

PLANNING

29 October 2025
10.00 am - 4.55 pm

Present:

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

Also present Councillors: Bennett, Bick, Clough, Smith and Swift

Officers:

Delivery Manager: Toby Williams
Principal Conservation Officer: Paul Robertshaw
Principal Environmental Health Officer: Greg Kearney
Principal Planner: Nick Yager
Principal Planner: Alice Young
Senior Planner: Dominic Bush
Senior Planner: Charlotte Peet
Senior Planner: Karen Pell-Coggins
Urban Design Officer: Egle Packauskaite
Legal Adviser: Vanessa Blane
Committee Manager: James Goddard
Meeting Producer: Sarah Michael // Matthew Hussey

FOR THE INFORMATION OF THE COUNCIL

25/88/Plan Apologies

Apologies were received from Councillor Griffin. Councillor Thornburrow said she would leave at 3pm due to another commitment.

Post meeting note: Councillor Flaubert said she was unable to join the committee at the start (10am) due to a medical issue.

25/89/Plan Declarations of Interest

Name	Item	Interest
Councillor Todd-Jones	25/93/Plan 25/02161/FUL	Personal: Was a Chartered Librarian.

	Christs College	
Councillor Todd-Jones	25/95/Plan 25/03201/FUL Crossways House	Personal and prejudicial: Recused himself from this item as the Cabinet Member for Safety, Wellbeing and Tackling Homelessness. Withdrew from discussion and did not vote.
Councillor Smart	25/97/Plan 25/03078/FUL Land Adjacent to 49 New Square	Personal: Knew people who lived in the property being discussed but discretion unfettered.

25/90/Plan Minutes

No minutes were presented for review by the Committee.

25/91/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.

25/92/Plan 24/04859/FUL The Paddocks, 347 Cherry Hinton Road

The Committee received a hybrid planning application comprising:

- 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 the amendment sheet:

- Further information relating to the technical details.

- ii. Text amendments.
- iii. Pre-Committee amendments to recommendation:

Approval subject to the new updated condition set out below and deletion of condition 38 of the full and outline applications in the 23 July 2025 report, with minor amendments to the conditions as drafted delegated to officers

Condition updated as follows:

38. Prior to the commencement of the development of each relevant phase, excluding works for demolition, full details of a scheme for the provision of foul drainage for each relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall include: the design of all on-site foul sewerage infrastructure; the diameters of proposed pipes and the capacity of any on-site storage; and a timetable and programme for the provision of the foul sewerage infrastructure. The scheme shall demonstrate that, where connection to a public sewer is proposed, the foul sewerage discharge is consistent with the Water Consumption Study Technical Note (October 2025) or the foul water sewerage discharge can be accommodated within the piped public sewer system without significantly increasing the risk of flooding or backing up of the existing system on the site or elsewhere. The development shall be carried out in accordance with the approved details and the approved timetable and programme.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 31 and 32)."

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

Anna Smith (Ward Councillor) addressed the Committee speaking in objection to the application.

The Committee:

Resolved (3 votes to 3 – and on the Chair’s casting vote) 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 (HoT’s) as set out in the 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 and amendment sheet.

25/93/Plan 25/02161/FUL Christs College, St Andrews St

Councillor Flaubert joined the Committee after the Senior Planner had started his introduction. Councillor Flaubert 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 the demolition of 1970’s library and replacement with new library and social and study spaces and including re-provision of bridge to the Bodley Library. Alterations to kitchen, Upper Hall and adjacent areas including new plant, access improvements and alterations to WC provision in the SE range of Second Court. Re-landscaping of Bath Court and ancillary works. Installation of temporary kitchen and dining facility in Second Court for the duration of the works.

The Senior Planner updated the plans pack by showing a revised planning balance in his presentation. The points within the planning balance were flipped from ‘refusal’ to ‘approval’ to correct a typographical error.

The Senior Planner updated his report by referring to the amendment sheet.

- i. Further representations that had been received.
- ii. Amendments to text.
- iii. Amended wording of Condition 11, 12, 15 and 16.

- iv. Approval subject to the deletion of Conditions 6, 28 and 32 and their replacement with the following condition:

Prior to the commencement of development, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority.

It shall include / adhere to the following:

- a) A phasing programme.
- b) Contractor's parking and access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, their signing, monitoring and enforcement measures.
- c) Control of dust, mud and debris on the highway.
- d) Construction and demolition (except for loading and unloading) shall be carried out only between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- e) Delivery hours for muck away, demolition and construction purposes. The hours submitted for approval shall include an assessment of the daily number and type of vehicles required and an assessment as to how vehicles would safely access / exit the site include tracking / swept path analysis. The submission should include a highway safety and residential amenity audit / assessment to support the proposed times and include provision for banks person(s). The delivery times shall be carried out only within the agreed hours and shall at no time should any deliveries take place after 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.
- f) Prior notice and agreement procedures for works outside agreed limits and hours.
- g) Dust management and wheel washing measures in accordance with the provisions of IAQM, 2016 and 2018;
- h) Use of concrete crushers and mitigation measures;
- i) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.

