

PLANNING

23 July 2025
11.15 am - 5.30 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Bennett, Dryden, Flaubert, Griffin, Illingworth, Porrer and Todd-Jones

Councillors Dryden and Flaubert left after the vote on item 25/74/Pan. Councillor Porrer attended as the alternate for Councillor Flaubert.

Officers:

Delivery Manager: Toby Williams

Area Team Leader: Michael Sexton

Senior Planner: Karen Pell-Coggins

Principal Planner (CIP and SCIP Projects): Aaron Cole

Principal Environmental Health Officer: Greg Kearney

Planning Compliance Manager: Christopher Braybrooke

Legal Adviser: Keith Barber

Committee Manager: James Goddard and Claire Tunnicliffe

Meeting Producer: Claire Tunnicliffe and Sarah Michael.

Other

External consultant: Patrick Lanaway from SLR Consulting Limited

FOR THE INFORMATION OF THE COUNCIL

25/71/Plan Apologies

Apologies were received from Councillors Thornburrow, Baigent (Vice Chair) and Howard.

Councillors Griffin and Bennett attended as Alternates.

Councillor Bennett proposed and Councillor Flaubert seconded Councillor Dryden act as Vice Chair for this meeting. This was **unanimously agreed**.

25/72/Plan Declarations of Interest

Name	Item	Interest
Councillor Smart	25/74/Plan	Personal: Knew the Objector from

		some years ago but discretion unfettered.
Councillor Porrer	27/75/Plan	Personal: Knew the Objector but had no contact or discussion with them about this item and therefore discretion remained unfettered.

25/73/Plan Minutes

The minutes of the meetings held on 25 June 2025 were approved as a correct record and signed by the Chair.

25/74/Plan 24/04859/FUL The Paddocks, Cherry Hinton Road

The Committee received an application for full planning permission.

The hybrid application sought approval for:

- Full application for Phase 1, to include the demolition of existing buildings and structures, and erection of building (Use Class E(g)) with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.
- Outline application for Phases 2a, 2b, 3, 4 and 5 (with all matters reserved), to include the demolition of existing buildings and structures, and erection of buildings (Use Class E(g))

The Senior Planner updated her report by referring to updated condition wording and amendments to plans in her presentation. Conditions relating to BRE specifically referred to phase 1 now.

Conditions amendments

Minor amendments to wording of conditions in relation to phasing e.g. No development shall take place above ground level, other than demolition, for each relevant phase until details of the materials to be used in the construction of the development for each relevant phase have been submitted to and approved in writing by the Local Planning Authority.

Development shall be carried out in accordance with the approved details.

14. Prior to the installation of extraction ductwork for each relevant phase, details of the location of associated ductwork for each relevant phase, for the purpose of extraction and/or filtration of fumes and or odours of the units / uses shall be submitted to and approved in writing by the local planning authority. The ductwork shall be installed as approved before the use hereby permitted is commenced.

23. No development (excluding demolition and disconnection of services) shall commence for each relevant phase until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- The statement of significance and research objectives;
- The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- The timetable for the field investigation as part of the development programme;
- The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Conditions 28 and 29 now one condition – 28.

29. No development above ground level of Phase 3, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence for each relevant phase until a Public Art Delivery Plan (PADP) has been submitted to and approved

in writing by the Local Planning Authority. The PADP shall include the following:

Details of the public art and artist commission etc.

32. Water efficiency standards for the scheme shall be carried out in accordance with the target to achieve 5Wat01credits and the wider water efficiency specification contained within the Sustainability and Energy Statement, Scotch Partners, December 2024. Evidence in the form of the BREEAM Wat01waterefficiency calculator shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the proposed development, or within 12 months after occupation of each relevant phase. Any changes to the proposed specification of each relevant phase shall be submitted to and approved in writing by the local planning authority and will only be approved if the amended scheme continues to achieve 5 Wat01 credits. The development shall be carried out in accordance with the agreed details

38. The development shall not be occupied or the permitted use commenced of each relevant phase until details of facilities for the covered, secure parking of cycles for each relevant phase for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat roof shall include plans providing for a green or brown roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green or brown roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

39. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that order with or without modification), the buildings shall be used for Class E(g) uses and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any

provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

45. Finished floor levels to be set no lower than 150 mm above ground level. No development above base course (other than demolition and enabling/ utility diversion works) shall take place for each relevant phase until a details of flood resistant/resilience measures for the buildings located in surface water flood risk areas shall be submitted in writing to the Local Planning Authority (LPA) for approval. The development shall be carried out in accordance with the approved details prior to the occupation of the relevant buildings.

