

PLANNING

2 April 2025
10.00 am - 4.35 pm

Present:

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

Officers:

Delivery Manager: Toby Williams
Planning Compliance Manager: Chris Braybrooke
Principal Environmental Health Officer: Ben Walther
Principal Planner: Tom Gray
Senior Planner: Dominic Bush
Senior Planner: Phoebe Carter
Senior Planner: Tom Chenery
Conservation Officer: Gail Broom
Planning Officer: Ellie O'Donnell
Legal Adviser: Keith Barber
Committee Manager: James Goddard
Meeting Producer: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL

25/40/Plan Apologies

No apologies were received.

25/41/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Thornburrow	25/44/Plan and 25/45/Plan	Personal: Knows some of the Consultancy Team but hadn't discussed the application with them. Discretion unfettered.
Councillor Lokhmotova	25/44/Plan and	Personal: Knows some of the

	25/45/Plan	Consultancy Team but hadn't discussed the application with them. Discretion unfettered.
Councillor Todd-Jones	25/46/Plan	Personal: With reference to the site history had commented on previous applications as Ward Councillor prior to becoming a Planning Committee Member.
Councillor Thornburrow	25/47/Plan	Personal: Knew a Peter Clarke but did not know if this was the same person as the applicant for this application.
Councillor Clough	25/50/Plan	Personal: Speaking as Ward Councillor advised he was a Governor of Newnham Croft Primary School.
Councillor Lokhmotova	25/50/Plan	Personal and Prejudicial: The company she worked for had been involved in the design of the application. Would not take part in the consideration of the application.

25/42/Plan Minutes

The minutes of the meeting held on 5 March 2025 were approved as a correct record and signed by the Chair.

Agenda Order

These minutes follow the order of the second circulation agenda.

25/43/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.

25/44/Plan 24/03580/FUL - Darwin College

The Committee received an application for full planning permission.

The application sought approval for the construction of a plant room to house river source heat pumps, a garden room beneath the Dining Hall and an extension to the Hermitage. Internal and external alterations to the Hermitage, Dining Hall and Rayne building to improve circulation and thermal performance.

The Senior Planner updated their report by referring to amendments contained in the Amendment Sheet namely:

- i. to note Officers request to amend the Officer's recommendation to include 'delegated authority to officers to amend / add / delete conditions to allow for their phased discharge'. This would allow for multiple discharges for the works as they came forward; and
- ii. to note that references within the report to a 'green wall' should be replaced with the wording 'living screen' as the planted is not directly adjacent to the wall of the building.
- iii. an amendment to Condition 12: to delete the original wording: ~~The existing dropped kerb vehicular access on Newnham Road be reduced in length by 50% and the footway shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority within six [6] months of the occupation of the new building hereby approved.~~
Reason: ~~In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)~~ and replace with 'A scheme regarding the dropped kerb and the footway shall be agreed with the Local Planning Authority in consultation with the Highway Authority within six [6] months of the occupation of the proposed Garden Room building hereby approved.
Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)'.

Dr Rands (Applicant's Representative) addressed the Committee in support of the application.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting:

- i. To approve the application subject to the planning conditions as set out in the Officer's report with minor amendments to the conditions as drafted delegated to officers; subject to
- ii. a revised condition 12 as detailed in the Amendment Sheet; and
- iii. delegated authority to officers to amend / add / delete conditions to allow for their phased discharge; and
- iv. an amendment to condition 3 to include reference to river construction access; and
- v. the addition of informatives regarding:
 - navigation along the river and this being maintained; and
 - lift access and movability into and out of the lift.

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 (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. the revised condition 12 as set out in the Amendment Sheet; and
- iii. delegated authority to officers to amend / add / delete conditions to allow for their phased discharge; and
- iv. an amendment to condition 3 to include reference to river construction access; and
- v. additional informatives regarding:
 - a. navigation along the river and this being maintained; and
 - b. lift access and movability into and out of the lift.

25/45/Plan 24/03581/LBC - Darwin College

The Committee received an application for listed building consent.

