



Cambridge City Council Planning

Date: Wednesday, 4 November 2026

Time: 10.00 am

Venue: Gibson Hall - Downing Place United Reform Church, Downing Place, Cambridge, CB2 3EL

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

10am Planning Advisory Service Councillor Training

Training session being delivered in partnership with the Planning Advisory Service on the morning of Wednesday 4 November 2026 (10am-1pm). This will be prior to the public Planning Committee at 2pm.

There will be a lunch break (lunch will be provided) sometime between 1pm and 2pm.

2pm Planning Committee

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a two part agenda and will be considered in the following order:

- **Part One**
Minor/Other Planning Applications
- **Part Two**
General and Enforcement Items

There will be short breaks between agenda items subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes (Pages 5 - 20)

Part 1: Minor/Other Planning Applications

5 26/02186/FUL Coldham's Common, Pool Way,
Whitehill Road (Pages 21 - 36)

Part 2: General and Enforcement Items

6 Appeals Information (Pages 37 - 46)

Planning Members: Porrer (Chair), Smart (Vice-Chair), Baigent, Clough, Dryden, Fisher, Griffin, Illingworth and Todd-Jones

Alternates: Bennett, Blackburn-Horgan, Flaubert, Nestor, Teye Scott, Wade and Young

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- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

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Information for Councillors

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The site visit protocol and public speaking scheme can be found at the below link.

[Planning Committee guidance](#)

PLANNING

29 July 2026
12.30 - 3.30 pm

Present:

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

Officers:

Delivery Manager: Toby Williams
Principal Planner: Tom Chenery
Legal Adviser: Vanessa Blane
Committee Manager: Matthew Hussey
Meeting Producer: Dan Kalley

Other Officers Present:

Principal Sustainability Officer: Emma Davies
Principal Environmental Health Officer: Greg Kearney

FOR THE INFORMATION OF THE COUNCIL

26/69/Plan Apologies

Apologies were received on behalf of Councillors Dryden and Todd-Smith.

26/70/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	26/72/Plan	Personal: Member of Acorn.
Councillor Baigent	26/72/Plan	Personal: Member of Cambridge Cycling Campaign.
Councillor Clough	26/72/Plan	Personnel: Ward Councillor. Councillor Clough recused himself from the meeting as he would be speaking in objection to the application in his capacity as Ward Councillor.

Councillor Griffin	26/72/Plan	Personal: Member of Cambridge Cycling Campaign.
Councillor Griffin	26/72/Plan	Personal and Prejudicial: Member of the university. He had attended numerous conferences and programs at the Mathematics Department and the Newton Institute and understood the need for accommodation for visiting scientists and mathematicians etc and was sympathetic for the requirement to accommodate those who were participating over long periods of time. Councillor Griffin believed that he was unfettered. However, following legal advice that whilst he could be predisposed, he was potentially predetermined or biased, Councillor Griffin recused himself from the meeting and did not take part in any discussion or debate on the item.

26/71/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.

26/72/Plan 25/04832/FUL Wolfson Court

The Committee received an application for full planning permission.

The application sought approval for demolition of existing and construction of replacement purpose-built student accommodation and for academic

staff/academic visitors, ancillary facilities, landscaping, new pedestrian access from Madingley Road and other associated development. Installation of a temporary construction access from Madingley Road.

The Principal Planner updated his report by referring to the amendment sheet which set out the following:

- Additional neighbour comment from Joint Objection Group
- Additional letter to Chair of planning committee
- Comments from Public Art Officer
- Amendment to Para 23.4 – Crime Prevention
- Revision to para 11.24 referencing use by Institute of Mathematics
- Revision to Para 11.4, 11.37, 11.38 and 11.42. Total of 41 rooms not 49 rooms
- Clarity that Academic staff and visitors combined will not occupy more than 41 rooms at any one time.
- Amendment to 22.5 Heads of Terms
- Revision of proposed conditions (complete set revised)

Professor Geoffrey Meeks and Dr Jaqueline Gay Meeks addressed the Committee speaking in objection to the application.

James Roach (Agent) addressed the Committee in support of the application.

County Councillor Rees (Cambridgeshire County Councillor, Ward Councillor for Newnham) addressed the Committee speaking in objection.

Councillor Clough (Cambridge City Councillor, Ward Councillor for Newnham) addressed the Committee speaking in objection.

The Chair proposed that the Conditions include the addition of wording of banks persons.

The Chair also proposed that the following informative be added to the Officer's recommendations:

- a. That the applicant be requested to reduce water usage below to 110 litres per person.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 3 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 (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. satisfactory completion of a Section 106 Agreement which includes the Heads of Terms as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.;
- ii. that the Conditions include the addition of wording of banks persons.
- iii. an informative included that the applicant be requested to reduce water usage below to 110 litres per person.

