

## **PLANNING COMMITTEE MEETING – 23 July 2025**

### **Amendment/De-brief Sheet**

Circulation:	First	Item:	6
Reference Number:	22/02066/CONDR		
Address:	Owlstone Croft, Owlstone Road, Newnham		
Determination Date:	24.07.25		
To Note:	<p>Further representations have been received, including new representations from 25 addresses.</p> <p>Those in objection raise the following additional issues:</p> <p>Construction impacts</p> <ul style="list-style-type: none"><li>• Diversion route whilst cabling works are undergoing</li><li>• Impact upon children attending summer holiday clubs</li></ul> <p>Officer response:</p> <ul style="list-style-type: none"><li>- The potential for diversion routes is noted in paragraph 10.17 of the Committee Report.</li><li>- The potential impact upon children attending summer holiday clubs is noted. However, these movements would not give rise to conflict beyond that already considered (i.e., movement during term times).</li></ul> <p>Other matters (residential amenity, public health and character of the area)</p> <ul style="list-style-type: none"><li>• Application site to become a conference centre</li><li>• Request highway condition surveys</li><li>• Noise from vehicle alarms</li></ul> <p>Officer response:</p> <ul style="list-style-type: none"><li>- The consented development is for student accommodation; no conference centre is consented (or proposed).</li><li>- No highway condition survey is required by planning consent 22/02066/FUL.</li><li>- Noise from vehicle alarms is not a material planning consideration.</li></ul> <p>Other comments from third parties received do not raise any additional material planning considerations that have not already been addressed in the officer's report.</p>		

	<p>Further local member (Councillor Peter Rees) concerns have been raised regarding the legality of the TTRO plan and not following the proper process. This has been addressed within Paragraph 10.66 of the officer report.</p> <p>A further plan (Appendix E1 – Owlstone Logistics Plan Rev Q – No swept path) has been submitted to align with Appendix E2 and Appendix E3. This was published as part of the application on 17 July 2025.</p> <p>In addition, photographic evidence of an HGV entering the sports ground has been submitted to demonstrate that HGVs can use the entrance to the sports ground safely. This was published as part of the application on 17 July 2025.</p> <p>One representation of support has been received from Queens' College.</p>
Amendments to Text:	<p>Amend the text in Paragraph 10.8 to the following:</p> <p>Whilst third party's comments regarding construction hours are noted, condition 15 of the planning consent restricts vehicles in excess of 3.5 tonnes (Heavy Goods Vehicles (HGVs)) during school term times to be between the hours of 9:30am-2.30pm Monday to Friday and Saturdays only. On this basis, all deliveries within school term times in excess of 3.5 tonnes will be scheduled on weekdays between the hours of 9.30am-2.30pm to avoid peak traffic hours and school pick-up/drop off times. Outside of these times, condition 6 restricts deliveries to between 8am-6pm Monday to Friday and 8am-1pm on Saturdays. Whilst further construction hours limitations have been suggested by third parties such as preventing HGVs during school lunchtime, <b>during school holiday</b> and time restrictions on smaller vehicles, this is considered unnecessary, was not required by the planning inspector to make the development acceptable and if introduced will also elongate the period of construction.</p> <p>Replace the text in Paragraph 10.10 with the following: Appendix E1 – Owlstone Logistics Plan Rev PQ – No swept path (received 9<sup>th</sup> 17th July 2025)</p> <p>Replace the text in Paragraph 10.17 with the following:</p> <p>Whilst third parties have raised concerns with the lack of backup routing plan and a road diversion due to take place over the summer (due to cabling works), as noted within the TMP, if the prescribed route is required to</p>

	<p>temporarily change due to road closures etc., diversion routes will be utilised and the suitability of any prescribed diversion routes for vehicles confirmed prior to communicating its use to HGV drivers.</p> <p>Add further paragraphs after paragraph 10.67 to state the following:</p> <p>Whilst third party and local member comments have been raised regarding the application site becoming a conference centre, compliance with health and safety requirements and the request for highway condition surveys to be carried out, these are considered civil matters outside of this planning assessment.</p> <p>Whilst further third party comments concerning air pollution and noise upon human receptors and the impact upon residential amenity, public health and character of Newnham are all noted, these matters fall outside of this planning assessment. Notwithstanding this, air pollution 'trackout' construction impacts are noted within the Air Quality and Dust Management Plan submission (22/02066/CONDF) to be negligible.</p> <p>Replace the text in Paragraph 11.1 with the following:</p> <p>Appendix E1 – Owlstone Logistics Plan Rev PQ – No swept path (received 9<sup>th</sup> 17th July 2025)</p>
Pre-Committee Amendments to Recommendation:	NONE
<b>Decision:</b>	Approve