The application sought approval for alterations to the fabric of the Hermitage, Newnham Grange, Stevenson Building, Rayne Building and Dining Hall to upgrade thermal performance and facilitate connection to a low carbon heat network.

Dr Rands (Applicant's Representative) addressed the Committee in support of the application.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting:

- i. to approve the application subject to the planning conditions as set out in the Officer's report with minor amendments to the conditions as drafted delegated to officers; and additionally to
- ii. delegate authority to officers to amend / add / delete conditions to allow for their phased discharge.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer's 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 delegated authority to officers to amend / add / delete conditions to allow for their phased discharge.

25/46/Plan 24/04811/FUL - 303 Histon Road

The Committee received an application for full planning permission.

The application sought approval for the erection of a 3-bed detached dwelling and associated works.

The Delivery Manager advised that following the publication of the agenda but before the Planning Committee meeting, a Cambridge Neighbourhoods Design Code for Arbury, Kings Hedges and parts of West Chesterton was approved at the Planning and Transport Scrutiny Committee on 25 March 2025 but the Design Code did not affect the Case Officer's recommendation for the application.

The Committee Manager read a statement on behalf of a local resident objecting to the application.

Adrian Fairburn (Applicant) addressed the Committee in support of the application.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting:

- i. to approve the application subject to the planning conditions as set out in the Officer's report with minor amendments to the conditions as drafted delegated to officers; subject to
- ii. an amendment to condition 6 (landscaping condition) to include a requirement for the boundary treatment to be set back so the gated access to the site is behind the line of access to the cycle store and to encourage planting to come forward as part of the details of the submission on the frontage of the site; and
- iii. an amendment to condition 14 – (bin and bike stores parking condition) to encourage the provision of an external visitor cycle parking space;
- iv. green roof incorporated into condition.

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 (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 subject to amendments to:
 - a. condition 6 (landscaping condition) to include a requirement for the boundary treatment to be set back so the gated access to the site is behind the line of access to the cycle store and to encourage planting to come forward as part of the details of the submission on the frontage of the site; and
 - b. condition 14 – (bin and bike stores parking condition) to encourage the provision of an external visitor cycle parking space;
 - c. green roof incorporated into condition.

25/47/Plan 25/00101/FUL - Rear of 82 to 84 Victoria Road

Councillor Nestor left the meeting before the consideration of this application and did not return.

The Committee received an application for full planning permission.

The application sought approval for the construction of a self-build 2 bedroom dwelling following demolition of the existing garage.

The Senior Planner referred to:

- i. an update to their report contained within the Amendment Sheet - amendment to text at paragraph 8.108 'The development is not considered to cause harm to the immediate character of the site and would relate acceptably to the wider character and appearance of the Mill Road Caste and Victoria Conservation area.'; and
- ii. an additional self-build condition to be added should the application be approved: 'Each residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act and shall comply with the following:
 - a. The first occupation of each unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years; and
 - b. The Council shall be notified of the persons who intend to take up first occupation of each unit in the development hereby permitted at least two months prior to first occupationReason: To ensure the development complies with the self-build and custom house building definition and help to meet the City's self-build requirements, in accordance with Paragraph 63 of the National Planning Policy Framework 2024.

The Committee Manager read a statement on behalf of the Applicant which addressed the Committee in support of the application.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting:

- i. to approve the application subject to the planning conditions as set out in the Officer's report with minor amendments to the conditions as drafted delegated to officers; with
- ii. an amendment to condition 5 to keep neighbours informed about significant construction works; and
- iii. an amendment to condition 10 to require the bike and bin store to be provided with a green roof if below 25 degrees in angle; and
- iv. the following self-build condition: 'Each residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act and shall comply with the following:
 - a. The first occupation of each unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years; and
 - b. The Council shall be notified of the persons who intend to take up first occupation of each unit in the development hereby permitted at least two months prior to first occupation
 - c. Reason: To ensure the development complies with the self-build and custom house building definition and help to meet the City's self-build requirements, in accordance with Paragraph 63 of the National Planning Policy Framework 2024.