The meeting ended at 3.30 pm

CHAIR

Public Document Pack

Planning	Plan/1	Wednesday, 2 September 2026
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PLANNING

2 September 2026
10.00 am - 6.15 pm

Present:

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

Also present Councillors: Bick, Nestor, Sage, Thornburrow and Tong.

Officers:

Delivery Manager: Toby Williams
Team Leader • Delivery: Michael Hammond
Team Leader • Strategic Sites: Jonathan Brookes
Principal Conservation Officer: Paul Robertshaw
Principal Landscape Architect: Bana Elzein
Principal Planner: Charlotte Spencer
Senior Planner: Mary Collins
Legal Adviser: Vanessa Blane
Committee Manager: James Goddard
Meeting Producer: Matthew Hussey

Other Officers Present:

Local Highways Engineer: Jon Finney (Cambridgeshire County Council)
Local Highways Engineer: David Lines (Cambridgeshire County Council)

FOR THE INFORMATION OF THE COUNCIL

26/77/Plan Apologies

Apologies were received from Councillor Illingworth, (Councillor Young attended as his Alternate) and Todd-Jones.

26/78/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Baigent	26/82/Plan &	Had taken part in discussions

	26/83/Plan		about the Market Square when he was formerly a Labour Councillor. Discretion unfettered.
Councillor Clough	26/82/Plan 26/83/Plan	&	Personal and Prejudicial - Spoke as a Ward Councillor. Did not take part in the discussion and did not vote.
Councillor Fisher	26/82/Plan 26/83/Plan	&	Personal and Prejudicial: Worked as a landscape designer on the market square project. Did not take part in the discussion and did not vote.
Councillor Griffin	26/82/Plan 26/83/Plan	&	Personal: Member of Cam Cycle.
Councillor Porrer	26/82/Plan 26/83/Plan	&	Personal and Prejudicial - Spoke as a Ward Councillor. Did not take part in the discussion and did not vote. Recused herself from being Chair for both Market Square items.
Councillor Clough	26/85/Plan		Personal and Prejudicial – Would speak as a Ward Councillor and not take part in the discussion or vote. This item was deferred.
Councillor Young	26/86/Plan		Personal and Prejudicial – Would speak as a Ward Councillor and not take part in the discussion or vote. This item was deferred.
Councillor Porrer	26/87/Plan 26/88/Plan	&	Personal – Application was located within her ward, she

		knew Supporters and Objectors, but she had not discussed it or fettered her discretion. This item was deferred.
Councillor Smart	26/87/Plan & 26/88/Plan	Would recuse himself and not take part in the discussion or vote. This item was deferred.

26/79/Plan Minutes

The minutes of the meetings held on 24 June 2026 were approved as a correct record and signed by the Chair.

26/80/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.

26/81/Plan Update on new National Planning Policy Framework

The Delivery Manager provided Members with a briefing on the new National Planning Policy Framework as published on 17 August 2026.

26/82/Plan 25/04382/FUL Market Square

Councillors Clough, Fisher and Porrer withdrew from the decision making committee for both Market Square items and did not participate in the discussion or decision making.

Councillor Smart assumed the Chair for both Market Square items.

Councillor Smart proposed and Councillor Young seconded Councillor Dryden as Vice Chair for both Market Square items.

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:

- i. Additional details to the submitted application for the temporary market.
- ii. Additional consultee comments from the County Council Active Travel Officer.
- iii. Additional consultee comments from the Local Highways Authority.
- iv. Additional third-party comments.
- v. Amendments to wording of conditions 3, 9 & 10 as per the March Committee.
- vi. New amendment to condition 18.

Zoe Hardinge and Rev Keane addressed the Committee speaking in objection to the application.

Ben Binns (Applicant's Representative) and John Mason (Agent // Applicant's Representative) addressed the Committee in support of the application.

The following addressed the Committee about the application:

- i. Antoinette Nestor (Cabinet Member and Castle Ward Councillor).
- ii. Kathryn Fisher (Ward Councillor)

- iii. Tim Bick (Ward Councillor)
- iv. Hugh Clough (Ward Councillor)
- v. Alex Sage (Ward Councillor)
- vi. Elliot Tong (Ward Councillor)
- vii. Katie Thornburrow (Cabinet Member)
- viii. Katie Porrer (Ward Councillor)

Councillor Smart proposed an amendment to the Officer's recommendation that the City Council, through the team led by Ben Binns (which was the applicant team), would do everything they could to work with market traders going forward.

This amendment was **carried by 4 votes to 1**.

