

PLANNING

7 August 2024
10.05 am - 5.20 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Dryden, Gilderdale, Griffin, Porrer and Young

Officers:

Deputy Director, Greater Cambridge Shared Planning and 3C Building Control:
Heather Jones

Area Manager (East): Jane Rodens

Strategic Sites Manager: Philippa Kelly

Historic Environment Team Leader: Christian Brady

Principal Landscape Architect: Helen Sayers

Principal Planner (CIP and SCIP Projects): Aaron Coe

Senior Planner: Dominic Bush

Senior Planner: Phoebe Carter

Senior Planner: Charlotte Peet

Planner (Telecommunications): Paulo Tavares

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL

24/63/Plan Apologies

Apologies were received from Councillors Lokhmotova, Thornburrow and Todd-Jones.

Councillors Griffin and Young attended as Alternates.

24/64/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Bennett	24/67/Plan	Personal: Sat on Housing Scrutiny Committee when the item came up

		for discussion at Housing Scrutiny dealing with non-planning matters. Pre-disposed but not pre-determined.
Councillor Griffin	24/67/Plan	Personal: Was a Ward Councillor for Coleridge. He had spoken in favour when previous application came to Committee 27 March 2024. Was also a member of Housing Scrutiny Committee which considered Housing Revenue Account funding for this as a non-planning matter. Pre-disposed but not pre-determined.
Councillor Porrer	24/67/Plan	Personal: Sat on Housing Scrutiny Committee when item came up for discussion on Housing Revenue Account for this as a non-planning matter. Discretion unfettered.
Councillor Young	24/70/Plan	Personal and Prejudicial: Application was in her Ward and she had general discussions with residents about it. Withdrew from its determination and did not vote.
Councillor Bennett	24/72/Plan	Personal: Had general conversations about previous application with residents as a Ward Councillor. Was neither pre-disposed or pre-determined.
Councillor Gilderdale	24/72/Plan	Personal: Was a Ward Councillor when the Varsity brought their first planning application in 2022. Had general conversations with the Applicant at the time. This was a new iteration so discretion unfettered.
Councillor Porrer	24/72/Plan	Personal: Varsity Hotel was in her Ward but other Councillors had liaised with residents about it so discretion unfettered.

24/65/Plan Committee Recording

The Committee minutes list public speakers at Committee. Please view the recording of the meeting on [Cambridge City Council - YouTube](#) to see/hear more detail about statements from public speakers and Ward Councillors.

24/66/Plan Re-Ordering Agenda

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the published agenda.

24/67/Plan 23-04686-FUL Fanshawe Road Addendum committee report

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing buildings, garages and hardstanding and the erection of 84 residential units, car parking, landscaping and associated works.

Ben Binns (Applicant's Representative) addressed the Committee in support of the application.

The Committee:

Resolved (by 6 votes to 0 with 2 abstentions) to:

- i. approve planning application reference 23/04686/FUL subject to the planning conditions and informatives as set out below with delegated authority to Officers to settle any amendments to those conditions and informatives prior to issuing of the planning permission; and
- ii. the completion of a s106 Agreement to secure a policy compliant 40% affordable housing scheme and all other planning obligations set out in the initial Officer report presented to Committee on the 27 March 2024, with delegated authority to Officers to settle the final contribution amounts and minor alterations required to the Heads of Terms to secure an Agreement; and
- iii. delegate authority for the Director of Planning to execute and exchange a Memorandum of Understanding with the Council's Director of Communities which in the event of a further tranche/s of grant funding

being awarded by Homes England, will seek to secure that all additional affordable units being provided on the development are occupied, managed and maintained in accordance with the Approved Housing Scheme pursuant to the Section 106 Agreement.

24/68/Plan 24-00973-FUL Land To Rear Of 33-39 Paget Road

The Committee received an application for full planning permission.

The application sought approval for the construction of 4 No. dwellings (comprising 4 x 3-bed units) including demolition of existing garages, widening of existing access from Paget Road and associated landscaping.

A resident of Scotsdowne Road addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application.

Jim Pollard (Applicant's Representative) addressed the Committee in support of the application.

Councillor Lokhmotova, Cambridge City Councillor, addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

Councillor Hauk, Cambridge City Councillor, addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

Councillor Smart proposed an amendment to the Officer's recommendation to include obscure glazing on the rear windows.

This amendment was **carried unanimously**.

Councillor Smart proposed and Councillor Porrer seconded deferring determination of the application.

This proposal was lost **(by 6 votes to 2)**.

The Committee:

Resolved (by 7 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 the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to include obscure glazing.