The Committee:

Resolved (by 8 votes 0) 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. the planning conditions set out in the Officer's report with delegated authority to Officers to make minor amendments to the conditions as drafted); subject to
- ii. the additional self-build condition 'Each residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act and shall comply with the following:
 - a. The first occupation of each unit in the development hereby permitted shall be by a person or persons who had a primary input

into the design and layout of the unit and who intends to live in the unit for at least 3 years; and

- b. The Council shall be notified of the persons who intend to take up first occupation of each unit in the development hereby permitted at least two months prior to first occupation
 - c. Reason: To ensure the development complies with the self-build and custom house building definition and help to meet the City's self-build requirements, in accordance with Paragraph 63 of the National Planning Policy Framework 2024.
- iii. an amendment to condition 5 to keep neighbours informed about significant construction works; and
 - iv. an amendment to condition 10 to require the bike and bin store to be provided with a green roof if below 25 degrees in angle.

25/48/Plan 24/04556/FUL - 44 Kimberley Road

Councillor Lokhmotova left the meeting before the consideration of this application and did not return.

The Committee received an application for full planning permission.

The application sought approval for the retrospective change of use of an existing outbuilding to a short-term holiday let and for ancillary residential use associated with the main dwelling.

The Committee Manager read a statement on behalf of a local resident objecting to the application.

Mrs Harvey (Applicant) addressed the Committee in support of the application.

The Committee:

Resolved (by 6 votes to 0 with 1 abstention) to refuse the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report.

25/49/Plan 24/04742/FUL - 76 Gunhild Way

Councillors Baigent and Dryden left the meeting before the consideration of this application and did not return.

The Committee received an application for full planning permission.

The application sought approval for a new vehicular access and covered front porch to 76 Gunhild Way and the erection of 2 new dwellings on land to the side and rear of the existing dwelling, with a new access from Godwin Way.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting:

- i. to approve the application subject to the planning conditions as set out in the Officer's report with minor amendments to the conditions as drafted delegated to officers; subject to
- ii. an additional tree retention condition for the cherry tree on the frontage requiring tree replacement within 5 years.

The Committee:

Resolved (by 5 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 an additional tree retention condition for the cherry tree on the frontage requiring tree replacement within 5 years.

25/50/Plan 22/02066/CONDL - Owlstone Croft

The Committee received an application regarding the submission of details required by condition 7 (demolition/construction noise and vibration impact assessment) of planning permission 22/02066/FUL.

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

- i. a further representation from Councillor Clough had been received requesting information on when and how long these impacts would affect the school and the community; and
- ii. a further representation from Newnham Croft Primary School (NCPS) had been received stating that Condition 8 (Air Quality and Dust Management Plan) had not been satisfied; and
- iii. amendments to paragraph 10.14 of the Officer's report - Trigger alert levels and corresponding actions are described in Section 5.4. In the event that ~~vibration complaints are received~~ a lower alert noise level is triggered, it is noted that a lower alert investigation should be made to ascertain the cause and implement mitigation where necessary; and
- iv. the deletion of paragraph 10.20 of the Officer's report and the replacement with 'The local member's and school's comments regarding this submission are noted. Whilst condition 8 details are yet to be discharged and said condition submission (22/02066/CONDF) has been called in separately by the local member, the compliance limb of Condition 8 restricts demolition works to school holidays only and must be carried out irrespective of the details submitted to satisfy the other elements of said condition. On this basis, officers consider that the acceptability of the condition 7 submission (22/02066/CONDL) is not reliant on the details submitted under condition 8 (22/02066/CONDF). Whilst timetable information has been requested by the local member, this is not required by condition 7. In conclusion, the information has been assessed against the requirements of condition 7 and is deemed to be acceptable on this basis'.

A representative of the Newnham Croft Primary School addressed the Committee speaking in objection to the application.

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

The Committee:

Resolved (by 4 votes to 1) to approve the Demolition/Construction Noise and Vibration Assessment dated 21 March 2025 (82040-SRL-RP-YA-02-P9).

25/51/Plan Appeals Information

The Committee noted the appeals list.

25/52/Plan Compliance Report

The Committee noted the report.

The meeting ended at 4.35 pm

CHAIR