Councillor Young proposed amendments to the Officer's recommendation:

- i. to amend condition 9 (wayfinding) to include particular reference to visually impaired people;
- ii. To include an informative regarding public realm works outside Fisher House - improve accessibility to overcome concerns about the narrow pavement and dropped kerb as this is easier for some users to navigate than others.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 3 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 (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 sheet;
- ii. informatives included on the planning permission in respect of:
 - a. amendment to condition 9 (wayfinding) to include particular reference to visually impaired people;
 - b. To include an informative regarding the public realm works outside Fisher House to improve accessibility to overcome concerns about narrow pavement and dropped kerb as this is easier for some users to navigate than others;
 - c. To include an informative to encourage the City Council to continue working with market stall traders throughout this process.

26/83/Plan 25/04383/LBC Market Square

The Committee received a listed building consent application for refurbishment of the 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:

- i. Addition of 1 third party comment
- ii. Alterations to conditions 3, 4 & 5 including additional condition 9 as per the March Committee Amendment Sheet.

John Mason (Agent // Applicant's Representative) addressed the Committee in support of the application.

Hugh Clough (Ward Councillor) addressed the Committee about the application.

Katie Porrer (Ward Councillor) addressed the Committee about the application.

The Committee:

Resolved (by 3 votes to 2) 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 amendment sheet, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

26/84/Plan 25/04484/FUL 87-93 Oxford Road and Fitzwilliam College Sportsground

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

The Delivery Manager left the Committee before this item was considered and did not return. The Team Leader assumed the position of senior planning officer at committee.

Councillors Clough, Fisher and Porrer joined the Committee as decision makers before this item was considered.

Councillor Porrer assumed the Chair and Councillor Smart became Vice Chair.

Members unanimously resolved to defer agenda items 10-13 to a future committee.

The Committee received an application for full planning permission.

The application sought approval for demolition of 87-89 Oxford Road and two stores and construction of replacement student accommodation, part change of use and part refurbishment of Red Cottage student accommodation, refurbishment and extension of the pavilion, erection of a new squash court and groundskeepers' store, and improvement of the access.

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

- i. Further comment from Sport England.
- ii. Amendment to Third party representations.
- iii. Amendment to text – protected open space.
- iv. Amendments to text – Biodiversity.
- v. Amendment to text – Third Party Representations.
- vi. Amendment to text – Planning Balance.
- vii. Amendment to text - Other matters.
- viii. Amendment to conditions:
 - a. Statutory Biodiversity Net Gain condition 26 – additional condition.
 - b. Biodiversity Net Gain informatives added.
- ix. Informative 3 – removed.

George Naylor and Peter Lapham addressed the Committee speaking in objection to the application.

Olivia Speed (Operations Director [Fitzwilliam College] - Applicant) addressed the Committee in support of the application.

Alex Sage (Ward Councillor) addressed the Committee speaking about the application.

Councillor Fisher proposed amendments to the Officer's recommendation to include informatives in condition 16:

- i. to explore further possibility of putting solar panels on residential properties;
- ii. the reuse of existing materials (where possible) from any demolished properties.

The amendments were **carried unanimously**.

Councillor Dryden proposed an amendment to the Officer's recommendation to make explicit reference to air source heat pumps being included in condition 10 (reference operational plan).

This amendment was **carried unanimously**.

Councillor Clough proposed an amendment to the Officer's recommendation (condition 25 regarding the student management plan) to include contact details for the college in the event they are needed, for example to report noise.

This amendment was **carried unanimously**.

Councillor Smart proposed an amendment to the Officer's recommendation that (condition 17) materials/brick matched to the red cottage. Repairs to the brickwork in their own right do not require permission. An informative was recommended.

This amendment was **carried unanimously**.

Councillor Dryden left the Committee before the vote was taken and did not return.

The Committee:

Resolved (by 4 votes to 1 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 (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 [with delegated authority granted to Officers to negotiate, secure and complete such an Agreement on terms considered appropriate and necessary];
- ii. the planning conditions set out in the Officer's report and amendment sheet;
- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend:
 - a. condition 25 regarding the student management plan to include contact details for the college in the event they are needed, for example to report noise;

- b. make explicit reference to air source heat pumps being included in condition 10 (reference operational plan);
- iv. informatives included on the planning permission in respect of:
 - a. condition 16
 - i. to explore further possibility of putting solar panels on residential properties;
 - ii. the reuse of existing materials (where possible) from any demolished properties;
 - b. condition 17 materials/brick should be matched to the red cottage.

26/85/Plan 26/00318/FUL University Sports and Athletics Track, Wilberforce Road

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

Members resolved by 5 votes to 0 to defer this application to the next Planning Committee.