150mm above ground level is agreed.

47. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

PAD-PWA-ZZ-00-DR-A-01100 Revision C01Location Plan PAD-PWA-ZZ-00-DR-A-01102 Revision C01 Site Boundary Full Application

PAD-PWA-P1-00-DR-A-01210 Revision C01Phase 1 Proposed Plan Level 00

PAD-PWA-P1-MZ-DR-A-01211 Revision C01Phase 1 Proposed Plan Mezzanine

PAD-PWA-P1-01-DR-A-01212 Revision C01Phase 1 Proposed Plan Level 01

PAD-PWA-P1-RF-DR-A-01213 Revision C01Phase 1 Proposed Plan Roof

PAD-PWA-P1-ZZ-DR-A-01400 Revision C01Phase 1 North and South Elevation

PAD-PWA-P1-ZZ-DR-A-01401 Revision C01Phase 1 East and West Elevation

Indicative plans removed.

51. Within 12 months of commencement of development of Phase 1, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with at least 5 credits for Wat01(water consumption). Where the Design Stage certificate shows a

shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed.

52. Within 12 months following first occupation of Phase 1, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met.

New condition

The development shall be carried out in accordance with the Design Code reference PAD-PWA-ZZ-ZZ-RP-A-01001 Revision C05 Design Code dated May 2025.

Reason: In the interests of good planning and for the avoidance of doubt.

A local resident addressed the Committee speaking in objection to the application.

Howard Redhouse (Agent) addressed the Committee in support of the application.

Councillor Bennett proposed amendments to the Officer's recommendation:

- i. The installation of a bollard at the entrance to the central spine.
- ii. An additional highways and controlled parking zone condition.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 3 votes to 2 with 2 abstentions) 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:

- i. The planning conditions set out in the Officer's report, as amended in the Officer's presentation, with amendments to the conditions as drafted delegated to officers.

- ii. Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.
- iii. A deadline for completion of the S106 agreement by 15 October 2025. If the S106 is not completed within this period, delegated authority is given to officers to refuse the application based on a lack of secured mitigation contrary to the Cambridge Local Plan 2018 or to set any such extended period for completion of the S106 as appropriate.
- iv. Specific reference to the installation of a bollard at the entrance to the central spine within the related landscape condition.
- v. Delegated authority to Planning Officers, in consultation with the Access Officer, Chair, Vice Chair and Spokes, to draft and include an additional highways and controlled parking zone condition.

25/75/Plan 22/02066/CONDR Owlstone Croft TMP

Councillor Dryden gave apologies and left the Committee before this item was considered.

Councillor Porrer was present as an alternate Member for Councillor Flaubert for the duration of this item and the rest of the meeting.

Councillor Bennett proposed Councillor Porrer as Vice Chair for the remainder of the Committee Meeting, seconded by Councillor Smart.

Resolved (unanimously) to appoint Councillor Porrer as Vice Chair.

The Committee received an application for submission of details required by condition 14, 22/02066/CONDR, (Traffic Management Plan) of planning permission 22/02066/FUL.

The Area Team Leader updated their report by providing the following verbal update:

- Paragraph 1.1 (executive summary) referred to condition 8 in error, it should read condition 14.
- Further representations had been received following the publication of the update report, including four from new addresses now in the public

domain. These did not raise any new issues beyond those already addressed.

- Several emails had been sent directly to Committee Members, most of which were duplicates or reiterations of concerns previously submitted to Officers.

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

A resident of Grantchester Street addressed the Committee speaking in support of to the application.

Andrew Bainbridge (Applicant's Representative) addressed the Committee in support of the application.

Councillor Clough (Cambridge City Councillor, Ward Councillor for Newnham) addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application.

Councillor Glasberg (Cambridge City Councillor, Ward Councillor for Newnham) spoke in objection to the application stating the current Traffic Management Plan was still deficient and did not demonstrate that construction could be undertaken without an unacceptable risk to vulnerable highway users.