24/69/Plan 24-01783-FUL 2 Scotland Close

The Committee received an application for a change of use from a small scale 6 person HMO (Use Class C4) to Sui Generis as an 8 bedroom, 8 person HMO.

Ed Sturdy (Applicant's Agent) addressed the Committee in support of the application.

Councillor Porrer proposed an amendment to the Officer's recommendation: Amend Condition 3 to split a minimum of 8 secure covered cycle parking spaces between the front and rear of the property.

The amendment was carried unanimously.

The Committee:

Resolved (by 7 votes to 1) to grant the application for change of use in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to Condition 3 to split a minimum of 8 secure covered cycle parking spaces between the front and rear of the property.

24/70/Plan 24-01907-S73 48 Cavendish Avenue

Councillor Young withdrew from the meeting for this item and did not participate in the discussion or decision making.

The Committee received a s73 application to vary condition 2 (approved drawings) of ref: 23/02630/FUL (demolition of existing dwelling and erection of 1no 5bed dwelling) extensions to the north-west corner of the dwelling, in addition to alterations to the fenestration of the building.

A resident of Cavendish Avenue addressed the Committee speaking in objection to the application.

JinSeok Yang (Architect) addressed the Committee in support of the application.

The Area Development Manager (East) proposed an amendment to the Officer's recommendation regarding Condition 6:

Within two months of this decision being issued a Biodiversity Net Gain (BNG) Plan shall be submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

(Admin note: The rest of the condition is as per the officer report.)

This amendment was **carried unanimously**.

The Committee:

Resolved (by 7 votes to 0) to grant the s73 application in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the timescale amendment to Condition 6.

24/71/Plan 24-01604-FUL Edeva Court

The Committee received an application for full planning permission.

The application sought approval for the construction of a single storey extension at roof level comprising 4 No. self-contained residential flats (Use

Class C3), including provision of car parking, cycle parking and associated works.

The Senior Planner updated his report by referring to the removal of Condition 11 (which related to the obscure glazing of third floor windows within the southern elevation) on the Amendment Sheet.

Kieran Rafferty (Applicant's Agent) addressed the Committee in support of the application.

Councillor Young proposed an amendment to the Officer's recommendation to include an informative requesting the Applicant to consider installing windows on the north side of the property if considered by Officers to be appropriate.

This amendment was **carried by 5 votes to 3.**

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, and subject to the conditions recommended by the Officer as amended by the Amendment Sheet (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the informative requesting the Applicant to consider installing windows on the north side of the property if considered by Officers to be appropriate.

24/72/Plan 24-01408-FUL The Varsity Hotel and Spa, 24 Thompson Lane

The Committee received an application for full planning permission.

The application sought approval for an all-weather retractable roof canopy with living meadow walls and associated works.

Alison Oughton (Cheffins) spoke on behalf of Magdalene College in objection to the application.

A Cambridge Past, Present & Future Representative addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

A Director of Beaufort Place Ltd addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application.

A local resident addressed the Committee speaking in support of the application and concluded by asking the Committee to approve the application.

Will Nicholls (Planning Consultant) addressed the Committee in support of the application.

A member of hotel staff addressed the Committee speaking in support of the application and concluded by asking the Committee to approve the application.

Councillor Martinelli, Cambridge City Councillor, addressed the Committee speaking in support of the application. (Written statement read by Committee Manager).

Councillor Ashton, Cambridge City Councillor, addressed the Committee speaking in support of the application.

Councillor Hossain, Cambridge City Councillor, addressed the Committee speaking in support of the application. (Written statement read by Committee Manager).

Councillor Bick, Cambridge City Councillor, addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application. (Written statement read by Committee Manager).

The Committee:

Resolved (4 votes to 4 – and on the Chair’s casting vote) to refuse the application as per the Officer recommendation.

24/73/Plan 24-01388-S73 45 Nightingale Avenue

The Committee received a s73 application to vary conditions 2 (approved plans) and 13 (obscured glazing) of planning permission 17/2261/FUL (erection of two detached, three-storey, four-bedroom family homes with single storey elements to the front and rear following demolition of existing detached house and garage) with fenestration alterations and addition of roof lantern.

Councillor Smart proposed an amendment to the Officer's recommendation to check proposed materials and ascertain they were not flammable.

This amendment was **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation to obscure the dormer window or not at Officer discretion.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the s73 application in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the following amendments:

- i. to check proposed materials and ascertain they were not flammable; and
- ii. to obscure the dormer window at Officer discretion.

24/74/Plan Planning Committee Review Project Update Aug 2024

The Committee noted the Officer's report.

24/75/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 5.20 pm

CHAIR