

Cambridge City Council

Planning

Date: Wednesday, 6 July 2022

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

Timings are included for guidance only and cannot be guaranteed

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**
Minor/Other Planning Applications
- **Part Two**
General and Enforcement Items

There will be a thirty minute lunch break some time between 12noon and 2pm. With possible short breaks between agenda items subject to the Chair's discretion.

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

Part 1: Minor/Other Planning Applications

4 20/01972/COND35 - GB1 - Neatherhall Farm, Worts Causeway - 10am (Pages 7 - 16)

5 22/00857/HFUL - 41 Barrow Road - 10.30am (Pages 17 - 30)

| | | |
|---|---|-----------------|
| 6 | 22/00279/FUL - 10 De Freville Avenue - 11am | (Pages 31 - 46) |
| 7 | 21/04605/S73 - 44 George Street - 11.30am | (Pages 47 - 64) |
| 8 | 22/01144/FUL - 338 Cherry Hinton Road - 12 noon | (Pages 65 - 82) |

Part 2: General and Enforcement Items

| | | |
|---|---|-----------------|
| 9 | 22/0271/TTPO - St Matthews Centre - 12.30pm | (Pages 83 - 94) |
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Planning Members: Smart (Chair), D. Baigent (Vice-Chair), Bennett, Collis, Dryden, Gawthrop Wood, Page-Croft, Porrer and Thornburrow

Alternates: Divkovic, Flaubert, Howard, Nethsingha and Todd-Jones

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

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

- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Public health and well-being for meeting arrangements

This Meeting will be live streamed to the Council's YouTube page. Those wishing to address the meeting will also be able to do so virtually via Microsoft Teams.

Should you wish to attend in person, we always ask you to maintain social distancing and maintain your face covering unless you are exempt or when speaking at the meeting. Hand sanitiser will be available on entry to the meeting.

If members of the public wish to address the committee either virtually or in person, you must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

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 halls, dance halls, bingo | D2 | Sui Generis |