The Committee:

Resolved by (5 votes to 1) to grant Condition 14 subject to the details as set out in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and the following details:

- Covering Letter V3 (received 9th July 2025)
- Construction Traffic Management Plan – Owlstone Croft V12 (dated 9th July 2025)
- Cambridgeshire County Council Temporary Traffic Road Order (received 8th July 2025)
- Appendix A – CLOCS (received 9th July 2025)
- Appendix B – TTRO Plan Rev B (received 9th July 2025)

- Appendix C1 – TRO1 Rev D – Vehicle Swept Path Analysis using 11.9m Rigid Vehicle (received 9th July 2025)
- Appendix C2 – TRO3 Rev B – Vehicle Swept Path Analysis using Mobile Crane (received 9th July 2025)
- Appendix D1 – TR04 Rev B – Barton Road Access Vehicle Swept Path Analysis (received 9th July 2025)
- Appendix D2 – 003 Rev A – Barton Road Access Visibility Splays (received 9th July 2025)
- Appendix D3 – TR05 – Sports Ground Area Vehicle Swept Path Analysis (received 9th July 2025)
- Appendix D4 – TR05 Rev A – Sports Ground Area Vehicle Swept Path Analysis with imagery (received 9th July 2025)
- Appendix E1 – Owlstone Logistics Plan Rev P – No swept path (received 9th July 2025)
- Appendix E2 – Owlstone Logistics Plan Rev P – Entry swept path (received 9th July 2025) - Appendix E3
- Owlstone Logistics Plan Rev Q – Exit swept path (received 9th July 2025)

25/76/Plan 22/02066/CONDF Owlstone Croft AQDMP

The application sought for submission of details, 22/02066/CONDF, required by condition 8 (Air Quality and Dust Management Plan) of planning permission 22/02066/FUL.

The Area Team Leader updated their report by providing a verbal update which was as follows:

- i. Further representations had been received from Richard Buxton Solicitors and Newnham Croft Primary School after the Amendment Sheet had been circulated.
These representations had been sent direct to Members and were publicly available. Officers had confirmed the matters raised in the additional correspondence were addressed within the report.
- ii. Several e-mails had been directed to the Members of the Planning Committee from residents; Officers were confident that they raised no new issues.

A representative of the Governors of Newnham Croft Primary School) addressed the Committee speaking in objection to the application expressing concern for the safety of the children; concluding the school was extremely vulnerable and children were already at risk from respiratory conditions.

Councillor Clough (Cambridge City Councillor) addressed the Committee speaking in objection to the application highlighting comments from independent experts on the application.

Councillor Glasberg (Cambridge City Councillor) addressed the Committee speaking in objection to the application and asked the Committee to refuse or at the very least defer the application.

Councillor Bennett proposed an additional condition to share live air quality management data online with the community. This information should also include a timetable of any works for the site in an accessible format.

The Delivery Manager advised that this was not a requirement of the condition but would be willing to discuss the suggestions raised by Councillor Bennett with the applicant.

The Committee:

Resolved (by 5 votes to 1) to approve the discharge of condition 8 in relation to the following:

- i. Air Quality and Dust Management Plan dated 14 March 2025 (J10-13082D-10-8).
- ii. Addendum to Section 5 and 7 of the Air Quality Dust Management Plan, Condition 8 (V4) (received 10th July 2025).
- iii. Construction Dust Monitoring: Baseline Report dated 7th July 2025 - AQDMP – Best Practice Note.

Officers would also explore with the applicant the potential to share live air quality management data and would report their findings to the Chair, Vice Chair, and Spokes accordingly.

25/77/Plan 25/01496/FUL 12-34 Fanshawe Road

The Committee received an application for full planning permission.

The application sought approval for temporary use of the approved Plot 3, block W3 into a sales office for a temporary period of 3 years. Sales office to be converted back at the end of this period to residential. Installation of temporary parking for 5 parking spaces including 1no disabled parking space, EV chargers, bollard lighting, soft landscaping and cycle parking.

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, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

25/78/Plan 25/01900/FUL Land at Newbury Farm

The Committee received an application for full planning permission.

The application sought approval for temporary use of the approved plot 2 (of application reference 24/01531/REM) for a 3-year period as a sales suite. Plot 2 is proposed to be subject to temporary facade and internal layout changes to facilitate a sales suite for the duration of the sales period. Installation of temporary car parking which includes a disabled car parking bay, EV charging, soft landscaping and associated works.

Councillor Smart proposed an informative that a disability compliant toilet should be installed. **This was carried nem. con.**

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, and subject to the conditions recommended by the Officer

(with delegated authority to Officers to make minor amendments to the conditions as drafted) and an informative relating to a disability compliant toilet.

25/79/Plan Appeals Information

The Committee noted the appeals list.

25/80/Plan Compliance Report Cambridge City Council July 2025

The Committee noted the report.

The meeting ended at 5.30 pm

CHAIR