- j) Screening and hoarding details.
- k) Consideration of sensitive receptors.
- l) A Community Liaison Plan to inform the community in respect of: - the construction required to facilitate the development - contractor point of contact, complaints procedures, including complaints response procedures.
- m) Membership of the Considerate Contractor's Scheme. The development shall be undertaken in accordance with the agreed plan.

Reason: To safeguard the safety, health and quality of life of existing residential occupiers and users of the City centre in accordance with policies 35, 36 and 56 of the Cambridge Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Roger Hepher (HGH Consulting on behalf of the Christ's Lane Action Group (CLAG)) addressed the Committee speaking in objection to the application.

Lord Simon McDonald (Applicant - Master of Christ's College) addressed the Committee in support of the application.

Hugh Clough (Ward Councillor) addressed the Committee speaking in objection to the application.

Naomi Bennett (Ward Councillor) addressed the Committee speaking in objection to the application.

Tim Bick (Ward Councillor) addressed the Committee about the application.

The Committee:

Resolved (by 4 votes to 2) 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) including the revisions on the amendment sheet.

25/94/Plan 25/02162/LBC Christs College, St Andrews St

Councillor Flaubert joined the Committee before this item was considered.

The Committee received an application for Listed Building Consent for the demolition of the existing library and its replacement with a contemporary library including social and study space. Further internal and external alterations are proposed including a replacement bridge between the Bodley Library and a temporary kitchen dining facility during the duration of works.

The Senior Planner updated his report by referring to text amendments on the amendment sheet.

Professor Suchitra Sebastian addressed the Committee speaking in objection to the application.

Lord Simon McDonald (Applicant - Master of Christ's College) addressed the Committee in support of the application.

The Committee:

Resolved (by 4 votes to 3) to grant the application for Listed Building Consent 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).

25/95/Plan 25/03201/FUL Crossways House, 176 Chesterton Road

Councillor Todd-Jones 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 a temporary change of use of Crossways House from student accommodation to sheltered accommodation for people experiencing homelessness.

The Principal Planner updated her report by referring to the amendment sheet:

- i. Further representations that had been received.
- ii. Amendments to text.

Leszek Jakubowski (Chairman of Sandy Lane Residents' Association) addressed the Committee speaking in objection to the application.

Chris Jenkin (Chair of It Takes A City, in his capacity as part applicant and the future management provider) addressed the Committee in support of the application.

Councillor Swift (Ward Councillor) addressed the Committee about the application.

Councillor Thornburrow proposed an amendment to the Officer's recommendation to condition 3 (management plan) to include consultation with other specialist officers.

The Principal Planner suggested the Anti-Social Behaviour Unit, Housing Officers and the Police.

This amendment was **carried by 6 votes to 0**.

The Committee:

Resolved (by 5 votes to 1) 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) including the amendment to Condition 3 which would be reworded to include provision for security and consultation with appropriate consultees including Anti-Social Behaviour Unit, Housing Officers, and the Police, as well as community engagement with surrounding residents.

25/96/Plan 25/02147/FUL Cambridge Rugby Union Club, Grantchester Road

Councillors Thornburrow and Dryden withdrew from the meeting before this item was considered and did not return.

The Committee received an application for full planning permission.

The application was for construction of 5 floodlit padel tennis courts with canopy, club hut and landscaping.

The Principal Planner updated his report by referring to text amendments on the amendment sheet.

A local resident and the Chair South Newnham Neighbourhood Forum addressed the Committee speaking in objection to the application.

Mark Batchelor (Agent) and two local residents addressed the Committee in support of the application.

Hugh Clough (Ward Councillor) addressed the Committee speaking in objection to the application.

The Committee:

Resolved (by 3 votes to 2) to refuse the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report.

25/97/Plan 25/03078/FUL Land Adjacent to 49 New Square

The Committee received an application for full planning permission.

The application sought approval for a single storey dwelling with garden and off-street car parking, on the land adjacent to No. 49 New Square.

Kate Wood (on behalf of Willow Walk residents) addressed the Committee speaking in objection to the application.

Dr Carrie Herbert MBE (Applicant) addressed the Committee in support of the application.

Tim Bick (Ward Councillor) addressed the Committee about the application.

Councillor Todd-Jones proposed and Councillor Illingworth seconded deferring the application to seek information on why the Conservation Officer thought the application would harm the setting of number 49.

The Committee:

Resolved (by 4 votes to 0 with 1 abstention) to defer the application.

25/98/Plan 25/03079/LBC Land Adjacent to 49 New Square

The Committee received an application for Listed Building Consent.

The application sought approval for a single storey dwelling with garden and off street car parking, on the land adjacent to No. 49 New Square.

Councillor Todd-Jones proposed and Councillor Illingworth seconded deferring the application to seek information on why the Conservation Officer thought the application would harm the setting of number 49.

The Committee:

Resolved (by 4 votes to 0 with 1 abstention) to defer the application.

25/99/Plan Appeals Information

The Committee noted the appeals list.

25/100/Plan Compliance Report

The Committee noted the compliance report.

The meeting ended at 4.55 pm

CHAIR