

PLANNING

7 January 2026
10.10 am - 2.00 pm

Present:

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

Officers:

Delivery Manager: Toby Williams
Principal Environmental Health Officer: Greg Kearney
Principal Planner: Charlotte Spencer
Senior Planner: Laurence Moore
Senior Planner: Melissa Reynolds
Conservation Officer: Celia Wignall
Legal Adviser: Richard Pitt
Committee Manager: James Goddard
Meeting Producer: Sarah Michael

FOR THE INFORMATION OF THE COUNCIL

26/1/Plan Apologies

Apologies were received from Councillors Dryden and Thornburrow.

Councillor Illingworth proposed and Councillor Howard seconded Councillor Todd-Jones as Vice Chair for this committee meeting. This was **unanimously agreed**.

26/2/Plan Declarations of Interest

No declarations of interest were made.

26/3/Plan Minutes

The minutes of the meeting held on 3 December 2025 were approved as a correct record and signed by the Chair.

26/4/Plan 25/02643/FUL Castle End Mission, Pound Hill

The Committee received an application for full planning permission.

The application sought approval for demolition of a metal-clad single-storey building on Pound Hill, erection of a new extension of broadly similar appearance in its place to create new community entrance and office/ meeting spaces, extension at first floor over existing Gym Room at the southwest over the same footprint as ground floor, extension at first floor only to partially cover existing car park on northwest side of kitchen/WC block, install new accessible ramped and stepped access from Pound Hill.

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

- Additional third party comment.
- Amendment to wording of reason for refusal 1 (changes underlined):

The proposed development, by reason of the demolition of the 'Iron Hall' would result in the total loss and significant harm to the non-designated heritage asset and would result in a moderate level of 'less than substantial harm' to the retained elements of the Building of Local Interest and the Castle and Victoria Conservation Area. In addition, the proposed first floor extension to the gym building would result in a low level of 'less than substantial harm' to the retained elements of the Building of Local Interest and the Castle and Victoria Conservation Area. Subsequently, the cumulative impact of the proposal on the conservation area and non-designated heritage assets would be a moderate level of 'less than substantial' harm. The harm to the designated and non-designated heritage assets has not been fully justified and the identified benefits do not outweigh the identified harm. The application is therefore contrary to Policies 61 and 62 of the Cambridge Local Plan (2018) and paragraphs 212, 213, 215 and 216 of the NPPF (2024).

A local resident speaking on behalf of a Pound Hill resident addressed the Committee speaking in objection to the application.

Paul Lee (Applicant) and Apostolos Petrakis (Archangel Architects - Agent) addressed the Committee in support of the application.

The Committee:

Unanimously resolved to refuse the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report and amendment sheet.

26/5/Plan 25/04141/S73 639 Newmarket Road (McDonalds)

The Committee received a Section 73 of the Town and Country Planning act 1990 (as amended) application for permission to develop land without compliance with condition 6 of planning permission: C/00/0222/FP for demolition of existing public house and erection of new class a3 restaurant and associated drive-through facility together with alterations to existing parking area, including closure of existing access and creation of new access onto Wadloes Road McDonalds restaurant, 639 Newmarket road.

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

- An amended Noise Impact Assessment was submitted, dated 23 December 2025.
- Amendments to text.
- Additional reason for refusal:

The lack of detailed plans and supporting evidence for the proposed acoustic barrier means it has not been fully possible to ascertain whether the necessary noise mitigation can be achieved without adverse harm to neighbouring residential amenity, the character of the area, and existing trees. The proposal is contrary to policies 1, 34, 35, 55, 56, 59 and 71 of the Cambridge Local Plan (2018), Landscape in New Developments SPD (2010) and Trees and Development Sites SPD (2009), NPPF (2024) and NPPG.

Richard Cross (local franchise business owner) addressed the Committee in support of the application.

Elliot Tong (Ward Councillor) addressed the Committee speaking in objection to the application.

The Committee:

Unanimously resolved to refuse the Section 73 application in accordance with the Officer recommendation, for the reasons set out in the Officer report and amendment sheet.

26/6/Plan 25/02888/FUL Jewish Synagogue, 3 Thompsons Lane

The Committee received an application for full planning permission.

The application sought approval for demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including parking spaces, new cycle storage, landscaping and associated infrastructure works.

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

- Para 2.3, 10.92 and 10.93 amended to replace reference to CVSPA Building with Discovery House Building (no.5 Thompsons Lane).
- Condition 6 amended to include reference to amended Noise Impact Assessment.
- Condition 20 amended to include reference to religious festival of sukkot.
- Condition 23 amended to include reference to approved document.
- No amendments considered to alter officer recommendation or facilitate need for further consultation with Third Party (technical changes).

A Portugal Place resident and Agent on Behalf of Thompson Lane residents addressed the Committee speaking in objection to the application.

Graham Morrison (Applicant's Representative) addressed the Committee in support of the application.

The Committee:

Resolved by 5 votes to 0 with 1 abstention 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 amendments listed above.

26/7/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 2.00 pm

CHAIR