

PLANNING

19 September 2024
10.20 am - 2.40 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Dryden, Thornburrow and Young

Also present Councillors: Ashton and McPherson

Officers:

Delivery Manager: Toby Williams

Environmental Quality & Growth Manager: Jo Dicks

Transport Assessment Manager, Cambridgeshire County Council: Jez Tuttle

Principal Planner: Cuma Ahmet

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Claire Tunncliffe

Other Officers Present:

Strategic Delivery Manager: Alistair Wilson

Principal Environmental Health Officer: Ben Walther

Principal Sustainability Officer: Emma Davies

Principal Landscape Architect: Helen Sayers

Principal Urban Design Consultant: Elizabeth Moon

Technical Specialist, Environment Agency: Andy Salmon

Planning Specialist, Environment Agency: Barbara Moss-Taylor

Arboricultural Officer: Joanna Davies

Biodiversity Officer: Guy Belcher

Public Art Officer: Nadine Black

Scientific Officer: David Abiorwerth

FOR THE INFORMATION OF THE COUNCIL

24/87/Plan Apologies

Apologies were received from Councillor Gilderdale, Lokhmotova, Porrer (Councillor Young attended as her Alternate) and Todd-Jones.

24/88/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Baigent	24/89/Plan	Personal: Set up a committee in 2014 (for two years) to discuss the lakes. Was not pre-determined.
Councillor Bennett	24/89/Plan	Personal: Knew some of the public speakers at today's meeting (Objectors) but discretion unfettered.
Councillors Dryden and Smart	24/89/Plan	Personal: Had attended some meetings about the lakes. Discretion unfettered.
Councillor Thornburrow	24/89/Plan	Personal: Had general discussion about the lakes with residents for some years. Was not pre-determined.

24/89/Plan 23/04590/OUT Land South of Coldham's Lane

The Committee received an application for outline planning permission.

The application sought approval for hybrid planning application comprising as follows:

- Outline application for Parcel A for Offices (Use Class E(g)(i)), Research and Development (Use Class E(g)(ii)), ancillary retail & facilities (Use Classes E(a) and E(b)), car and cycle parking, landscape and public realm, infrastructure and associated works, all other matters reserved except for access;
- Detailed proposal for Parcel A Building 3 (Use Classes E(g)(i) (Offices), E(g)(ii) (Research and Development)), the Hub Building with associated car and cycle parking, employment space, and leisure uses (sui generis), and the Pavilion Building for community uses (Use Class E (a-f)); and
- Detailed proposal for landscape works and access to Parcel C.

The Principal Planner updated his report by referring to text updates on the Amendment Sheet.

Two local residents and a CamCycle Representative addressed the Committee speaking in objection to the application.

Artem Korolev (Applicant's Representative) addressed the Committee in support of the application.

Councillor Ashton (Cherry Hinton Ward Councillor) addressed the Committee speaking in support of the application. He said (as Chair of Cherry Hinton Resident's Association) that Cherry Hinton Resident's Association neither supported nor objected to the application.

Councillor McPherson (Cherry Hinton Ward Councillor) addressed the Committee raising objections from local residents. Councillor McPherson neither supported nor objected to the application.

Councillor Bennett proposed an amendment to the Officer's recommendation to revise condition 73 to ensure adequate cycle provision was provided in the event of laboratory uses changing to office uses.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for outline 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 and informatives as set out within this officer report, with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary) prior to the issuing of the planning permission;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the revised condition 73 to ensure

- adequate cycle provision was provided in the event of laboratory use changing to office use;
- iii. 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; and
 - iv. a reasoned conclusion of the significant effects of the development on the environment and the carrying out of appropriate notification under regs. 29 and 30 in accordance with the Town and Country Planning (EIA) Regulations 2017, delegated to officers.
 - v. Notwithstanding the above recommendations, officers committed to bring the future Operational Management and Maintenance Plan for Burnside Lakes and Parcel B to a future planning committee meeting for decision by the Committee.

24/90/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 2.40 pm

CHAIR