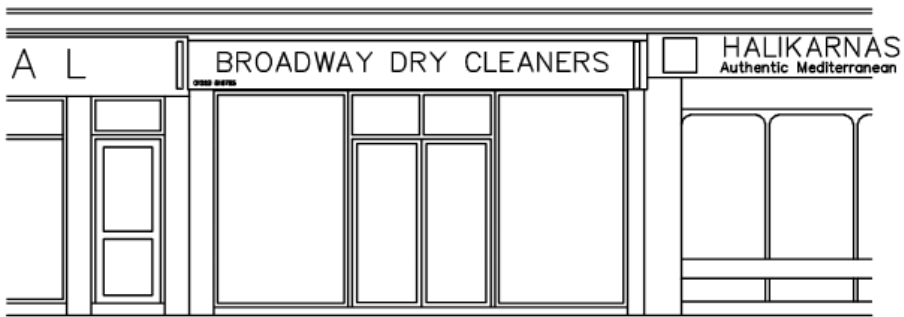


Existing Floorplan

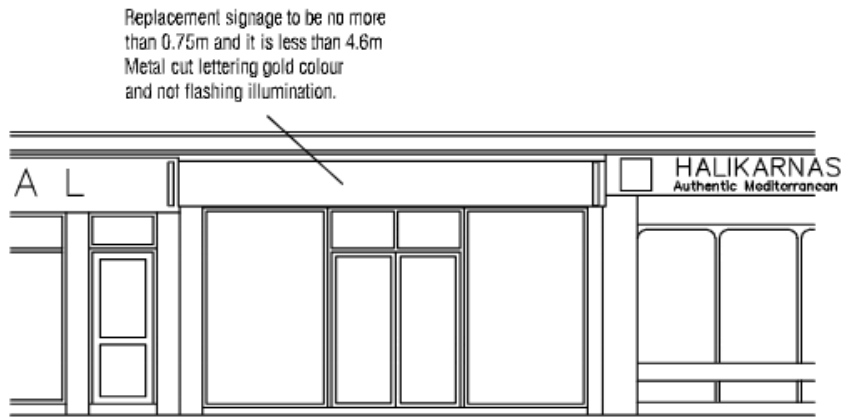


Proposed Floorplan

Elevations



EXISTING FRONT ELEVATION, 1:100



PROPOSED FRONT ELEVATION, 1:100

Planning Balance

Approval

Key material considerations

- The proposed use is acceptable within the Mill Road District Centre