26/86/Plan 26/00672/FUL 23-27 Kings Hedges Road

Application deferred to the next Planning Committee.

26/87/Plan 26/01309/FUL 49 New Square Cambridge

Application deferred to the next Planning Committee.

26/88/Plan 26/01310/LBC 49 New Square Cambridge

Application deferred to the next Planning Committee.

26/89/Plan Appeals Information

Item deferred to the next Planning Committee.

The meeting ended at 6.15 pm

CHAIR



26/02186/FUL – Coldham's Common, Pool Way, Whitehill Road, Cambridge, CB5 8NT

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Abbey

Proposal: Installation of 2no permanent backstop structures replacing existing temporary structure

Applicant: Cambridge City Council

Presenting officer: Tom Chenery

Member site visit date: N/A

Key issues:

1. Design/ Visual Impact
2. Residential Amenity
3. Site Access

Recommendation: Approve subject to conditions

1. Reason for Referral

- 1.1 This is a Council Own-Interest Application. To ensure openness, transparency and probity in the decision-making process, the application is reported to Planning Committee in accordance with the National Scheme of Delegation and the Greater Cambridge Shared Planning Scheme of Delegation.

Artificial Intelligence (AI)

AI may have been used as an administrative tool to assist in the drafting and formatting of this report. It has not been used to assess the planning merits of the application or to exercise professional planning judgement. The analysis, conclusions and recommendation are those of the case officer.

2. Executive summary

- 2.1 The proposal comprises the provision of 2no. permanent backstop structures replacing existing temporary structure to be used in connection with existing baseball pitches.
- 2.2 The application has been submitted by Cambridge City Council and is prepared for Cambridge Baseball Club.
- 2.3 The proposed baseball backstop measures 9.0 metres in width at its central section, with a maximum height of 6.0 metres. The structure then tapers towards the outer sections, which are 6.0 metres wide and reduce to 2.0 metres in height at each end. The height is required as baseball backstops are intended to intercept elevated foul balls as a safety measure.
- 2.4 The proposed design adopts a functional and simple approach that reflects the recreational purpose and established use of the site. The permanent baseball backstops are intended to replace the existing temporary structures and will serve the same purpose whilst maintaining a broadly comparable scale, ensuring the continued safe operation of the sports facility.

- 2.5 The proposal would lead to the installation of permanent baseball backstop structures within an established recreational facility and would support the continued use of the site for community sporting purposes. The proposal adequately respects the character and context and openness of the Green Belt and would preserve the openness of the Green Belt and would not conflict with the purposes of it.
- 2.6 The proposal is also considered acceptable in terms of residential amenity. Having regard to the separation distances to neighbouring dwellings, the nature of the use, and the conclusions of the Environmental Health Officer, the development would not result in unacceptable levels of noise.
- 2.7 Officers recommend that the Planning Committee **Approve** the application.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
Drainage Officer	No Objections	14.6
East West Rail Comments	No Objections	14.7
Environmental Quality and Growth	No Objection	14.2 – 14.3
Local Highways Authority	No Objection.	13.2

3. Site description and context

- 3.1 The proposed development relates to the existing baseball diamonds located on Coldham's Common in Cambridge. The site forms part of a public open space that is currently used for organised baseball activities by the Cambridge Baseball Club. The surrounding environment consists of open grassland with established tree lines and adjacent sports facilities, including the recently renovated 3G pitch at Abbey Leisure Centre. The public space is also used for football, American football, Gaelic football, Lacross, rounders, cricket, ultimate frisbee, and more, many with permanent posts and goals.

- 3.2 The baseball diamonds, located in the south corner of Coldham's Common, are currently used for regular training sessions, competitive games, and occasional special events. At present, temporary backstops are installed and removed by club members for each game day.
- 3.3 The application site is designated as a Protected Open Space, Green Belt, County Wildlife Site and Local Nature Reserve.
- 3.4 There is a small area of low risk of flood from Surface Water within the area of the proposed development.

4. The Proposal

- 4.1 Planning permission is sought for the installation of 2no permanent backstop structures replacing existing temporary structures.
- 4.2 The proposal is to replace the temporary backstops with permanent backstop structures in approximately the same locations and footprint. The permanent installation will provide a safer and more practical long-term solution for containing baseballs within the field of play while eliminating the need for repeated installation by club members. The proposal does not introduce any change of use. The site will continue to function as baseball diamonds used for training sessions, league games, and occasional special events

5. Relevant site history

- 4.1 No relevant site history.

