

JOINT DEVELOPMENT CONTROL COMMITTEE

24 January 2024
10.00 am - 12.00 pm

Present: Councillors Bradnam (Chair), S. Smith (Vice-Chair), Baigent, Porrer, Smart, Thornburrow, Fane, Hawkins, Stobart and Levien

Officers Present:

Delivery Manager: Toby Williams
Principal Planner: Mike Huntingdon
Legal Adviser: Vanessa Blane
Committee Manager: Sarah Steed
Meeting Producer: Claire Tunnicliffe

Other Officers Present:

Principal Transport Officer: Tam Parry (Cambridgeshire County Council)

FOR THE INFORMATION OF THE COUNCIL

24/1/JDCC Apologies

Apologies were received from City Councillor Flaubert and City Councillor Levien attended as alternate. SCDC Councillor Cahn and SCDC Councillor R.Williams also provided apologies.

24/2/JDCC Declarations of Interest

Item	Councillor	Interest
24/4/JDCC	Baigent	Personal: Cambridge Cycling Campaign.
24/4/JDCC	Stobart	Personal: Cambridge Cycling Campaign.

24/3/JDCC Minutes

The minutes of the meetings held on 18 October 2023 were approved as a correct record and signed by the Chair subject to the following amendments:

- i. The inclusion of the words 'Cambridge Past Present and Future' in the sentence 'The representation from Cambridge Past Present and Future covered the following issues:'.
- ii. The correction of a typographical error within paragraph ii of the resolution to delete 'R-' so that it read 'A review of proposed...'

The minutes of the meetings held on 15 November 2023 were approved as a correct record and signed by the Chair

24/4/JDCC 23/00835/FUL – Taylor Vinters Merlin Place, 460 Milton Road, Cambridge

The Committee received an application for full planning permission, which was previously deferred by Committee on 18 October 2023.

The application sought approval for the demolition of 2,730 sqm (GIA) office building (use class E(g)(i)) and erection of 13,096 sqm (GIA) of research and development accommodation (use class E(g)(ii)), including ancillary accommodation broken down as follows:

- i. Office accommodation (4,648 sqm)
- ii. Laboratory space (4,388 sqm)
- iii. Café (161 sqm)
- iv. Ground floor car park incorporating 37 no. car parking spaces.
- v. Plant space (924 sqm)
- vi. 304 cycle parking spaces
- vii. Access and circulation areas, engineering works and footpaths/cycleways
- viii. Drainage and servicing infrastructure, and
- ix. Hard and soft landscaping.

The Principal Planner updated their report by referring to amendments contained within the Amendment Sheet namely:

- i. The correction of references within the officer report to the Joint Development Control Committee the application was previously brought to should refer to the 18 October 2023 meeting and not the 21 October 2023.
- ii. The Urban Design Officer and the Landscape Officer had responded with no objections to the amended proposals.
- iii. Amendments to the wording of conditions 35, 36 and 37
 - a. Condition 35 - Grey water recycling scheme

No development above base course shall take place until a scheme for grey water harvesting and recycling has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

b. Condition 36 - Rainwater recycling scheme

No development above base course shall take place until a scheme for rain water harvesting and recycling has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

c. Condition 37 - Water efficiency

The development hereby approved shall not be used or occupied until evidence in the form of the BREEAM Wat01 water efficiency calculator has been submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits.

The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

Edward Joslin (Applicant) addressed the Committee in support of the application.

The Principal Planner, Delivery Manager and the Principal Transport Officer said the following in response to Members' questions:

- i. The location of the crossing place at Carling Road was indicative and would be agreed at the detailed design stage. A formal crossing was proposed which was appropriate given traffic volumes.
- ii. Construction on the Greater Cambridge Partnership (GCP) Greenway was expected to begin in March 2024. If the Greenway did not come forward for some reason a formal crossing could still be constructed within the existing road layout.

- iii. The south bound bus stop into the city on Milton Road was an existing bus stop.
- iv. Officers did not foresee conflict arising between cars and cyclists in the car park as there was clear visibility and both would move cautiously in the area.
- v. Confirmed that the cycle routes into and through the building were connected to enable good access.
- vi. In response to concerns about the loss of trees, confirmed that the trees which were originally proposed to be removed (which were in front of the building) were now going to be replaced. Also noted hedges which were going to be retained and new hedges which were going to be planted.
- vii. Confirmed that an additional condition could be added to ensure protection of tree roots in relation to foundation design.
- viii. Confirmed that external seating was proposed to the north of the development and that additional seating was now proposed following the removal of the external bike storage.
- ix. In response to concerns raised regarding the 'urban heat island effect' advised that there was no specific planning policy which dealt with this. The external seating area was located to the north of the development, which would have the early morning sun but would not have the sun shining on it during the hottest part of the day. The balconies would be shaded by the southern projecting lantern feature. There would also be a green / brown roof. The Applicant had also undertaken modelling regarding overheating of the building itself. The BREAAAM specifications would ensure energy efficiency around heat escaping from the building would be covered by proposed planning conditions.
- x. The materials and colour scheme was proposed to be secured through condition 33 which was detailed in the officer's report. The Committee could request that the colour of materials be brought back to Committee for their consideration.
- xi. The Quality Panel had reviewed the design of the building.
- xii. Suggested amending condition 33 to include consideration of the urban heat island effect when considering the choice of materials for the building.
- xiii. Planning condition 35 dealt with grey water recycling and was detailed on the Amendment Sheet.
- xiv. Planning condition 37 was appropriately worded in terms of the timing of information.

Following Member debate, the Delivery Manager offered the following summary of the conditions and informatives that would be annexed to the

officer recommendation contained in paragraph i and ii on page 18 of the officer report:

- i. Conditions 1-31 in the original officer report (pages 73-87)
- ii. Conditions 32 and 34 in the officer addendum report (page 23)
- iii. Conditions 35 to 37 as listed on the Amendment Sheet
- iv. Informatives listed in the original officer report (pages 87-89)
- v. An additional condition (38) regarding foundation design for new and existing trees
- vi. An amendment to condition 33 as set out in the officer addendum report (page 23) to include consideration of the urban heat island effect.

The Committee:

Resolved (by 9 votes to 1) 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:

- i. Conditions 1-31 in the original officer report (pages 73-87)
- ii. Conditions 32 and 34 in the officer addendum report (page 23)
- iii. Conditions 35 to 37 as listed on the Amendment Sheet
- iv. Informatives listed in the original officer report (pages 87-89)
- v. An additional condition (38) regarding foundation design for new and existing trees
- vi. An amendment to condition 33 as set out in the officer addendum report (page 23) to include consideration of the urban heat island effect.
- vii. The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 with delegated authority to officers to negotiate, secure and complete such an Agreement and any others considered appropriate and necessary to make the development acceptable in planning terms.

The meeting ended at 12.00 pm

CHAIR