

PLANNING

4 September 2024
10.25 am - 5.10 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Gilderdale, Griffin, Lokhmotova, Porrer, Thornburrow and Todd-Jones

Also present:

- City Councillor Smith
- County Councillor Slatter

Officers:

Delivery Manager: Toby Williams

Historic Environment Team Leader: Christian Brady

Principal Conservation Officer: Paul Robertshaw

Principal Planner (CIP and SCIP Projects): Aaron Coe

Principal Planner: Tom Gray

Principal Planner: Dean Scrivener

Principal Sustainability Officer: Emma Davies

Arboricultural Officer: Joanna Davies

Biodiversity Officer: Guy Belcher

Legal Adviser: Richard Pitt

Committee Manager: James Goddard

Meeting Producer: Claire Tunncliffe

Other Officers Present:

Principal Engineer Major Developments: Tam Parry (Cambridgeshire County Council)

Consultant: Annemarie deBoom

FOR THE INFORMATION OF THE COUNCIL**24/76/Plan Apologies**

Apologies were received from Councillor Dryden, (Councillor Griffin attended as an Alternate).

Councillor Thornburrow sent apologies and would join the meeting mid-morning as she had another commitment.

24/77/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Bennett	6	Personal: Sat on Strategy & Resources Scrutiny Committee which considered an out of cycle decision about purchasing the site. Made comments on out of cycle decision but discretion unfettered.
Councillor Porrer	6	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 Todd-Jones	6	Personal and Prejudicial: Had extensive discussions with residents about this item. Withdrew from its determination and did not vote.
Councillor Lokhmotova	7, 8	Personal: Had met the Applicant but not discussed application with him. Discretion unfettered.
Councillor Lokhmotova	9	Personal and Prejudicial: Her company had bid to

		do some work on this project in the past. Withdrew from its determination and did not vote.
Councillor Porrer	9	Personal: Application was in her ward but planning matters were dealt with by other Ward Councillors. Discretion unfettered.

24/78/Plan Minutes

The minutes of the meeting held on 7 February, 27 March, 3 July and 7 August 2024 were approved as a correct record and signed by the Chair subject to the following amendment:

24/14/Plan 23/02685/FUL Grafton Centre - 7 February 2024

Councillor Porrer, Cambridge City Councillor (Ward Member), addressed the Committee speaking in **support** ~~objection~~ of the application.

24/79/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.

24/80/Plan 23/02127/FUL Mayflower House

The Committee received an application for full planning permission.

The application sought approval for the erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor of Mayflower House with the removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.

Two Manhattan Drive residents addressed the Committee speaking in objection to the application. (Written statements read by Committee Manager).

Councillor Porrer proposed amendments to the Officer's recommendation. Construction and environmental management plan to reference:

- i. communication and liaison with residents;
- ii. scaffolding positioning and timing.

The amendments were **carried by 8 votes to 0**.

Councillor Bennett proposed amendments to the Officer's recommendation:

- i. Condition 23 to include M42 compliance;
- ii. an informative recommending a contractor and resident liaison committee (included in construction and environmental management plan).

The amendments were **carried by 8 votes to 0**.

The Committee:

Resolved (by 8 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the planning conditions set out in the Officer's report;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
 - a. construction and environmental management plan:
 - i. trigger would be prior to removal of apparatus;
 - ii. condition specifically to reference:
 1. communication and liaison with residents;
 2. scaffolding positioning and timing;
 - iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend Condition 23 to include:
 - a. 'prior to occupation' trigger for information;
 - b. M42 compliance requiring suitable wheelchair access and turning space;

- iv. an informative included on the planning permission recommending a contractor and resident liaison committee (included in construction and environmental management plan).

24/81/Plan 24/01354/FUL 137&143 Histon Road

Councillor Thornburrow joined the Committee for the rest of the day at the start of this item.

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

The Committee received an application for full planning permission.

The application sought approval for erection of 70 dwellings including access, car parking, cycle storage, substation, landscaping and associated works.

The Principal Planner updated his report by referring to updated condition wording and revised heads of terms details on the amendment sheet. The revised recommendation was:

Approval subject to:

- The planning conditions as set out within the updated list of conditions and delegated authority to officers to amend and add conditions where required.
- Satisfactory completion of a Section 106 agreement with delegated authority to officers to agree the final contribution amounts and complete such an Agreement as referenced in the Heads of Terms within this report including any other planning obligations considered appropriate and necessary to make the development acceptable in planning terms.

