

PLANNING

1 July 2026
10.00 am - 2.40 pm

Present:

Planning Committee Members: Councillors Porrer (Chair), Smart (Vice-Chair), Bennett, Baigent, Clough, Dryden, Fisher, Griffin and Illingworth

Officers:

Delivery Manager: Toby Williams
Principal Planner (West): Tom Gray
Principal Environmental Health Officer: Greg Kearney
Senior Planner: Phoebe Carter
Planner: John McAteer
Legal Adviser: Richard Pitt
Committee Manager: James Goddard
Meeting Producer: Matthew Hussey

FOR THE INFORMATION OF THE COUNCIL

26/60/Plan Apologies

Apologies were received from Councillor Todd-Jones.

Councillor Bennett attended as Councillor Clough's Alternate for agenda items 4, 5 and 6 where he would speak as a Ward Councillor. She then left and Councillor Clough rejoined the Committee from item 7 Mayflower House.

26/61/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Acorn.
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Clough	26/63/Plan, 26/64/Plan 26/65/Plan	Personal and Prejudicial: & Involved in the application as a Ward Councillor.

		Would speak as a Ward Councillor at committee. Did not take part in the discussion and did not vote.
Councillor Griffin	26/65/Plan	Personal: Member of King's College. Discretion unfettered.
Councillor Porrer	26/66/Plan	Personal: The Objector speaking at committee knew a member of her family. Discretion unfettered.

26/62/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.

26/63/Plan 25/04832/FUL Wolfson Court, Clarkson Road

Officers asked for this item to be deferred to the next Planning Committee on 29 July 2026 as the description of development required amendment and Officers had requested some further information from the applicants.

The Committee:

Unanimously resolved to defer the application.

26/64/Plan 25/04442/S73 Cambridge Rugby Union Club

The Committee received a S73 application to vary condition 4 of ref: 25/00607/FUL (erection of an aluminium framed building as an extension to

the existing rugby clubhouse to accommodate a fitness gym) to read 'The use hereby permitted shall only operate within the hours of 6am and 9pm Monday to Sunday only and not outside of these times.'

Lorraine Cunningham and Richard Mountford addressed the Committee speaking in objection to the application.

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

In response to discussion by Members the Delivery Manager suggested amending the minded to refuse reasons as follows:

- i. At the end of the first paragraph where it reads harming the amenities of residential occupiers, extend that sentence to include recreational users of the adjacent tennis club.
- ii. In the second paragraph where the text refers to unacceptable noise and disturbance to nearby residential occupiers, amend to say to nearby residential and recreational occupiers.

Councillor Porrer asked for Officers to have delegated authority to draft wording, in consultation with the Chair, Vice Chair and Spokes.

The amendments were **carried nem con.**

The Committee:

Unanimously resolved to refuse the S73 application in accordance with the Officer recommendation, for the reasons set out in the Officer report and amendments at committee.

26/65/Plan 26/00797/FUL 1 Barton Close

The Committee received an application for change of use for existing 6-bedroom house in multiple occupation (Use Class C4) into a 8 bed, 8 person large HMO (sui generis use) and minor external amendments - part retrospective.

The Planner updated his report by during his presentation to strike out reference to 10 occupants and replace with 8.

Joanna Cheffins, Bursar of Wolfson College (Applicant's Representative) addressed the Committee in support of the application.

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

Councillor Baigent proposed an amendment to the Officer's recommendation to include cycle parking at the front of the property.

This amendment was **lost by 4 votes to 4 and on the Chair's casting vote.**

Councillor Porrer proposed an amendment to the Officer's recommendation to control parking.

This amendment was **carried nem con.**

The Committee:

Unanimously resolved to grant the application for change of use 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 planning conditions set out in the Officer's report and amendment in Officer presentation;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and amend:
 - a. Condition 3 to seek to control the use of the car parking for disabled visitors;
 - b. Condition 5 to strike out reference to 10 occupants and replace with 8.

26/66/Plan 25/05027/S73 Mayflower House, Manhattan Drive

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

Councillor Clough joined the Committee as a decision maker before this item was considered.

The Committee received a S73 application to vary condition 2 (approved plans) of planning permission 23/02127/FUL (erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of electronic communications apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays) to allow an increase in the overall height of the

approved eighth-floor extension by approximately 599mm, with all other aspects of the development remaining unchanged.

Peter Gotham addressed the Committee speaking in objection to the application.

John Muir (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Unanimously resolved to grant the S73 application 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).

26/67/Plan Scheme of Delegation Review Report, 24/06/2026 Planning

The Committee noted the contents of the Officer's report and:

- i. Confirmed that no changes are made to the scheme of delegation dated 22 May 2025.
- ii. Noted the potential for regulations (and accompanying guidance implementing the Planning and Infrastructure Act 2025) to mandate a national scheme of delegation for planning decisions.

26/68/Plan Cambridge City Council Compliance Report June 2026, 24/06/2026 Planning

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

The Committee noted the compliance report.

Councillors expressed concern that reported issues affecting 25/04442/S73 – Cambridge Rugby Union Club, Newnham were not included in the Officer's

report although reported to Environmental Health Officers. The Delivery Manager undertook to follow this up.

The meeting ended at 2.40 pm

CHAIR