

JOINT DEVELOPMENT CONTROL COMMITTEE - CAMBRIDGE FRINGES

15 July 2020
10.30 - 11.30 am

Present: Councillors Baigent, Matthews, Sargeant (Vice-Chair), Smart, Thornburrow, Tunnacliffe, Ashwood, Harford, Wotherspoon, Bygott, Chamberlain, Daunton, de Lacey (Chair), Williams and Wilson

Officers Present:

Assistant Director Delivery, Cambridge City and South Cambridgeshire District Councils: Sharon Brown
Principal Planner: Philippa Kelly
Legal Adviser: Keith Barber
Committee Manager: James Goddard
Meeting Producer: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL

20/9/JDCC Apologies

Apologies were received from Councillor Richards.

The Chair said a few words to thank officers and councillors for their work as the Joint Development Control Committee was ending in its current form. The committee echoed their support for this sentiment on positive joint working.

20/10/JDCC Declarations of Interest

Item	Councillor	Interest
All	Baigent, de Lacey, Harford	Member of Cambridge Cycling Campaign.
All	Baigent	Member of Extinction Rebellion.
20/13/JDCC	Baigent, Matthews, Sargeant, Smart, Thornburrow and Tunnacliffe	City Councillors who were considering an application by the City Council.

20/11/JDCC Minutes

There were no minutes tabled to be approved.

20/12/JDCC 19/1359/FUL - 59 Cowley Road

The Committee received an application for full planning permission for the change of use from B1(c) light industrial to Class B1(a) office facility and associated works

The Committee noted the following amendment presented on the amendment sheet.

Condition 5 (Hours of use) – additional text to be inserted (in bold) as follows:

‘The use, hereby permitted, shall **only** operate between the hours of 9:00am and 5.00pm Monday to Friday, and at no time on Saturdays, Sundays and Bank **or Public Holidays**’.

Reason: In the interest of the protection of residential amenity, in accordance with Policies 35 and 36 of the adopted Cambridge Local Plan 2018.

In response to Members’ questions the Principal Planner said the following:

- i. The officer assessment considers the change of use to B1a office use proposed by the Applicant (Stagecoach) who are an existing operator in the area, and the wider office uses that could operate within this use class.
- ii. There had been no update from Stagecoach about its long term plans for the use of the site, as the Stagecoach planning contact had been furloughed.
- iii. (Condition 5 hours of use.) The hours of use of the premises as controlled by this condition were as stated on the planning application form. These hours had been confirmed by the Applicant.

The Assistant Director confirmed that it was usual practice to refer to the proposed operating hours as stated on planning application forms when controlling operating hours by condition. Should a future user of the site require different operating hours to those approved, an application would

need to be made to vary the hours (Condition 3 Odour mitigation scheme.) The City Council had commissioned a technical assessment of the odour arising from the waste water treatment works, and a guidance note was published in March 2019 which was a material planning consideration in assessing applications in the area. Whilst officers were unable to confirm the type of particulates which caused the odour, Environmental Health Officers had raised on no objection to the proposed development, subject to odour mitigation measures secured by planning condition.

Councillors Sargeant and Williams proposed an amendment to the officer's recommendation in that the hours of operation be amended to 7:00am to 7:00pm.

This amendment was carried unanimously.

Councillors Sargeant and Williams proposed an amendment to the officer's recommendation that wording of the Reasons for imposing Conditions 3 and 4 [which specifically refer to the protection of human health] should be revised.

This amendment was carried unanimously.

The Committee:

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, subject to the planning conditions set out in the Officer's report varied as follows:

1. **Condition 3 (Odour mitigation scheme):**

Wording of the reason for imposing the condition which refers to the protection of human health to be revised so as to accord with Environmental Health Officer's consultation comments and relevant local plan policies. Delegation to officers in consultation with Chair, Vice Chair and Spokes to settle the revised text.

2. **Condition 4 (Use of outside areas):**

Wording of the reason for imposing the condition which refers to the protection of human health to be revised so as to accord with Environmental Health Officer's consultation comments and relevant

local plan policies. Delegation to officers in consultation with Chair, Vice Chair and Spokes to settle the revised text.

3. Condition 5 (hours of use)

The use hereby permitted shall **only** operate between the hours of **7:00am** and **7:00pm** Monday to Friday, and at no time on Saturdays, Sundays and Bank **or Public Holidays**.

Reason: In the interests of the protection of residential amenity, in accordance with Policies 35 and 36 of the adopted Cambridge Local Plan 2018.

20/13/JDCC 20/0098/FUL - Cowley Road Park and Ride Site

A Regulation 3 application under the Town and Country Planning General Regulations 1992 (as amended).

The Committee received an application for full planning permission for the continued temporary use of the site as a depot until 19th December 2023 and minor retrospective changes including:

- relocation and extension of cycle racks
- 3 additional charging bays
- reduction of size of existing portacabin
- two new portacabins.
- alterations to parking arrangements
- increase in number of waste bays.

The Committee noted the amendment presented on the amendment sheet, as follows:

Condition 1 (Temporary permission) – amendments to text as follows:

The use hereby permitted shall be discontinued and the land restore to its former condition, on or before 19th December 2023, in accordance with a scheme of works to be submitted to and approved in writing by the local planning authority by **19th June 2023**.

Reason: To enable the Local Planning Authority to assess the impact of the use on the amenity of the surrounding area.

In response to Members' questions the Principal Planner said that it would not be necessary to amend the reason of of Condition 3, as proposed in 20/12/JDCC, in relation to protection of human health, as this condition related to dust control and not odour.

The Committee:

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, subject to the conditions recommended by the Officer, including the amendment to Condition 1 (Temporary permission) as set out above.

The meeting ended at 11.30 am

CHAIR