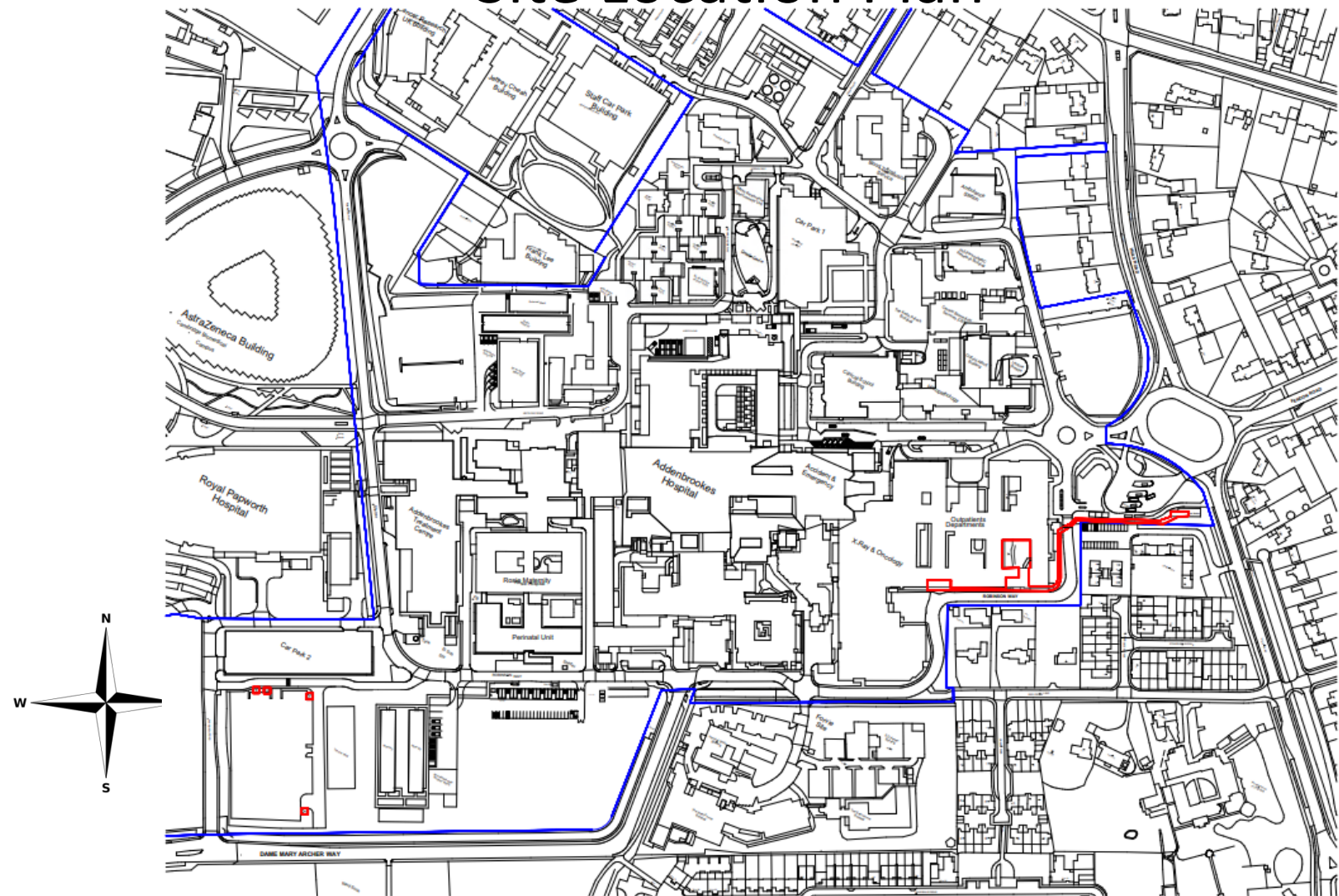
Refusal

Key material considerations

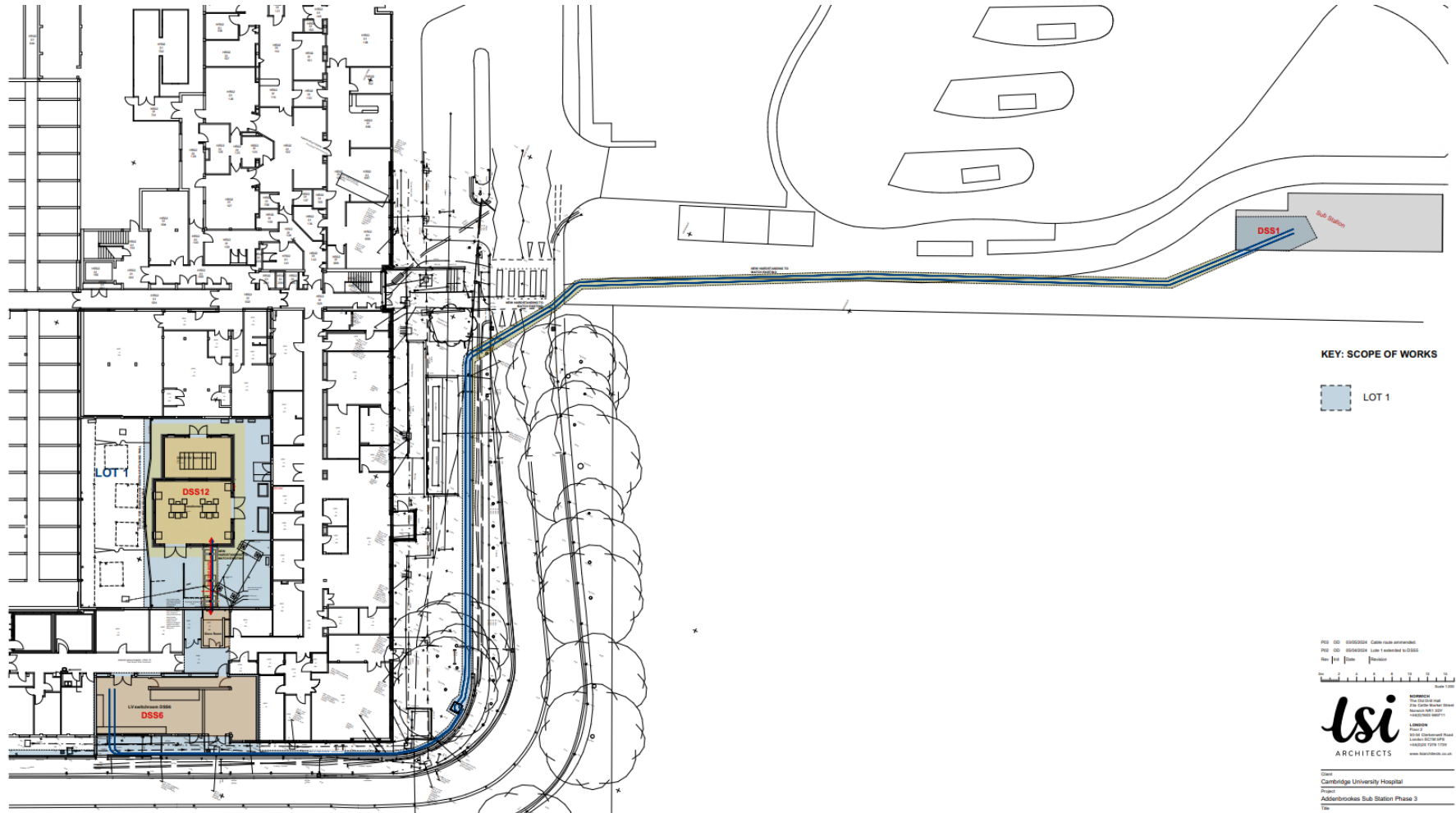
Officer Recommendation: Approve

24/01787/FUL - Erection of substation, transformers, switch rooms, gantry, cable connections and associated infrastructure