6. Policy

6.1 National policy

- National Planning Policy Framework 2026
- National Planning Practice Guidance
- National Design Guide 2021
- Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
- Circular 11/95 (Conditions, Annex A)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

- Conservation of Habitats and Species Regulations 2017
- Environment Act 2021
- ODPM Circular 06/2005 – Protected Species
- Equalities Act 2010

Draft Greater Cambridge Local Plan 2024-2045

- 6.1.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District. The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026. At this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.

NPPF 2026

- 6.1.2 The updated NPPF (2026) is a material consideration which must be considered where it is relevant to a planning application. It is intended to create a clearer, more rules-based planning system, accelerate housing delivery, support economic growth, and make planning decisions more predictable. The NPPF introduces a suite of national Development Management decision making policies. This includes applying the presumption in favour of sustainable development found in Policies S3 and S4, which require approving development proposals that accord with an up-to-date development plan without delay, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the decision-making policies in the Framework.
- 6.1.3 For the purposes of decision making, Annex A of the NPPF states that Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight.

- 6.1.4 A review of the adopted Local Plan policies has been undertaken in the context of the updated NPPF. This has found that most policies in both adopted plans remain broadly consistent with national policy and can be given weight until replaced by policies in the Greater Cambridge Local Plan. A small number of policies, or parts of policies are materially inconsistent with national policy. Where appropriate, reference is made within the relevant sections of the assessment, to the appropriate policy weight which is attributed to local plan policies.
- 6.1.5 In respect of this application, officers consider the below policies may be materially inconsistent with relevant NPPF 2026 decision-making policies. The weight attributed to any such policy is a matter of planning judgement and depends on the nature of the proposal under consideration:
- 6.1.6 Cambridge Local Plan 2018 policy: 28.

6.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 4: The Cambridge Green Belt
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 30: Energy-efficiency improvements in existing dwellings
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 65: Visual pollution
Policy 67: Protection of open space
Policy 68: Open space and recreation provision through new development
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

6.3 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6.4 Other guidance

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridge and Milton Surface Water Management Plan (2011)

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide For Streets and Public Realm (2007)

7. Consultations

Publicity

Neighbour letters – N

Site Notice – Y

Press Notice – N

Drainage Officer

7.1 The development proposed is acceptable.

East and West Rail

7.2 EWR Co has reviewed the application and concluded that it will not prejudice the delivery of the railway and as such has no objections.

Environmental Health

- 7.3 A noise impact assessment would not be required for these proposals. This is due to the significant distance between the baseball pitches and the existing residential dwellings and also due to the hours of use of the baseball pitches (early evenings throughout the week during the summer and weekend daytimes during the winter). At that time, we considered that the potential noise risk associated with this application would be low considering the relevant factors mentioned above.
- 7.4 Compared with the detail submitted with this application and as such have no objections to this application.

Local Highway Authority

- 7.5 No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit from Planning Permission.

8. Third party representations

- 8.1 No third-party representation has been received.
- 8.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9. Member Representations

- 9.1 No member representations have been received.

10. Local Groups / Petition

- 10.1 No Local Group comments.
- 10.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

11. Assessment

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Design, layout, scale and landscaping
 - Biodiversity

- Highway safety and transport impacts
- Amenity
- Other matters
- Planning balance
- Recommendation
- Planning conditions

12. Principle of Development and Green Belt

- 12.1 The application site is located within Cambridge Green Belt.
- 12.2 Policy S5 of the National Planning Policy Framework (NPPF) 2026 states that only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework: 1a Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement.
- 12.3 GB6 of the NPPF 2026 states that development in the Green Belt is in appropriate unless it falls within one of the categories in Policy GB7
- 12.4 GB7 of the NPPF 2026 states that the following categories of development are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances:
- 12.5 *“The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.”*
- 12.6 Policy 67 of the Cambridge Local Plan (2018) states that development proposals will not be permitted which would harm the character of or lead to the loss of open, space of environmental/ and or recreational importance.
- 12.7 The proposal comprises the provision of 2no permanent backstop structures replacing existing temporary structure to be used in connection with existing baseball pitches. The structures are uncovered and baseball

is an outdoor sport and therefore the structures are considered to constitute an appropriate facility for outdoor sport within the meaning of Section 5 and Policy GB7(f)(iv) of the National Planning Policy Framework 2026. Additionally, the structures, would not lead to a change of use, loss of the character or loss of the open space and the proposal therefore accords with policies 4 and 67 of the Cambridge City Local Plan 2018.

