

**JOINT DEVELOPMENT CONTROL COMMITTEE**

19 June 2024  
10.00 - 11.50 am

**Present:** Councillors S. Smith, Bradnam, Baigent, Porrer, Smart, Cahn, Fane, Garvie, Hawkins and R.Williams

**Officers Present:**

Strategic Sites Manager: Philippa Kelly  
Principal Planner, Strategic Sites: Mairead O’Sullivan  
Legal Adviser: Keith Barber  
Committee Manager: James Goddard  
Meeting Producer: Chris Connor

**Other Officers Present:**

Senior Planner: Charlotte Peet

**Developer Representatives:**

In person:

Brockton Everlast (prospective applicants): Richard Selby  
Stanton Williams (Architects): Gavin Henderson  
Brockton Everlast: Richard Berry  
Brockton Everlast): Vesna Bostandzic  
Stanton Williams: Eleni Makri

On line

Representatives from SWECO (Sustainability), Marengo (Communications), SLR (Transport), GP+B and The Landscape Partnership (Landscape and Landscape & Visual Assessment) and The Townscape Consultancy (Townscape)

**FOR THE INFORMATION OF THE COUNCIL**

**24/20/JDCC Election of Chair and Vice-Chair for Municipal Year 2024/25**

The Strategic Sites Manager for the Greater Cambridge Shared Planning Service took the Chair whilst the Joint Development Control Committee elected a Chair.

Councillor Smart proposed, and Councillor Bradnam seconded, the nomination of Councillor S Smith as Chair.

**Resolved (by 9 votes to 0 with 1 abstention)** that Councillor S Smith be elected as Chair for the ensuing year.

Councillor S Smith took over as Chair of the meeting and called for nominations for Vice-Chair of the Joint Development Control Committee.

Councillor Hawkins proposed, and Councillor Garvie seconded, the nomination of Councillor Bradnam as Vice-Chair.

**Resolved (by 8 votes to 0 with 2 abstentions)** that Councillor that Councillor Bradnam be elected as Vice-Chair for the ensuing year.

#### **24/21/JDCC Apologies**

Apologies were received from City Councillor Thornburrow and SCDC Councillor Stobart, (Councillor Garvie attended as his Alternate).

#### **24/22/JDCC Declarations of Interest**

<b>Item</b>	<b>Councillor</b>	<b>Interest</b>
All	Baigent	Personal: Member of Cambridge Cycling Campaign.
24/24/JDCC	Bradnam	Personal: Received a briefing on Trinity Hall Farm Industrial Estate as a member of Milton Parish Council. Discretion unfettered.

#### **24/23/JDCC Minutes**

The minutes of the meetings held on 20 March and 17 April 2024 were approved as a correct record and signed by the Chair, subject to the following amendment to point 17.6 in 24/11/JDCC (20 March [P5]): Windows at of habitable rooms.

**24/24/JDCC Trinity Hall Farm Industrial Estate, Nuffield Road, Cambridge**

The Committee received a presentation from Brockton Everlast, and Stanton Williams representatives.

Members raised comments/questions as listed below. Answers were supplied, and comments from officers but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the local planning authority so consequently are not recorded in these minutes.

1. The A3 building appeared to be six storeys in height from the bus way and yet four storeys from the community garden. Was the building stepped down?
2. The A4 building was four storeys and replaced a one storey building. Queried the impact on residential properties in Milton Road?
3. Queried how to mitigate putting large/high office buildings near lower (height) residents' homes?
4. Requested details on how grey and rainwater would be collected. How would water be used once collected?
5. Who would be responsible for grey water recycling maintenance costs?
6. What regulations were in place regarding the grey water recycling scheme?
7. Requested water use comparison details between existing site the proposed one.
8. Requested details on the justification for allocation of car spaces, cycle parking and how provision would be split between 'standard' bikes and 'cargo' bikes etc. Highlighted the need for a large number of cargo bike parking.
9. Most sites in the area had lot of onsite car parking. If provision was reduced in this application, what would be the impact on traffic and parking in the local area to the development? Requested details on trip budget.
10. Concern over risk of displacement parking as people would park in the local area to access the development. How would this be monitored and mitigate overspill issues in the local area?
11. Was a Travel Plan in place to measure multi-modal travel and its impact on the local area?
12. How could the car park be repurposed if spaces were not needed in future? Would planning permission be needed for change of use?

13. Requested details on choices for colour palette, building design/massing and whether green walls could be used or not.
14. Queried if low carbon concrete/construction would be used? Requested details on choices for building materials.
15. Were there any proposals for a community space on the development that local residents could use?
16. Would a café or publicly accessible toilet be included in the design to integrate the community into the development?
17. Would a changing places room (WC) be provided?
18. Requested space be provided for child minding as there will be a demand.
19. Requested details on sustainability measures included in the design (such as photovoltaic panels). Would there be any opportunities for passive cooling of the building?
20. Was any housing included in the development?
21. Queried what would be included in the 50% of the site being landscaped figure? Did this include the roof terraces and hard surfaces?
22. Does the application meet Northeast Area Action Plan policies?
23. Building life – had the developer got current and future possession rights?
24. Would an apprentice scheme be offered to local residents, specifically those in King's Hedges?
25. Suggest that the applicant use plain English when referring to application documents.

## **24/25/JDCC Planning Appeals update 01 June 2024**

The Strategic Sites Manager advised the report contained a typographical error. Paragraph 3.10 on agenda P23 should refer to “19 October 2023” not “19 October 203”.

The Committee noted the Officer’s report.

The meeting ended at 11.50 am

**CHAIR**

