

PLANNING

25 March 2026
10.00 am - 4.00 pm

Present:

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

Also present Councillors: Bick, Clough, Moore, Porrer, S. Smith and Tong.

Officers:

Joint Director for Planning and Economic Development: Stephen Kelly
Delivery Manager (Development Management and Compliance): Rebecca Smith

Built and Natural Environment Team Leader: Christian Brady

Team Leader – Strategic Sites: Jonathan Brookes

Principal Planner: Charlotte Spencer

Principal Sustainability Officer: Emma Davies

Senior Planner: Mary Collins

Legal Adviser: Richard Pitt

Committee Manager: James Goddard

Meeting Producer: Sarah Michael (AM) // Claire Tunnicliffe (PM)

Other Officers Present:

Cartwright Pickard Architects: David Roberts

Local Highways Engineer: David Lines (Cambridgeshire County Council)

Local Highways Engineer: Jon Finney (Cambridgeshire County Council)

SRM.Com: Daughan Bedford

FOR THE INFORMATION OF THE COUNCIL

26/27/Plan Apologies

Apologies were received from Councillors Dryden and Thornburrow.

Councillor Flaubert had joined the Green Party since the agenda was published and was not currently nominated to sit on this committee.

Councillor Porrer would attend as a Ward Councillor not a Committee Member.

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

26/28/Plan Declarations of Interest

Name	Item	Interest
Councillor Porrer	All	Personal and Prejudicial - Spoke as a Ward Councillor. Did not take part in the discussion and did not vote.

26/29/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.

26/30/Plan 25/04382/FUL Market Square

The Committee received an application for full planning permission.

The application sought approval for refurbishment of Market Square, Peas Hill and Guildhall Street, including provision of cycle parking, erection and siting of replacement fixed and temporary market stalls, refurbishment of Grade II listed setts, works to listed fountain and railings, and additional landscaping, street furniture and associated works.

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

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- 7 additional representations (Hobsons Conduit Trust, and 6 Third Parties).
- Submission of a Change.org petition.
- Additional briefing note from the Local Highway Authority in regard to examples of flush shared surfaces.

- Additional information from the Applicant in regard to examples of flush shared surfaces.
- Additional information from the Applicant in regard to accessibility testing of the setts.
- Alteration to conditions.
 - Condition 3 (Cycle Parking).
 - Condition 7 (Traffic Regulation Orders).
 - Condition 10 (Wayfinding).
 - Amendment to Condition 11 (Landscaping). Condition 22 (Public Art) had been removed with the required details being added to condition 11.
 - Condition 18 (Outdoor Events).

Three local residents addressed the Committee speaking in objection to the application.

The following addressed the Committee in support of the application:

1. Ben Binns (Applicant's Representative).
2. Paul Belton (Agent).

Rosy Moore (Cabinet Member and Ward Councillor) addressed the Committee speaking in support of the application.

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

Tim Bick (Ward Councillor) addressed the Committee speaking about the advantages and disadvantages of the application.

Katie Porrer (Ward Councillor) addressed the Committee speaking about the advantages and disadvantages of the application.

The Committee proposed to defer the application to a future Planning Committee for the following reasons:

1. Highways and road safety issues – including lack of a Road Safety Audit and tracking swept path
2. Loss of cycle spaces.

3. Insufficient time to review new setts, no response from Historic England on update.
4. Clarification on why there was a lack of support for the proposal from market traders.
5. Concern that conditions were being used to mitigate issues that should have been resolved.
6. Lack of detail regarding the demountable stalls.

The Committee:

Resolved (by 3 votes to 2) to defer the application.

26/31/Plan 25/04383/LBC Market Square

Application deferred to a future Planning Committee.

The Committee:

Resolved nem con to defer the application.

26/32/Plan 25/04384/FUL Guildhall

The Committee received an application for full planning permission.

The application sought approval for installation of roof plant and screen, refurbishment and enhancement of internal and external fabric including installation of PV panels, alterations to internal fabric, rooms and wall positions, and fourth floor and basement extensions of the Guildhall.

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

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Additional third party comments.

A Cambridge Past, Present & Future representative addressed the Committee speaking in objection to the application.

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

The following addressed the Committee in support of the application:

1. John Mason (Agent).
2. Ben Binns (Applicant's Representative).

Simon Smith (Cabinet Member and Ward Councillor) addressed the Committee speaking in support of the application.

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

Katie Porrer (Ward Councillor) addressed the Committee in support of the application.

Tim Bick (Ward Councillor) addressed the Committee in support of the application.

The Committee:

Resolved (by 4 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).

26/33/Plan 25/04385/LBC Guildhall

The Committee received a Listed Building Consent application for installation of roof plant and screen, refurbishment and enhancement of internal and external fabric including installation of PV panels, alterations to internal fabric, rooms and wall positions, and fourth floor and basement extensions of the Guildhall.

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

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Additional third party comments.
- Alterations to conditions.
 - Condition 3 (Contracts).
 - Condition 5 (External Works).
 - Condition 7 (MEP Plant Large Hall).
 - Condition 10 (Chamber furniture).
 - Condition 12 (AV Equipment)

A Cambridge Past, Present & Future representative addressed the Committee speaking in objection to the application.

John Mason (Agent) addressed the Committee in support of the application.

Katie Porrer (Ward Councillor) addressed the Committee in support of the application.

The Committee:

Resolved (by 4 votes to 0 with 1 abstention) 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) including the amendment to conditions.

26/34/Plan 25/04386/FUL Corn Exchange

The Committee received an application for full planning permission.

The application sought approval for refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment.

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

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Alterations to conditions.
 - Condition 5 (Noise Impact Assessment). Condition 16 (Amplified Noise Corn Exchange) and 17 (Amplified Noise New Bar) were considered very restrictive, to ensure they would not result in too much noise pollution, details of how amplified noises of these venues would be mitigated were now requested under condition 5.
 - Condition 10 (Green Roofs) was removed.
 - Condition 11 (Landscaping).
 - Condition 12 (Management Plan).
 - Condition 14 (Sustainability Strategy).

John Mason (Agent) addressed the Committee in support of the application.

Katie Porrer (Ward Councillor) addressed the Committee in support of the application.

Simon Smith (Cabinet Member and Ward Councillor) addressed the Committee speaking in support of the application.

The Committee:

Resolved (by 4 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 amendment to conditions.

26/35/Plan 25/04387/LBC Corn Exchange

The Committee received a Listed Building Consent application for refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment.

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

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Alteration to Condition 4 (MEP in Auditorium).

John Mason (Agent) addressed the Committee in support of the application.

The Committee:

Resolved (by 4 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).

The meeting ended at 4.00 pm

CHAIR