12.0 Design, layout, scale and landscaping

- 12.1 The proposed baseball backstop measures 9.0 metres in width at its central section, with a maximum height of 6.0 metres. The structure then tapers towards the outer sections, which are 6.0 metres wide and reduce to 2.0 metres in height at each end. The height is required as baseball backstops are intended to intercept elevated foul balls as a safety measure. Baseball backstops are specifically designed as a safety measure to contain balls within the playing area and reduce the risk of injury or nuisance beyond the field of play. It is noted that guidance from the UK baseball community indicates that backstops in the region of 6-7 metres in height are typically required to provide an effective level of protection. As such, the proposed height is considered to be operationally justified and proportionate to the intended use of the facility.
- 12.2 The proposed design adopts a functional and simple approach that reflects the recreational purpose and established use of the site. The permanent baseball backstops are intended to replace the existing temporary structures and will serve the same purpose whilst maintaining a broadly comparable scale, ensuring the continued safe operation of the sports facility.
- 12.3 The structures will comprise steel support posts with suspended steel mesh forming the protective barrier. The footprint and overall form of the proposed backstops will remain broadly consistent with the existing temporary arrangement.
- 12.4 The backstops will incorporate high-strength sports steel mesh finished in a dark green colour and secured between steel support posts. The choice of green finish has been selected to minimise visual impact by blending with the surrounding landscape of the Common and reflecting the appearance of nearby recreational and sports infrastructure.
- 12.5 Overall, the proposal represents an appropriately designed form of development that is proportionate to its recreational function and would

not result in harm to the character or appearance of the area. The proposed development is considered compliant with Policies HQ/1, NH/2 and NH/6 of the South Cambridgeshire Local Plan 2018, together with the design objectives contained within the National Planning Policy Framework.

13.0 Biodiversity

13.1 The application is not considered to lead to any material harm to biodiversity due its minor scale and nature. The development is exempt also from mandatory Biodiversity Net Gain due to the development size as being under 0.2 hectares.

13.2 Officers are satisfied that the proposed development complies with police 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

14.0 Highway safety and transport impacts

14.1 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact and Policy TR6 of the NPPF seeks to protect the safety of the public highway.

14.2 The Local Highways Authority has been consulted on the proposal, and they have raised no objections. The baseball courts will continue to be accessed by using the existing pedestrian and cycle routes across Coldham's Common.

14.3 The proposal is compliant with Policy 81 Cambridge City Local Plan (2018) and Policy TR6 of the NPPF.

15.0 Amenity

15.1 Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

15.2 The Environmental Health Officer was consulted on the proposal and confirmed that a full Noise Impact Assessment is not required. This is due to the significant separation distance between the proposed baseball pitches and nearby residential properties, together with the limited nature of their use, comprising early evening use during the summer months and daytime use at weekends during the winter season. On this basis, it was considered that the potential risk of adverse noise impacts arising from the development would be low.

15.3 The Environmental Health Officer raised no objection to the proposal and concluded that it represents a low risk in terms of potential noise impacts. This conclusion is based on both the substantial distance to the nearest sensitive receptors and the restricted operating hours of the pitches. The hours of use will be controlled through a planning condition to ensure that the development operates in accordance with the assessed circumstances. Accordingly, the proposal is not considered to result in unacceptable noise or disturbance to neighbouring occupiers and is therefore compliant with Policy 35 of the South Cambridgeshire Local Plan 2018.

15.4 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Policies 30, 56 and 58 of the Cambridge Local Plan (2018).

16.0 Other Matters

16.1 There is a small area of low risk of flood from Surface Water within the area of the proposed development. The Drainage Officer was consulted on the proposal and stated the development proposed is acceptable. Officers consider noting the nature of the works and the surrounding the proposal will not lead to any material harm by virtue of flooding and is in accordance with Policy 32 of the Cambridge City Local Plan 2018.

16.2 East and West Rail Co reviewed the application and concluded that the proposal will not prejudice the delivery of the railway and as such has no objections.

16.3 No third-party comments received.

17.0 Planning balance

17.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

17.2 The proposal would lead to the installation of permanent baseball backstop structures within an establishes recreational facility and would support the continued use of the site for community sporting purposes. The proposal adequately respects the character and context and openness of the Green Belt and would preserve the openness of the Green Belt and would not conflict with the purposes of it.

17.3 The proposal is also considered acceptable in terms of residential amenity. Having regard to the separation distances to neighbouring dwellings, the nature of the use, and the conclusions of the Environmental Health Officer, the development would not result in unacceptable levels of noise,

17.4 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval.

18.0 Recommendation

18.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

19.0 Planning conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved documents/ Design and Access Statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 56).

Appendix 1 NPPF Summary (2026)

Policy S3: Presumption in favour of sustainable development

Policy S3 establishes the presumption in favour of sustainable development. For decision-taking, development proposals that accord with an up-to-date development plan and the relevant national decision-making policies should be approved without delay. In applying this presumption, decision-makers should have regard to policies relating to sustainable locations, housing delivery, the efficient use of land, high-quality design and environmental protection.