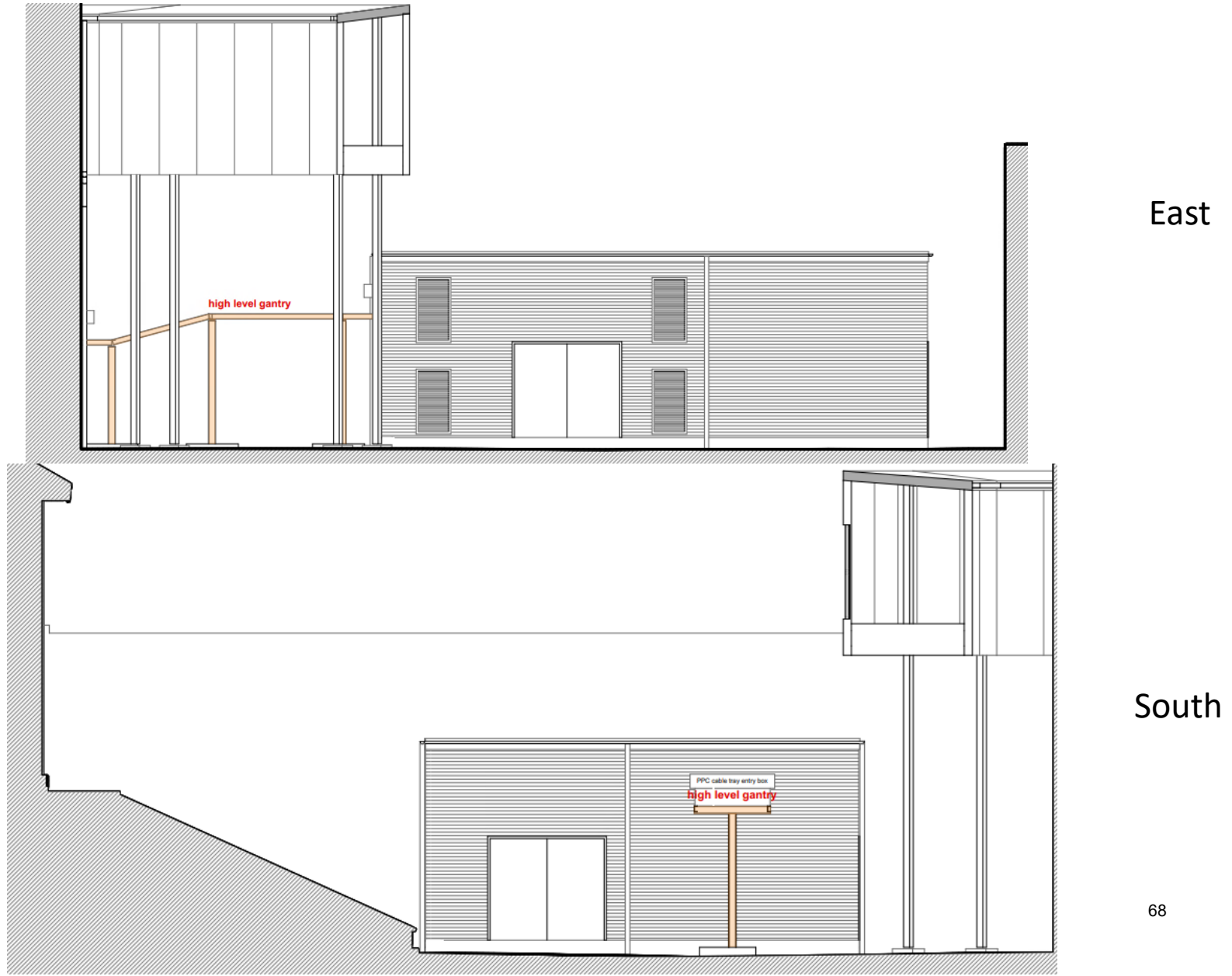
Site Location Plan



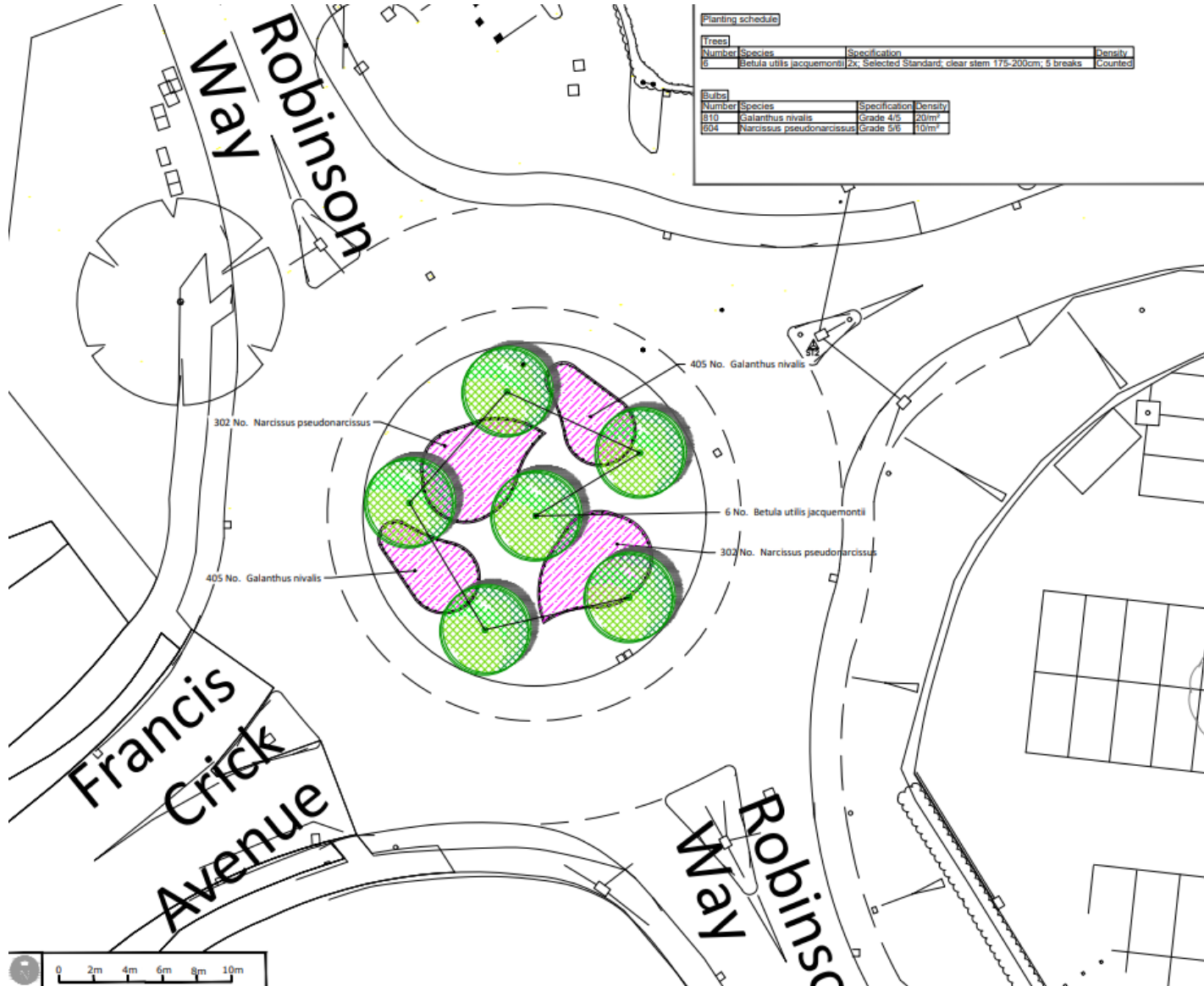
Site Plan



Elevations



Roundabout Planting



Planning Balance

Approval

Key material considerations

- Meets a current and future need to support reliable provision of electricity to the hospital campus.
- 48.05% Biodiversity Net Gain.



Refusal

Key material considerations

- No Green or Brown flat roof

Officer Recommendation: Approve