

# Cambridge City Council

## Planning

**Date:** Wednesday, 6 January 2021

**Time:** 10.00 am

**Venue:** This a virtual meeting and therefore there is no physical location for this meeting.

**Contact:** [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk), tel:01223 457000

### Agenda

#### 1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a two part agenda and will be considered in the following order:

- **Part One**

Major Planning Applications

Start time: 10am

- **Part Two**

Minor/Other Planning Applications

Start time: At conclusion of Part One

There will be a thirty minute lunch break before part two of the agenda is considered.

If the meeting should last to 6.00pm, the Committee will vote as to whether or not the meeting will be adjourned.

#### 2 Apologies

#### 3 Declarations of Interest

#### 4 Minutes

(Pages 7 - 30)

### **Part 1: Major Planning Applications**

#### 5 20/03651/S73 - 6-18 King Street

(Pages 31 - 56)

#### 6 20/03626/LBC - 6-18 King Street

(Pages 57 - 64)

## **Part 2: Minor/Other Planning Applications**

|    |                                          |                      |
|----|------------------------------------------|----------------------|
| 7  | 20/03038/S73 - 60 Trumpington Road       | (Pages 65 - 86)      |
| 8  | 20/03327/FUL - Rose Cottage, Trumpington | (Pages 87 -<br>110)  |
| 9  | 20/03418/FUL - 14-17 Regent Terrace      | (Pages 111 -<br>140) |
| 10 | 19/1408/FUL - 45 Highworth Avenue        | (Pages 141 -<br>156) |
| 11 | 20/01967/FUL - 6 Chaucer Road            | (Pages 157 -<br>166) |

**Planning Members:** Smart (Chair), Baigent (Vice-Chair), Green, McQueen, Page-Croft, Porrer, Thornburrow and Tunnacliffe

**Alternates:** Bird and Herbert

## Information for the public

Details how to observe the Committee meeting will be published no later than 24 hours before the meeting.

Members of the public are welcome to view the live stream of this meeting, except during the consideration of exempt or confidential items, by following the link to be published on the Council's website.

Any person who participates in the meeting in accordance with the Council's public speaking time, is deemed to have consented to being recorded and to the use of those images (where participating via video conference) and/or sound recordings for webcast purposes. When speaking, members of the public should not disclose any personal information of any individual as this might infringe the rights of that individual and breach the Data Protection Act.

If members of the public wish to address the committee please contact Democratic Services by 12 noon two working days before the meeting.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Guidance for how to join virtual committees run via Microsoft Teams: <https://www.cambridge.gov.uk/have-your-say-at-committee-meetings>
- Website: <http://democracy.cambridge.gov.uk>
- Email: [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk)
- Phone: 01223 457000

# Appendix 1 – Planning Policies and Guidance

(Updated September 2020)

## 1.0 Central Government Advice

1.1 National Planning Policy Framework (NPPF) February 2019 – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

1.2 Planning Practice Guidance (NPPG)

The guidance complements the National Planning Policy Framework and provides advice on how to deliver its policies.

1.3 Circular 11/95 – The Use of Conditions in Planning Permissions (Appendix A only): Model conditions.

### *Planning Obligations*

1.4 Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

Paragraph 122 Places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The 2019 amendments to the regulations removed the previous restriction on pooling more than 5 planning obligations towards a single piece of infrastructure.

## 2.0 Development Plans

2.1 The Cambridgeshire and Peterborough Minerals and Waste Plan 2011

2.2 Cambridge Local Plan 2018

### 3.0 Supplementary Planning Documents

3.1 Sustainable Design and Construction 2020

3.2 Cambridge Flood and Water 2018

3.3 Affordable Housing 2008

3.4 Planning Obligations Strategy 2004

#### *Development Frameworks and Briefs*

3.5 The New Museums Site Development Framework (March 2016)

3.6 Ridgeons site Planning and Development Brief (July 2016)

3.7 Mitcham's Corner Development Framework (January 2017)

3.8 Mill Road Depot Planning and Development Brief (March 2017)

3.9 Land North of Cherry Hinton (February 2018)

3.10 Grafton Area of Major Change - Masterplan and Guidance (February 2018)

### 4.0 Use Classes

| Use                                 | Previous Use Class | New Use Class (Sept 2020) |
|-------------------------------------|--------------------|---------------------------|
| Shops                               | A1                 | E                         |
| Financial and Professional Services | A2                 | E                         |
| Café and Restaurant                 | A3                 | E                         |
| Pub/drinking establishment          | A4                 | Sui Generis               |
| Take-away                           | A5                 | Sui Generis               |
| Offices, Research, Light industry   | B1                 | E                         |
| General Industry                    | B2                 | B2                        |
| Storage and Distribution            | B8                 | B8                        |
| Hotels, Guest Houses                | C1                 | C1                        |
| Residential Institutions            | C2                 | C2                        |
| Gymnasiums                          | D2                 | E                         |

|                                                  |    |             |
|--------------------------------------------------|----|-------------|
| Clinics, health centres                          | D1 | E           |
| Cinemas, concert<br>halls, dance halls,<br>bingo | D2 | Sui Generis |