

JOINT DEVELOPMENT MANAGEMENT COMMITTEE MINUTES

20 August 2025
10.00 am - 4.00 pm

Present: Councillors Fane (Chair), Gawthrope Wood, Illingworth, Porrer, Smart (Vice-Chair), Thornburrow, Bradnam, Garvie, Hawkins, Stobart and R.Williams

Officers Present:

Delivery Manager (Strategic Sites and NSIP/Major Infrastructure Projects):
Philippa Kelly
Principal Planner: Mairead O'Sullivan
Principal Planner: John Shuttlewood
Principal Planner: James Truett
Principal Planner: Rebecca Ward
Senior Planning Lawyer: Vanessa Blane
Committee Manager: James Goddard

Developer Representatives:

Derek Lloyd, Prologis
Ross McWatt, Scott Brownrigg
Jon Akers Coyle, Growth Industry
Jennie Hainsworth, Bidwells
Alfie Hood, Bidwells

FOR THE INFORMATION OF THE COUNCIL

25/12/JDMC Apologies

Apologies were received from:

- Councillor Cahn, (Councillor Garvie attended as an Alternate).
- Councillor Flaubert, (Councillor Illingworth attended as an Alternate).
- Councillor S. Smith (Councillor Nestor sent apologies as she was unable to attend as an Alternate).
- Councillor Baigent had resigned from JDMC, as the post was vacant, Councillor Gawthrope Wood attended as an Alternate.

Councillor Thornburrow proposed and Councillor Porrer seconded Councillor Smart to act as Vice Chair // City Councillor representative for the purposes of

any procedural matters concerning decisions arising from the application for this meeting. This was **unanimously agreed**.

25/13/JDMC Declarations of interest

Name	Item	Reason
Councillor Hawkins	25/16/JDMC	Personal: Currently a Cambridge Room Trustee. Was not involved in the exhibition mentioned in the Officer's presentation about the planning application. Discretion unfettered.
Councillor Thornburrow	25/16/JDMC	Personal: Currently a trustee of The Cambridge Room charity. Discretion unfettered.
Councillor Bradnam	25/17/JDMC	Personal: Attended an exhibition of the proposal at 1 Cambridge Business Park. Discretion unfettered.
Councillor Hawkins	25/17/JDMC	Personal: Attended the Crown Estate Cambridge Business Park Masterplan public exhibition at 1 Cambridge Business Park. Discretion unfettered.
Councillor Illingworth	25/17/JDMC	Personal: Attended fact finding meetings about the site. Discretion unfettered.
Councillor Smart	725/18/JDMC	Personal and prejudicial: Was an employee of

		Addenbrookes Biomedical Campus. Would recuse himself. Left the meeting before this item started and did not return.
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25/14/JDMC Minutes

The minutes of the meetings held on 18 June and 16 July 2025 were approved as a correct record and signed by the Chair.

Councillor Bradnam asked if minutes could be titled 'Minutes' in future. Similar to the agenda which was titled 'Agenda'.

Councillor Fane asked if minutes could set out in future who was Chair and Vice Chair for the meeting.

25/15/JDMC 23/04643/OUT - Former NIAB site, Huntingdon Road, Cambridge.

The Committee received an outline application (all matters reserved except for layout, scale and access arrangements on to Laurence Weaver Road) for the demolition of all site buildings and structures other than Chapter House and erection of buildings for laboratory / office (Class E (g(i)) and (g(ii))) and café use (class E(b)), and associated facilities and infrastructure, along with the relocation of existing facilities serving the retained Chapter House that are currently accessed from Lawrence Weaver Road including refuse storage, vehicle access, car parking and cycle parking.

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

Paul Harney (Applicant's Representative) addressed the Committee in support of the application.

Councillor Stobart asked for a green roof to be included in the design in future iterations.

The Committee:

Unanimously resolved to approve application 23/04643/OUT subject to:

- i. the planning conditions as set out in section 9 of the Officer's report, with minor amendments to the conditions as drafted delegated to Officers; and
- ii. the satisfactory completion of a section 106 agreement which relates to transport (including bus services) s106 administration/monitoring and compliance obligations, with minor amendments to the heads of terms delegated to officers.

25/16/JDMC 25/01059/REM and 25/01098/REM -Springstead Village RMA

The Committee received a reserved matters application for appearance, landscape, layout and scale for 292 residential units, local centre to include community centre (use class F2) and convenience store, retail and cafe (use class E) along with the partial discharge of conditions 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 23, 24, 26, 29, 30, 34, 36, 37, 38, 40, 44, 45, 55, 59, 60, 61 and 64 pursuant to outline planning permission 18/0481/OUT and 18/1231/OUT as varied by 22/01966/S73 and 22/01967/S73.

The Principal Planner updated her report by referring to:

- I. A new waste for a review and relocation of the waste collection points to bring them closer to kerbside of the adopted public highway in accordance with the RECAP Waste Design Guide SPD 2012.
- II. The amendment sheet.
 - a. Planning assessment update.
 - b. Planning condition updates to 4, 8 and 17.