A Canterbury Street resident addressed the Committee speaking in objection to the application.

A local resident addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

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

Councillor Smith, Cambridge City Councillor, addressed the Committee speaking in objection to the application.

Councillor Payne, Cambridge City Councillor, addressed the Committee speaking in objection to the application.

Councillor Porrer proposed amendments to the Officer's recommendation:

- i. to amend Condition 11 to include a sustainable travel plan;
- ii. include an informative on the planning permission requesting the Applicant install water butts.

The amendments were **carried by 8 votes to 0**.

The Committee:

Resolved (by 7 votes to 0 with 1 abstention) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the prior completion of a Section 106 agreement under the Town and Country Planning Act 1990, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report including any other planning obligations considered appropriate and necessary to make the development acceptable in planning terms;
- ii. the planning conditions set out in the Officer's report and amendment sheet;
- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend Condition 11 to include a sustainable travel plan;
- iv. include an informative on the planning permission requesting the Applicant install water butts.

24/82/Plan 24/01244/FUL Anstey Hall

The Committee received an application for full planning permission.

The application sought approval for construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom apartments with associated hard and soft landscaping, bin storage, cycle and car parking. Provision of new vehicular access onto Maris Lane and reconfiguration of wall with new entrance gates. New pedestrian access onto Old Mills Road.

The Principal Planner updated his report by referring to updated refusal reason 5 wording on the amendment sheet.

John de Bruyne (Applicant) addressed the Committee in support of the application.

Councillor Slatter, Cambridgeshire County Councillor (Ward Councillor and member of the County Council Adults and Social Care and Community Committees) addressed the Committee speaking in support of the application and concluded by asking the Committee to approve the application.

The Committee:

Unanimously resolved to refuse the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report and amendment sheet.

24/83/Plan 24/01245/LBC Anstey Hall

The Committee received an application for listed building consent.

The application sought approval for reconfiguration of wall with new entrance gates.

The Committee:

Unanimously resolved to grant the application for listed building consent 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).

24/84/Plan 23/04952/FUL Regent Street

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

Councillor Baigent left the Committee before this item was considered and did not return.

The Committee received an application for full planning permission.

The application sought approval for redevelopment of the site including demolition, extensions, alterations and provision of a commercial use (Class E) at ground floor with student accommodation on the upper floors along with associated infrastructure works.

Councillor Porrer proposed an amendment to the Officer's recommendation for an informative advising against construction access on Regent Terrace.

This amendment was **carried by 7 votes to 0**.

Councillor Thornburrow proposed an amendment to the Officer's recommendation for an informative advising the Applicant that they would need to seek planning permission/consent in the future if the installation of air conditioning units was proposed.

This amendment was **carried by 7 votes to 0**.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the satisfactory completion of a Section 106 Agreement which includes the Heads of Terms as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers;
- ii. the planning conditions set out in the Officer's report;
- iii. informatives included on the planning permission in respect of:
 - a. advising against construction access on Regent Terrace;
 - b. advising the Applicant would need to seek planning permission/consent in future if installation of air conditioning units was proposed.

24/85/Plan 24/01704/S73 Land South Of Worts Causeway

Councillor Bennett left the Committee before this item was considered and did not return.

The Committee received a s73 application to vary conditions 3 (Approved plans) and 16 (pre-assessment BREEAM report) of outline planning permission 19/1168/OUT (outline application with all matters reserved in respect of junction arrangements onto Worts Causeway and Babraham Road, for the erection of up to 230 residential dwellings and up to 400m² (GIA) of non-residential floorspace with Use Classes A1/A2/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site. The proposed variation and clarification to the building height parameter plan and to amend the wording of the BREEAM condition.

The Principal Planner updated his report by referring to an additional condition (to secure the detailed housing mix for all phases of residential development) on the amendment sheet.

Councillor Thornburrow proposed and Councillor Lokhmotova seconded deferring the application to seek information on meeting BREEAM requirements.

The Committee:

Resolved (by 7 votes to 0) to defer the application.

24/86/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 5.10 pm

CHAIR