

**PLANNING**

24 July 2024  
10.15 am - 7.20 pm

**Present:**

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

Also present Councillors: Davey and Robertson

**Officers:**

Delivery Manager: Toby Williams  
Principal Conservation Officer: Paul Robertshaw  
Principal Planner: Kate Poyser  
Principal Planner: Dean Scrivener  
Principal Planner: Alice Young  
Arboricultural Officer: Joanna Davies  
Legal Adviser: Keith Barber  
Committee Manager: James Goddard  
Meeting Producer: Chris Connor

**Other Officers Present:**

Scientific Officer: Elizabeth Bruce

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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**24/53/Plan Apologies**

Apologies were received from Councillor Baigent, Dryden, Gilderdale and Porrer.

**24/54/Plan Declarations of Interest**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Councillor Bennett	24/59/Plan	Personal: Application close to her Ward. Discretion unfettered.
Councillor Lokhmotova	24/59/Plan	Personal and Prejudicial: Worked for the architect practice who submitted the application 10

		years ago. Still knew people there socially.  Withdrew from discussion and did not vote.
Councillor Thornburrow	24/59/Plan	Personal: Application in Petersfield Ward. Discretion unfettered.
Councillor Lokhmotova	24/60/Plan	Personal: Her engineering practice worked with the architect practice. She was not involved in the project so discretion unfettered.
Councillor Thornburrow	24/60/Plan	Personal: Application in Petersfield Ward. Looked at area around Clarendon House due to a traffic issue, visited Shaftesbury Avenue not Clarendon Street. Discretion unfettered.
Councillor Bennett	24/62/Plan	Personal: Application close to her Ward. Discretion unfettered.
Councillor Thornburrow	24/62/Plan	Personal: Application in Petersfield Ward. Spoke on behalf of residents in an earlier iteration of this application, but today was a new application so would participate in committee today as not predetermined.

### **24/55/Plan Minutes**

The minutes of the meeting held on 11 June were approved as a correct record and signed by the Chair.

### **24/56/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.

### **24/57/Plan 24/00622/FUL Westbrook Centre**

The Committee received an application for full planning permission.

The application sought approval for demolition of existing buildings, retention and re-use of part of the undercroft parking structure, erection of employment floorspace (Class E(g)) and cafe (Class E(b)) and alterations to the site layout including revised car and cycle parking, new drainage, associated hard and soft landscaping with a play area, and associated accesses and infrastructure works.

The Principal Planner updated her report by referring to a typographical error in paragraph 9.94 of her report: Significant modal shift with a reduction of 98 **95** car parking spaces and an increase in 814 cycle parking spaces compared to the existing provision on site.

Five local residents addressed the Committee speaking in objection to the application.

A CamCycle Representative addressed the Committee speaking in objection to the application.

Olivia Frew from Reef (Applicant) addressed the Committee in support of the application.

Tim Price from Savills (Applicant's Agent) addressed the Committee in support of the application.

Councillor Thornburrow proposed an amendment to the Officer's recommendation that Condition 14 should require signage to say there was a community café on site.

This amendment was **carried unanimously**.

Councillor Smart proposed an amendment to the Officer's recommendation that residents should be informed in advance by the contractor about construction work / key moments of development.

This amendment was **carried unanimously**.

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 prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 [with delegated authority granted to Officers to negotiate, secure and complete such an Agreement on terms considered appropriate and necessary];
- 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 the following conditions:
  - a. Condition 14 to explicitly require details to be submitted for signage for the community café and employing occupiers ;
  - b. Condition 33 Criteria C to specifically mention standard construction hours;
  - c. Condition 33 Criteria O to reference that the contractor should notify residents about significant development.

**24/58/Plan 23/04191/REM Netherhall Farm**

The Committee received a reserved matters application for approval of layout, scale, appearance and landscaping following outline planning permission 20/01972/OUT for the erection of 200 new residential dwellings with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape and details required by conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 24, 28, 32 and 37 of the outline permission 20/01972/OUT. Environmental Impact Assessment was submitted with outline application 20/01972/OUT.