Alexis Butterfield (Applicant's Representative) addressed the Committee in support of the application.

Councillor Thornburrow proposed amendments to the Officer's recommendation:

- i. Condition 8 (allotment details) – criteria f - amendment: water supply using stored rainwater;

This amendment was **carried by 8 votes to 1 with 2 abstentions**.

- ii. Additional condition requiring water butts on residential units where possible;
- iii. Updated condition 3 (sample panels) to relate to panelling and boarding as well as brickwork;

These amendments were **carried unanimously**.

The Committee:

Unanimously resolved:

1. **Application 25/01098/REM (within South Cambridgeshire administrative area)**
 - I. To approve the reserved matters application subject to conditions and informatives detailed in the Officer's report, with delegated authority to officers to carry through minor amendments to those conditions and informative (and include others considered appropriate and necessary) prior to the issuing of the planning permission;
 - a. With additional changes as set out on amendment sheet relating to conditions 4 (custom build), condition 8 (allotments) and condition 17 (air source heat pumps);
 - b. An additional condition set out in Principal Planner's presentation relating to waste collection;
 - c. Updates to conditions as agreed by Members at Committee:
 - i. Condition 8 (allotment details) – criteria f - amendment: water supply using stored rainwater;
 - ii. Additional condition requiring water butts on residential units where possible;
 - iii. Updated condition 3 (sample panels) to relate to panelling and boarding as well as brickwork;
 - II. To part discharge the planning conditions as listed in the officer recommendation on outline planning permission 18/1231/OUT as varied in relation to this reserved matters application only.

Unanimously resolved:

- 2. Application 25/01059/REM (Cambridge City administrative area)**
- I. To approve the reserved matters application subject to conditions and informatives detailed in the Officer's report, with delegated authority to officers to carry through minor amendments to those conditions and informative (and include others considered appropriate and necessary) prior to the issuing of the planning permission;
 - a. With additional changes as set out on amendment sheet relating to conditions 4 (custom build), condition 8 (allotments) and condition 17 (air source heat pumps);
 - b. An additional condition set out in Principal Planner's presentation relating to waste collection;
 - c. Updates to conditions as agreed by Members at Committee:
 - i. Condition 8 (allotment details) – criteria f - amendment: water supply using stored rainwater;
 - ii. Additional condition requiring water butts on residential units where possible;
 - iii. Updated condition 3 (sample panels) to relate to panelling and boarding as well as brickwork;
 - II. To part discharge the planning conditions as listed in the officer recommendation on outline planning permission 18/0481/OUTas varied in relation to this reserved matters application only.

25/17/JDMC 25/02022/FUL - 1 Cambridge Business Park, Robinson House, Cowley Road, Cambridge

Councillor R. Williams left the Committee before this item was considered and did not return.

The Committee received an application for full planning permission.

The application sought approval for refurbishment and extension to existing building for continued Class E use (including office and laboratory use with ancillary cafe, event and community space) and landscaping, car and cycle parking, plant and storage and other associated works.

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

Lizzie Sears (Applicant's Representative) addressed the Committee in support of the application.

Councillor Thornburrow proposed an amendment to the Officer's recommendation to include an extra condition to monitor water usage, wording to be agreed by Chair/Vice Chair.

This amendment was **carried by 10 votes to 0 (unanimous of all present)**.

The Committee:

Resolved (by 10 votes to 0 (unanimous of all present)) to approve application 25/02022/FUL subject to the planning conditions set out in section 22 of the Officer's report, with minor amendments to the conditions as drafted delegated to officers; plus an additional condition relating to water usage, wording to be agreed by Chair/Vice Chair.

25/18/JDMC Land South of Dame Mary Archer Way, Cambridge Biomedical Campus

Councillor Smart left the Committee before this item was considered and did not return.

Members raised the 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. The Committee had asked for a Cambridge Biomedical Campus site-wide master plan for some time. How would this application fit into the wider vision?
2. How would overall rain discharge into Hobson Brook be calculated? What was the expected rain discharge volume? How would risk be assessed?
3. Had the designer considered setting back the top floor on the 4000 Discovery Drive building to mitigate its dominant facade?

4. Had the developers considered how to manage navigation and signage around the phase 2 site? It could be confusing for visitors.
5. Would the 4000 Discovery Drive building overshadow other buildings?
6. Please reiterate details in future: Colour scheme, on site amenity space e.g. café and how the application would join into bike routes.
7. Please confirm building insulation details.
8. Had the developers reviewed how 'working buildings' (ie those in place already) operated to learn lessons for 'new buildings' (ie those to be built)? So buildings to be put up could work as efficiently as possible.
9. Do buildings have battery storage for energy from photovoltaic panels?
10. The roofscaping of buildings was important. Had the developers considered the visual impact of the 4000 Discovery Drive building on the surrounding area?
11. Automatic number plate recognition was operating on Discovery Drive. Had the developers considered the impact on site visitors?

The meeting ended at 4.00 pm

CHAIR