Policies S4 and S5: Development within and outside settlements

Policy S4 provides that development proposals within settlements should generally be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the National Planning Policy Framework as a whole. Policy S5 applies to development outside settlements and identifies the forms of development that may be supported in rural areas, subject to compliance with the relevant national policies and other material considerations.

Policies TR3, TR4 and TR6: Highway safety and transport impacts

Policies TR3, TR4 and TR6 promote development in sustainable locations, require safe and well-designed streets and seek to ensure that development proposals appropriately assess and mitigate transport impacts. Development should only be prevented or refused on transport grounds where there would be an unacceptable impact on highway safety or where transport impacts cannot be satisfactorily addressed.

Policies DP1 to DP4: Well-designed places

Policies DP1 to DP4 seek the creation of high-quality, sustainable places. Development should function well, be visually attractive, respond positively to local character, optimise the potential of sites, provide a high standard of amenity, and create safe, healthy and inclusive environments for existing and future users.

Policies N2 and N3: Trees, biodiversity and the natural environment

Policies N2 and N3 require planning decisions to contribute to and enhance the natural environment. Development should protect and enhance biodiversity, landscapes, green infrastructure, soils, trees and woodland, secure biodiversity net gain and minimise adverse impacts on the natural environment. Existing trees should be retained and integrated into development wherever practicable and appropriate.

Policies CC1 to CC3: Climate change

Policies CC1 to CC3 seek to ensure that the planning system supports the transition to net zero, increases resilience to climate change and takes account of the impacts of overheating, water scarcity, flooding, storms and other climate-related risks. Development should minimise greenhouse gas emissions and incorporate appropriate adaptation and resilience measures.

Policies F4 to F8: Flood risk and water management

Policies F4 to F8 address flood risk and water management. Development should avoid areas at highest risk of flooding where possible, apply a sequential and risk-based approach to site selection and design, manage surface water effectively, and ensure that development remains safe for its lifetime without increasing flood risk elsewhere.

Policies P2 and DP3: Pollution, health and amenity

Policies P2 and DP3 seek to ensure that development does not give rise to unacceptable impacts on health, living conditions or environmental quality. Development should avoid unacceptable impacts from noise, vibration, air pollution, odour, artificial lighting, contamination and other forms of pollution, whilst safeguarding the amenity of existing and future occupiers.

Policies HE4 to HE9: Historic environment

Policies HE4 to HE9 recognise heritage assets as an irreplaceable resource and require their conservation in a manner appropriate to their significance. Development affecting heritage assets should avoid or minimise harm wherever possible and provide clear and convincing justification where harm arises. Great weight should be given to the conservation of designated heritage assets, and any harm should be balanced against the public benefits of the proposal in accordance with the relevant policy requirement

Greater Cambridge Shared Planning

Cambridge City Council - Appeals for Committee



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
26/01380/ADV (6012288)	Pavement O/s 144 Hills Road Cambridge Cambridgeshire CB2 8PB	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Appeal Dismissed	24/09/2026	Refusal of planning permission (Delegated Decision)
26/01379/FUL (6012284)	Pavement O/s 144 Hills Road Cambridge Cambridgeshire CB2 8PB	Installation of 1no. BT Street Hub and removal of associated BT payphones.	Appeal Dismissed	24/09/2026	Refusal of planning permission (Delegated Decision)

26/01381/FUL (6012222)	Pavement O/s 160 Newmarket Road Cambridge Cambridgeshire CB5 8AX	Installation of 1no. BT Street Hub and removal of associated BT payphones.	Appeal Allowed	29/09/2026	Refusal of planning permission (Delegated Decision)
26/01382/ADV (6012225)	Pavement O/s 160 Newmarket Road Cambridge Cambridgeshire CB5 8AX	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Appeal Allowed	29/09/2026	Refusal of planning permission (Delegated Decision)
26/01377/FUL (6012279)	Telephone Box Gonville Place Cambridge Cambridgeshire	Installation of 1no. BT Street Hub and removal of associated BT payphones.	Appeal Dismissed	30/09/2026	Refusal of planning permission (Delegated Decision)
26/01378/ADV (6012281)	Telephone Box Gonville Place Cambridge Cambridgeshire	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Appeal Dismissed	30/09/2026	Refusal of planning permission (Delegated Decision)