The Principal Planner updated her report by referring to two typographical errors in her report:

- i. 1.2 The officer report to the 24th April 2024 Planning Committee is attached as Appendix 1 and it sets out the material planning considerations for the proposed development. This officer report to the

~~3rd~~ **24<sup>th</sup>** July 2024 Planning Committee only considers the reasons for the deferral and is, in effect, an addendum to the earlier report.

- ii. 1.5 The applicant has submitted additional and revised information in response to the reasons for **deferral refusal**, which are considered below. Further consultations have been carried out with the Local Highway Authority and the District Council's Sustainability Officer. The applicant's letter giving a brief summary response to the reasons for the deferral and a list of revised drawings and documents is included in Appendix 2. An amended schedule of submitted drawings and documents is included in Appendix 3.

A Worts Causeway resident and another local resident addressed the Committee speaking in objection to the application. (Written statements read by Committee Manager).

Neil Farnsworth (Applicant's Agent) addressed the Committee in support of the application.

Councillor Thornburrow proposed an amendment to the Officer's recommendation to amend condition 4: Applicant to supply colour options for (currently black) cladding for consideration.

This amendment was **carried unanimously**.

Councillor Smart proposed an amendment to the Officer's recommendation requesting the Applicant to consider modern materials for an appropriate finish to avoid a 'barn-like' design.

This amendment was **carried unanimously**.

Councillor Bennett proposed an amendment to the Officer's recommendation requesting installation of planting or landscaping under/outside windows to stop people congregating there.

This amendment was **carried unanimously**.

The Committee:

**Unanimously resolved to:**

- i. approve reserved matters application reference 23/04191/REM subject to the planning conditions and informatives as set out in the Officer's report, with delegated authority to officers to carry through minor amendments to those conditions and informatives prior to the issuing of the planning permission;
- ii. approve the part discharge of the following outline planning conditions in so far as they relate to this reserved matters application site according to the recommendations for each condition set out in the table below:

<b>Condition</b>	<b>Recommendation</b>
5. Arboricultural Impact Assessment	approve
6. Housing Mix	approve
7. Residential Space Standards	approve
8. Wheelchair User Dwellings (as amended)	approve
9. Surface Water Management Strategy	approve
10. Carbon reduction	approve
11. Water efficiency	approve
12. Sustainability Statement	approve
13. Acoustic Design and Noise Insulation Scheme Report - Residential	approve
14. Artificial Lighting	TBC
15. Public Art Delivery Plan	Cannot yet be discharged
20. Arboricultural Method Statement and Tree Protection Plan	approve
24. Site-Wide Ecological Design Strategy (EDS)	approve
28. Site-Wide Surface Water Drainage Scheme	approve
32. Public Art Strategy	approve
37. Travel Plan	approve

- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend condition 4: Applicant to supply details of (currently black) cladding colour for consideration;
- iv. informatives included on the planning permission in respect of:
  - a. a request to consider modern materials for an appropriate finish;

- b. a request to install planting or landscaping under/outside windows.

### **24/59/Plan 23/03907/FUL ARU Campus, East Road**

Councillor Lokhmotova 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 demolition of Webb building, erection of new film and tv building, relocation of annexe building, alterations to Coslett and Ruskin buildings (to include new facades to Coslett, PV panels, air source heat pumps and plant) and external works.

James Rolfe (Applicant) addressed the Committee in support of the application.

Councillor Bennett proposed an amendment to the Officer's recommendation to include a railing on outside steps.

This amendment was **carried by 4 votes to 0**.

#### The Committee:

**Resolved (by 4 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) plus the condition amendment to include a railing on outside steps.

### **24/60/Plan 24/00889/FUL Clarendon House**

The Committee received an application for full planning permission.

The application sought approval for partial demolition, alterations and extensions to Clarendon House, new ramped vehicular access, delivery bay, cycle access and parking, landscaped rear deck, hard and soft landscaping,

solar PVs, air source heat pumps, substation, utilities and other associated works.

