

**JOINT DEVELOPMENT CONTROL COMMITTEE**

12 November 2024  
10.00 am - 12.44 pm

**Present:** Councillors S. Smith (Chair), Bradnam (Vice-Chair), Baigent, Porrer, Smart, Cahn, Fane, Stobart and R. Williams

Councillor R. Williams left the meeting for item 24/51/JDCC and returned for item 24/52/JDCC.

Councillor Smart left the meeting before item 24/52/JDCC.

**Officers Present:**

Strategic Sites Manager: Philippa Kelly

Principal Planner: Rebecca Ward

Committee Manager: Sarah Steed

Meeting Producer: James Goddard

**Developer Representatives for item 24/51/JDCC**

Matthew Johnson – University of Cambridge

Paul Milliner – University of Cambridge

Darryl Chen – Hawkins Brown Architects

Diego Grinberg - Hawkins Brown Architects

Matthew Sherwood – Quod

Rebecca Saunt – University of Cambridge

**Developer Representatives for item 24/52/JDCC**

David Fletcher - Planning Consultant Ceres Property

Ulrich van Eck - Project Director Bellway Latimer

Dan Storer - Technical Manager Bellway Latimer

Alexis Butterfield- Architect Pollard Thomas Edwards

**FOR THE INFORMATION OF THE COUNCIL****24/49/JDCC Apologies**

Apologies were received from Councillors Flaubert, Thornburrow and Hawkins.

**24/50/JDCC Declarations of Interest**

<b>Item</b>	<b>Councillor</b>	<b>Interest</b>
24/51/JDCC	R. Williams	Disclosable

		Pecuniary Interest – employed by Cambridge University. Left the meeting during the consideration of this item.
All	Baigent	Personal: Member of Cambridge Cycling Campaign.
All	Stobart	Personal: Member of the St Johns Evangelist Church Waterbeach and sit on the Parochial Council.

**24/51/JDCC Address: Land between Huntingdon Road, Madingley Road, and the M11, Cambridge, Cambridgeshire**

Councillor R. Williams left the meeting for the duration of this item.

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. Queried the proposed number of dwellings on the site compared to the number of dwellings approved under the previous planning consent.
2. Asked why it was proposed to increase the density of dwellings on the site and how this would be brought forward.
3. Asked if more facilities would be provided on the site such as sports facilities / gym / football fields / areas for outdoor games.
4. Welcomed the revised cycling infrastructure plan.
5. Requested information about grey water recycling and SUDs (sustainable urban drainage systems).
6. Queried if nursery provision was proposed.
7. Asked if cargo bike parking provision was proposed.
8. Asked for desire lines for movement across the site to be considered.
9. Asked if any single aspect homes were proposed.

10. Queried how the landscaping would be brought forward and if it could be delivered on site early.
11. Asked what consideration would be given to the relationship between the proposed development and existing / adjacent communities.
12. Queried the permeability of the site for pedestrians and cyclists.
13. Asked what consideration had been given to connectivity with the Cambourne to Cambridge (GCP) project.
14. Queried if the development proposed to use the District Heating Network.
15. Welcomed the University bus service.
16. Asked how the community centre was proposed to be managed.
17. Asked how public areas were to be managed.
18. Asked if a new Parish Council would be set up.
19. Asked what consideration had been given to co-housing space, for example a communal eating area).
20. Asked how e-scooters would be managed within the site.
21. Queried if any restrictions on car ownership was proposed.
22. Asked how many people had attended their consultation events so far.
23. Queried water provision / supply.
24. Queried impact of the development on sensitive views and noted that LVIAs (landscape visual impact assessments) would be important.
25. Queried height articulation.
26. Queried the surface finishings on buildings.

**24/52/JDCC      Address: Land North of Cherry Hinton, Cambridge.**

Councillor R. Williams returned to the meeting for the consideration of this item.

Councillor Smart left the meeting before the consideration of this item.

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. Asked about the proposed water use of 100 litres per person per day.
2. Asked for information about rainwater use and grey water recycling.
3. Asked if the flats with balconies could have downpipes to run water into

water butts.

4. Asked how desire lines for movement across the site would be managed.
5. Asked for information about the allotments.
6. Queried cargo bike parking provision.
7. Expressed concern around the use of SUDS (sustainable urban drainage system) for play and how the two uses would be managed.
8. Asked how the affordable housing provision would be provided across the site.
9. Enquired how the community centre would be managed to ensure it was available for the whole community.
10. Asked for information about what businesses could use the proposed commercial / business space units.
11. Asked for information about the customisable housing.
12. Questioned if consideration had been given to shared living accommodation (Houses in Multiple Occupation).
13. Asked for information about the play equipment and what ages this would cater for.
14. Queried provision of open space areas for older children.
15. Asked if the site fell within the City Council or South Cambs District Council administrative boundary.

The meeting ended at 12.44 pm

**CHAIR**