

Cambridge City Council Planning

Date: Wednesday, 23 July 2025

Time: 11.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

10am Second Pre-application Briefing by the Developer - Kett House, Station Road

Purpose of Briefing

The purpose of this meeting is to give Members a further insight, following the last presentation in May, into further evolving proposals for the comprehensive redevelopment of the Kett House site for commercial use. The presentation offers an opportunity for Members to ask questions.

Site Context

Kett House occupies the corner of Station Road/Hills Road. The existing 1960s building which was substantially refurbished externally and internally in the early 2000s replaced the original wood and stone carvers building (built in approximately 1851) known as Rattee and Kett House.

The wider CB1 area to the east has a rich planning history. The majority of this has been permitted and completed. Botanic House is located to the west of the application site on the opposite side of Hills Road. Immediately to the south of Botanic House is Botanic Place, a major development that was allowed at appeal which is currently undergoing construction.

Although outside the CB1 development to the east, the site as identified in the 2004 Station Development Framework and since 2006 has been identified within the Local Plan designated 'Area of Major Change' (Policy 21) (see appendix 1) but has not been specifically allocated as a proposal site (for example as the Flying Pig Site (M44) or Cambridge Station Area (M14)). The site is also within the Cambridge Railway Station, Hills Road Corridor to

the City Centre 'Opportunity Area' (Policy 25) (appendix 2) where the emphasis is on place-making, character and high quality public realm.

The application site is located within the New Town and Glisson Road Conservation Area. Within the application site's immediate setting are several Grade II Listed Buildings and structures including the War Memorial, a Grade II* Registered Park and Garden (Cambridge Botanic Garden) and Buildings of Local Interest. Within the setting though at a further distance are the Grade I Listed Church (The Church of Our Lady of the Assumption and the English Martyrs) and Grade II* Wanstead House.

Councillor attendance

Whilst any subsequent planning application relating to this site will be determined by the Planning Committee, all Councillors are invited to attend and take part in this pre-application developer presentation.

Purpose of the meeting

These meetings allow developers an opportunity to present proposals for future planning applications to elected members of the Council.

The process allows Councillors to feed into the process at pre-application stage and raise any questions or concerns that can then be addressed by the developer prior to a formal planning application being submitted.

Whilst the meetings will be held in public, they do not form part of the formal decision-making process. All planning applications will be determined in line with formal processes as adopted by Cambridge City Council.

Format of the Meeting

For each Briefing:

- Introduction by the Head of Planning Services or a Senior Planning Officer – up to 10 minutes
- Presentation by the developer of the proposal – up to 30 minutes
- Opportunity for Members to ask questions, raise issues, seek clarification, comment on the apparent positive and less positive aspects of the proposal – up to 40 minutes

During this part of the meeting it is important that Councillors who may ultimately make the decision on any subsequent planning application do not feel unduly constrained by what they can ask or raise. However they should avoid expressing views that might give any appearance that they are approaching the proposal with a closed mind. The discussion should not be used for negotiations with the developer. These should take place with

officers separately from the meeting. Members of the public must refrain from entering into the discussion at the meeting.

- Summing up – up to 10 minutes

A Planning Department representative will take notes of the meeting, which will be a summary of the proceedings. Nothing said by Councillors at the meeting will in any way be binding on the Committee that subsequently determines the application. The notes will be uploaded to the City Council's website upon completion.

11am Planning Committee

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a three part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
- **Part Two**
Minor/Other Planning Applications
- **Part Three**
General and Enforcement Items

There will be a forty-five minute lunch break some time between 12noon and 2pm. With possible short breaks between agenda items subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes To follow

Part 1: Major Planning Applications

5 24/04859/FUL The Paddocks, Cherry Hinton Road To follow

Part 2: Minor/Other Planning Applications

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| 6 | 22/02066/CONDR Owlstone Croft TMP | (Pages 7 - 64) |
| 7 | 22/02066/CONDF Owlstone Croft AQDMP | (Pages 65 - 114) |
| 8 | 25/01496/FUL 12-34 Fanshawe Road | (Pages 115 - 124) |
| 9 | 25/01900/FUL Land at Newbury Farm | (Pages 125 - 134) |

Part 3: General and Enforcement Items

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|----|--|----------------------|
| 10 | Appeals Information | (Pages 135 - 140) |
| 11 | Compliance Report Cambridge City Council July 2025 | (Pages 141 - 150) |

Planning Members: Smart (Chair), Baigent (Vice-Chair), Dryden, Flaubert, Howard, Illingworth, Thornburrow and Todd-Jones

Alternates: Ashton, Bennett, Gawthrope Wood, Lokhmotova and Porrer

Emergency Evacuation Procedure

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front St Mary's Church. The duty Officer will assume overall control during any evacuation, however in the unlikely event the duty Officer is unavailable, this responsibility will be assumed by the Committee Chair.

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Cambridge City Council is committed to being transparent and open when the Council and its members are involved in taking decisions. The Council will endeavour to live stream/record the Planning Committee. Public speakers are reminded that by speaking/appearing in this meeting you are giving consent to being recorded. The livestream can be watched online as the meeting happens or the recording can be watched after the meeting via the Council's YouTube page [<https://www.youtube.com/@camcitco/streams>]. On some occasions this may not be possible, due to a technical fault with the equipment. Whilst this is frustrating it is important to note that there is no legal requirement to record or livestream meetings. The meeting may proceed in person only should there be an ICT failure on the day.

Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

Information for Councillors

After the publication of the agenda, if any committee members have any questions, they should be sent to officers up to 12 noon 2 days in advance of the meeting – these will be responded to as part of officer presentation (together with any queries raised by Members at the committee site visit).