

**PLANNING**

8 January 2025  
10.05 am - 4.30 pm

**Present:**

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

Also present Councillors: Ashton, McPherson, Tong

**Officers:**

Joint Director, Greater Cambridge Shared Planning: Stephen Kelly

Delivery Manager: Toby Williams

Area Development Manager: Jane Rodens

Planning Compliance Manager: Chris Braybrooke

Principal Planner: Katie Charlotte Burton

Principal Planner: Charlotte Spencer

Principal Planner: Alice Young

Senior Planner: Phoebe Carter

Senior Planner: Melissa Reynolds

Senior Planner: Amy Stocks

Arboricultural Officer: Joanna Davies

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Sarah Steed

**Other Officers Present:**

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

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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**25/1/Plan Apologies**

Apologies were received from Councillor Dryden.

**25/2/Plan Declarations of Interest**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Bennett	25/6/Plan	Personal and prejudicial: Lived close to the application site. Would recuse herself from the application and speak as a Ward Councillor
Councillor Gilderdale	25/6/Plan	Personal: Member of Rainbow Rocket. Had no contact with the Applicant.
Councillors Bennett and Todd-Jones	25/7/Plan	Personal: Member of CAMRA. Had visited the site as a customer. Was not predisposed or predetermined.
Councillor Smart	25/7/Plan	Personal: Had received representations from local residents.
Councillor Thornburrow	25/7/Plan	Personal: Application located in her Ward. Had no discussions about the application so was not predetermined.

### **25/3/Plan Minutes**

The minutes of the meetings held on 6 November 2024 were approved as a correct record and signed by the Chair.

### **25/4/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.

**25/5/Plan Scheme of Delegation Report**

Members reviewed and commented on the report.

The Committee:**Unanimously resolved:**

- (i) To endorse the following for approval at Cambridge City Council Civic Affairs Committee and the South Cambridgeshire District Council Civic Affairs Committee before final approval at each authorities Full Council:
  - a. the Greater Cambridge Shared Planning Service Scheme of Delegation, December 2024;
  - b. the amended Public Speaking Rights at Planning Committee;
  - c. the amended Members Planning Good Practice Guide.

Delegated authority for minor amendments given to officers in consultation with the relevant Executive Councillors.

- (ii) That Committee delegates authority for minor amendments to the drafting to assist in providing clarity only to officers in consultation with the relevant Executive Councillor.
- (iii) That a review of the revised Scheme of Delegation be undertaken in 12 months and a report prepared to each Committee for consideration and action.

**25/6/Plan 24/03448/FUL Units B & C, Beadle Industrial Est**

Councillor Bennett withdrew from the meeting for this item and did not participate in the discussion or decision making as she would speak as a Ward Councillor.

The Committee received an application for full planning permission.

The application sought approval for change of use from flexible commercial use as Vehicle Auto Centre/MOT Station (Class Sui Generis), to indoor climbing centre (Class E(d)), and associated alterations to provide parking and waste facilities.

Jeremy Leong (Applicant) addressed the Committee in support of the application.

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

Councillor Tong (Cambridge City Councillor) addressed the Committee speaking in support of the application and concluded by asking the Committee to approve the application.

Councillor Bennett (Cambridge City Councillor) addressed the Committee speaking in support of the application and concluded by asking the Committee to approve the application.

Councillor Ashton (Cambridge City Councillor) addressed the Committee speaking in support of the application and concluded by asking the Committee to approve the application.

Councillor Porrer proposed that if the scheme were supported it should be subject to a condition limiting the use to a climbing centre only under Use Class E(d) and no other purpose.

Officers agreed that this would be possible.

The Committee:

**Resolved (by 7 votes to 0)** to reject the Officer recommendation to refuse the application.

Councillor Lokhmotova proposed and Councillor Porrer seconded approving the application subject to:

- i. delegated authority given to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include planning conditions;
- ii. to permit only the use of the building as a climbing centre excluding any other use with class E of the Use Classes Order and any permitted development rights concerning use that arise.

**Resolved (by 7 votes to 0)** to approve the application for reasons relating to health and well-being that would arise should the scheme be implemented

listed above and because the building was of generally poor quality and the scheme would be re-using its shell and structure in a sustainable manner.

