

JOINT DEVELOPMENT CONTROL COMMITTEE

17 September 2021
10.30 am - 12.07 pm

Present: Councillors D. Baigent, Bradnam (Chair), Bygott, Daunton, Hawkins, Hunt, Page-Croft, Porrer, Smart (Vice-Chair), S. Smith and Thornburrow

Officers Present:

Assistant Director Delivery, Cambridge City and South Cambridgeshire District Councils: Sharon Brown

Principal Planner: Charlotte Burton

Planner: James Truett

Legal Adviser: Keith Barber

Committee Manager: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL

21/41/JDCC Apologies

Apologies were received from Councillor Chamberlain.

21/42/JDCC Declarations of Interest

Item	Councillor	Interest
All	Baigent	Personal: Member of Cambridge Cycling Campaign.
21/45/JDCC	Smart	Personal: Works at Addenbrookes.

21/43/JDCC Minutes

The minutes of the meetings held on 23 June and 23 July 2021 were approved as a correct record and signed by the Chair.

21/44/JDCC 21/01584/S73 - AstraZeneca variation of CBC outline permission re construction hours, 17/2258/NMA2 - Non-material amendment to approved Construction Environmental Management Plan, 17/2258/COND23B - Submission of details required by condition 23

The Committee received the following applications:

- i. 21/01584/S73 - Section 73 application to vary condition 26 (Construction hours) of outline permission 17/2258/S73 for the Cambridge Biomedical Campus development to allow a variation in construction working times for the AstraZeneca north plot development only.
- ii. 17/2258/NMA2 - Non-material amendment on application 17/2258/S73 to allow amendments to the approved Construction Environmental Management Plan.
- iii. 17/2258/COND23B - Submission of details required by condition 23 (Construction Method Statement) of planning permission 17/2258/S73

The Principal Planner corrected a typographical error at paragraph 6 of the officer report which referred to the National Planning Policy Framework 2019 and confirmed that the year referred to should have been 2021. The Principal Planner also confirmed that the proposals had been assessed against the 2021 NPPF.

In response to Members' questions the Principal Planner said the following:

- i. Environmental Health had not raised any issues with distances to neighbouring buildings.
- ii. The list of construction activities was listed on p57 of the agenda.
- iii. Construction of the site had already begun and was expected to be completed in the first quarter of 2022.
- iv. Officers did not have details of the sound protection in place at the site, however Astra Zeneca had a good relationship with Papworth Hospital and Astra Zeneca would liaise with Papworth Hospital if any issues were raised. Officers were not aware of any complaints being made since the works started in May 2021.
- v. Contractors would arrive and leave the site outside of the working hours and Environmental Health officers would have taken this into consideration as part of their assessment.
- vi. Any complaints about noise would be followed up by the Environmental Health Team.
- vii. They were not aware of any residential development coming forward on the Cambridge Biomedical Campus and works were due to be completed early 2022.
- viii. The purpose of the linking condition was that the applicant did not need to re-discharge conditions which had already been discharged on the original outline consent.

- ix. The applications are specifically in relation to the north Astra Zeneca plot. Any proposals for other sites would be considered on their own merits if and when they come through.

The Committee:

Resolved (by 7 votes to 1) to:

21/01584/S73

- i. grant delegated authority to Officers to approve the Section 73 application subject to the conditions listed in the Officer's report and subject to no objections being received within the statutory time period which expires today; and:
- ii. if an objection was received within the statutory time period a decision would be referred to the Joint Development Control Committee Chair and Vice-Chair to confirm the delegated authority to Officers to approve the application or otherwise to return the matter to Committee for a decision.

Resolved (by 9 votes to 1) to:

17/2258/NMA2

- i. approve the application.

17/2258/COND23B

- i. grant delegated authority to Officers to approve the application.

**21/45/JDCC 21/02525/S73, 21/02528/S73, 21/02526/S73 -
Addenbrookes Regional Surge Centres x3**

The Committee received three section 73 applications, (reference numbers 21/02525/S73, 21/02528/S73 and 21/02526/S73) to vary conditions attached to planning permissions.