The Principal Planner updated her report by referring to the amendment sheet (amendments to paragraph 7.2) and the following from her presentation to Committee:

- i. Greywater harvesting was mentioned in the report in error (paragraph 3.2, 10.76).
- ii. Paragraph 10.133 wrongly stated that the development would result in an adverse sunlight impact. It should read “would not result in an adverse sunlight impact”.
- iii. Paragraph 10.152 stated that “it appears that there is at least one rooflight also serving” no. 15 Clarendon Rd’s 2nd floor room, this has been corrected by the occupier, there is no rooflights serving this room, however, this did not change the outcome of the assessment.

Two local residents addressed the Committee speaking in objection to the application.

Jo Minto (Applicant’s Representative) addressed the Committee in support of the application.

Councillor Robertson (Cambridge City Councillor) addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application.

Councillor Bennett proposed an amendment to the Officer’s recommendation for Condition 31 Criteria O: Ensure there was sufficient neighbour consultation and liaison about construction activity and movement.

This amendment was **carried unanimously**.

Councillor Lokhmotova proposed an amendment to the Officer’s recommendation for Condition 15: Install privacy screen on external terraces.

This amendment was **carried unanimously**.

Councillor Thornburrow proposed amendments to the Officer’s recommendation:

- i. to amend the following conditions
  - a. Condition 15: Retain bollards that did not obstruct the delivery bay;



- b. Condition 35: Limit the use of the external terraces to 11am-7pm Mon-Fri only;
- ii. additional conditions:
  - a. time control of roof lights to minimise light spillage/pollution;
  - b. time control of waste collection from premises;
  - c. to require large scale plans and study of the second floor window projecting onto Clarendon Road through privacy glazing, fins and types of materials used to ensure privacy for occupiers opposite Clarendon Road.

The amendments were **carried unanimously**.

The Committee:

**Resolved (by 4 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 satisfactory completion of a Section 106 Agreement which includes the Heads of Terms as set out in the Officer's 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. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend the following conditions:
  - a. Condition 15 to retain bollards that did not obstruct the delivery bay;
  - b. Condition 15 to install privacy screen on external terraces;
  - c. Condition 35 to limit the use of the external terraces to 11am-7pm Mon-Fri only;
  - d. Condition 31 Criteria O to ensure there was sufficient neighbour consultation and liaison about construction activity and movement;
- iv. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
  - a. time control of roof lights to minimise light spillage/pollution;
  - b. time control of waste collection from premises;
  - c. large scale plans and study of the second floor window projecting onto Clarendon Road through privacy glazing, fins and types of materials used to ensure privacy for occupiers opposite Clarendon Road.

**24/61/Plan 23/04431/FUL Mitchams Corner**

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

Councillors **agreed by 4 votes to 0** to continue past the 6pm guillotine rather than adjourn the meeting.

The Committee received an application for full planning permission.

The application sought approval for demolition of existing building and mixed use redevelopment of the site comprising an apart-hotel (Use Class C1) with commercial unit(s) (Use Class E) at ground floor fronting Chesterton Road. Provision of landscaping, public realm enhancements, cycle and refuse/recycling storage.

The Principal Planner updated his report by referring to the amendment sheet (amendments to paragraph 8.77) .

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

Henry Courtier (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

**Resolved (by 4 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, subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) and a S106 agreement, the precise contributions and its wording to be delegated to officers.

### **24/62/Plan 24/0413/TTPO Sturton Street**

The Committee received an application to excavate a trench to sever roots of protected trees and install a root barrier to prevent future growth in the vicinity of 193 Sturton Street

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

A Friends of St Matthews Place Representative addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

Councillor Robertson (Cambridge City Councillor) addressed the Committee requesting protection of the trees.

Councillor Davey (Cambridge City Councillor) addressed the Committee requesting protection of the trees.

Councillor Tong (Cambridge City Councillor) addressed the Committee requesting protection of the trees. (Written statement read by Committee Manager).

Councilor Thornburrow proposed and Councillor Smart seconded deferring the application to:

- i. Visit the property and check if damage such as cracking was getting worse (inside and out).
- ii. Explore if a thermal image could be made of tree roots.

The Committee:

**Resolved (by 4 votes to 0)** to defer the application.

### **24/63/Plan Appeals Information**

The Committee noted the appeals list.

The meeting ended at 7.20 pm

**CHAIR**