EN/00044/24 BOC (APP/Q0505/C/25/3370670)	139 Arbury Road Cambridge Cambridgeshire CB4 2JD	The authorised use of the property is as a single dwelling (4 beds) with a self-contained annexe (1 living/bed). I visited the site for a pre-application enquiry for the change of use of the dwelling to a guesthouse (6 beds some studios) and a separate holiday unit (2 beds) on 18 Jan 2024. The internal works had already been carried out and I then found them both on Booking.com. Related Planning Reference: Date breach occurred: 18/01/2024	Appeal Allowed	07/10/2026	Appeal against enforcement notice
25/04186/FUL (6010726)	127 Histon Road Cambridge Cambridgeshire CB4 3JD	Change of use of existing detached outbuilding ancillary to main dwellinghouse for use as rental accommodation.	Appeal Dismissed	08/10/2026	Refusal of planning permission (Delegated Decision)

26/00183/FUL (6009980)	2 Cranleigh Close Cambridge Cambridgeshire CB2 9NP	Erection of replacement self build/custom build 1no 2bed dwelling	Appeal Dismissed	13/10/2026	Refusal of planning permission (Delegated Decision)
25/03901/FUL (6008906)	Land At The Rear Of 31 Neale Close Cambridge Cambridgeshire CB1 3LE	Erection of 1 No. dwelling.	Appeal Dismissed	14/10/2026	Refusal of planning permission (Delegated Decision)
26/01429/HFUL (6012507)	21 Earl Street Cambridge Cambridgeshire CB1 1JR	Retrospective change of roof design to outbuilding in rear garden.	Appeal Allowed	14/10/2026	Refusal of planning permission (Delegated Decision)
EN/00096/25 (APP/Q0505/C/25/3364436)	179 Coleridge Road Cambridge Cambridgeshire CB1 3PW	Without Planning Permission the construction of a detached one bed studio apartment	Appeal Dismissed	16/10/2026	Appeal against enforcement notice

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
26/02631/ADV (6017330)	Land Outside 85 East Road Cambridge Cambridgeshire CB1 1BY	Installation of 1 no. internally illuminated Digital advertisement display within new communications Kiosk	06/10/2026
26/02630/FUL (6017327)	Land Outside 85 East Road Cambridge Cambridgeshire CB1 1BY	Installation of 1 no. new communications Kiosk with integrated defibrillator and advertising display	06/10/2026
26/02633/ADV (6017329)	Land Outside 149 Newmarket Road Cambridge Cambridgeshire	Installation of 1 no. internally illuminated Digital advertisement display within new communications Kiosk	06/10/2026
26/02637/ADV (6017334)	Land Outside 64 To 64 Chesterton Road Cambridge Cambridgeshire CB4 1EP	Installation of 1 no. internally illuminated Digital advertisement display within new communications Kiosk	06/10/2026

26/02632/FUL (6017328)	Land Outside 149 Newmarket Road Cambridge Cambridgeshire	Installation of 1 no. new communications Kiosk with integrated defibrillator and advertising display	06/10/2026
26/02636/FUL (6017332)	Land Outside 64 To 64 Chesterton Road Cambridge Cambridgeshire CB4 1EP	Installation of 1 no. new communications Kiosk with integrated defibrillator and advertising display	06/10/2026

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

NO RESULTS

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
25/02501/ADV (APP/Q0505/Z/25/3372839)	Pavement Outside Unit 1, 11 - 13 Rectory Terrace High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HU	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Refusal of planning permission (Delegated Decision)
23/04380/FUL (6003093)	Land At Ditton Walk Cambridge Cambridgeshire	Erection of 12 dwellings, including 3 affordable dwellings, and associated works including alterations to access to the site and creation of second access.	Refusal of planning permission (Committee Decision (Area/Main))
(APP/Q0505/C/26/3378100)	66 Teversham Drift Cherry Hinton Cambridge Cambridgeshire CB1 3JZ	Appeal against	Appeal against enforcement notice

EN/00032/25 (APP/Q0505/C/26/3378061)	21 Earl Street Cambridge Cambridgeshire CB1 1JR	The change of roof design to an outbuilding in the rear garden.	Appeal against enforcement notice
25/04801/FUL (6007605)	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Construction of floodlit padel tennis facility with club hut and landscaping	Refusal of planning permission (Committee Decision (Area/Main))
25/02147/FUL (6007602)	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping	Refusal of planning permission (Committee Decision (Area/Main))
(6011649 6011650)	13 Highfield Avenue Cambridge Cambridgeshire CB4 2AJ	Appeal against - Without planning permission, the erection of an outbuilding not in accordance with the approved plans attached to planning permission ref. 25/00141/HFUL, or any other planning permission.	Appeal against enforcement notice

Appendix 5: Appeals Pending Statement from the Local Planning Authority

NO RESULTS

Data extracted at: 2026/10/22 10:20:55

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