### **25/7/Plan 24/03913/S73 23A Unit 1 Hooper Street**

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

The S73 application sought approval to vary conditions 2 (Noise management plan) and 3 (external areas) of planning permission 23/00600/S73 (S73 to vary conditions 2 (noise management plan) and 3 (external areas) of ref: 20/02619/S73 (S73 to vary condition 5 of ref: 19/0902/FUL (Change of use from existing automobile repair shop (vacant unit) to a mixed use Class B2 (micro-brewery) and Class A4 (drinking establishment) and installation of cycle storage facilities) to vary condition no.2 to read as: "Operation of the premises to be carried out in strict accordance with the submitted/approved Noise Management Plan" and to vary condition no.3 to read as: The external seating area for patrons shall be strictly limited to the 17.5sq m seating area as shown by the blue line within approved drawing number P101, including accessing this seating area from inside. This external seating area shall only be used by patrons during the following hours: Tuesday to Thursday: 16:00-21:00, Friday: 16:00-22:00 and Saturday: 12:00-22:00") to retain the outdoor seating beyond the one-year timeline permitted by condition 3 to make them a permanent feature of the premises.

A local resident 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).

Sam Calverley (Applicant) addressed the Committee in support of the application.

Councillor Bennett proposed an amendment to the Officer's recommendation that residents be informed how to contact the Environmental Service about noise concerns.

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

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, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including an informative that residents be advised how to contact the Environmental Service about noise concerns.

**25/8/Plan 24/03207/FUL 17 High Street, Cherry Hinton**

Councillor Lokhmotova was not present in 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 a single storey front and rear extensions, rear roof extension and change of use to large House in Multiple Occupation (HMO) consisting of seven units.

Residents of Cherry Hinton High Street addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

Councillor Ashton (Cambridge City Councillor) addressed the Committee speaking in objection to the application.

The Committee:

**Resolved (by 5 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, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

**25/9/Plan 24/03749/FUL 5 High Street, Cherry Hinton**

The Committee received an application for full planning permission.

The application sought approval for conversion of 1no. flat to a large 8bed (8 persons) HMO including extension to ground and second floors.

The Committee Manager read out a statement on behalf of a person who worked in Cherry Hinton objecting to the application.

Councillor McPherson (Cambridge City Councillor) addressed the Committee.

Councillor Bennett proposed an amendment to the Officer's recommendation to include an ecological management plan condition in case any mitigation was required for the nearby wildlife site.

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

Councillor Gilderdale proposed an amendment to the Officer's recommendation that informatives be included as per para 9.57 on P158 of the agenda:

"The proposal includes a kitchen diner measuring approximately 25sqm. No other communal area is proposed. As the property would be three-storeys, a separate dining / living area is normally required by Licencing, and the proposed arrangements may not satisfy Cambridge City Council's standards for the Private Rented Sector Housing, however, as there is a separate seating area in the kitchen dining room large enough to accommodate the residents this is considered acceptable in planning terms."

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 planning conditions set out in the Officer's report; and

- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional condition:
  - a. Ecological Management Plan; and
- iii. informatives included on the planning permission in respect of:
  - a. licensing agreement;
  - b. communal area.

### **25/10/Plan 23/03237/S73 1 Fitzwilliam Road**

The Committee received a S73 application to vary condition 26 (Biodiversity Net Gain) of ref: 22/05093/S73 (S73 to vary condition 2 (approved drawings) of ref: 19/1141/FUL (Demolition of existing building and construction of three dwellings) to replace the requirements of Biodiversity net gain with a Scheme of Ecological Enhancement.

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

Peter McKeown (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

**Resolved (by 6 votes to 0 with 1 abstention)** 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).

### **25/11/Plan 24/02837/Ful 11A Garry Drive**

The Committee received an application for full planning permission.

The application sought approval for alteration, extension and conversion of existing building to a self-contained 1 bed dwelling and associated works.

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, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

### **25/12/Plan 24/02681/FUL 1 St Kilda Avenue**

The Committee received an application for full planning permission.

The application sought approval for erection of 1no single storey 1bed dwelling.

Councillor Thornburrow proposed an amendment to the Officer's recommendation that details should be sought on bike and bin storage for the host and new dwelling.

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, 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 amendment to Condition 6 that details should be sought on bike and bin storage for the host and new dwelling.

### **25/13/Plan 24/04010/S106A Ray Dolby Centre (Cavendish III Laboratory)**

The Committee received an application for modifications to the Section 106 agreement associated with full planning permission reference 17/1799/FUL.

#### The Committee:

**Resolved (by 7 votes to 0)** to grant the application for modifications to the Section 106 agreement 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).

### **25/14/Plan TPO-28-2024 1 Nightingale Avenue Confirmation**

The Committee received an application to approve the confirmation of TPO/28/2024.

The Committee:

**Resolved (by 7 votes to 0)** to accept the Officer's recommendation and grant permission to confirm the TPO that was the subject of the application.

### **25/15/Plan Appeals Information**

The Committee noted the appeals list.

### **25/16/Plan Compliance Report**

The Committee noted the Officer's report.

The meeting ended at 4.30 pm

**CHAIR**