The Committee noted the following amendments to the recommendations presented as part of the Officer presentation shown with deleted text struck through.

21/02525/S73

Recommendation to **GRANT PLANNING PERMISSION** for the development of land under Schedule 2, Part 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following conditions:

Conditions

- ~~1. Condition A.2. (a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;~~
1. ~~Condition A.2. (b)~~ Any use of the regional Surge Centre 56 shall cease on or before 31 December 2024; and
2. ~~Condition A.2. (c)~~ On or before 31 December 2025 –
 - i. The Regional Surge Centre 56 shall be removed; and
 - ii. the land shall be restored to a serviced development plot with underground services and connections retained.
3. 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.

Informatives – see the Officer report.

21/02528/S73

Recommendation to **GRANT PLANNING PERMISSION** for the development of land under Schedule 2, Part 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following conditions:

Conditions

- ~~1. Condition A.2. (a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;~~
1. ~~Condition A.2. (b)~~ Any use of the regional Surge Centre 20 shall cease on or before 31 December 2024; and
2. ~~Condition A.2. (c)~~ On or before 31 December 2025 –
 - i. The Regional Surge Centre 20 shall be removed; and

ii. the land shall be restored to a serviced development plot with underground services and connections retained.

3. 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.

Informatives – see the Officer report.

21/02525/S73

Recommendation to **GRANT PLANNING PERMISSION** for the development of land under Schedule 2, Part 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following conditions:

Conditions

~~1. Condition A.2. (a) if the developer is not the local planning authority, the developer must, as soon as practicable after commencing development, notify the local planning authority of the development;~~

1. ~~Condition A.2. (b)~~ Any use of the regional Surge Centre 40 shall cease on or before 31 December 2024; and

2. ~~Condition A.2. (c)~~ On or before 31 December 2025 –

i. The Regional Surge Centre 40 shall be removed; and

ii. the land shall be restored to a serviced development plot with underground services and connections retained.

3. 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.

Informatives – see the Officer report.

Michael Hendry (Applicant's Agent) addressed the Committee in support of the applications.

In response to Members' questions the Assistant Director (Delivery), Legal Officer and Planning Officer said the following:

- i. Noted Members' concerns about the surge centres but hospitals had to respond quickly to the challenges faced as a result of the Covid pandemic. Officers would raise the issue of temporary buildings on the hospital site with the hospital trust as part of the ongoing Masterplan review work.
- ii. The surge centres were built under permitted development rights which contains a condition restricting the time they were permitted to be in situ. These applications would extend the time period beyond that allowed under permitted development.
- iii. Services and utilities would be put in place as part of the development.
- iv. Any new subsequent proposal on the site would require the submission of a new planning application. As part of the application process any infrastructure on the land would be assessed to see if it was appropriate in the context of any development coming forward.
- v. Members' concerns regarding the strategic issues of sustainability and temporary buildings on the hospital site would be addressed through the masterplan review process, which is anticipated to include wider stakeholder input. An additional informative would be added to each decision notice regarding this issue with the wording to be agreed with the Chair and Vice-Chair.

The Committee:

Resolved (unanimously) to:

21/02525/S73 (Regional Surge Centre 56)

1. Grant Planning Permission for the development of land under Schedule 2, Part 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following conditions:

Conditions

1. Any use of the regional Surge Centre 56 shall cease on or before 31 December 2024; and
2. On or before 31 December 2025 –

- i. The Regional Surge Centre 56 shall be removed; and
 - ii. the land shall be restored to a serviced development plot with underground services and connections retained.
3. 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.

Informatives

1. The applicant and operators of the premises should satisfy themselves that the site is suitable for its proposed end use, taking account of ground conditions and any risks arising from land instability and contamination, including ground gases or natural hazards in the area. Where a site is potentially affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
2. Best endeavours should be used to comply with relevant sections of the following guidance:
 - Greater Cambridge - Sustainable Design and Construction SPD, Adopted January 2020: link- (<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>) and in particular 'section 3.6 – Pollution' and the following associated appendices:
 - 6: Requirements for Specific Lighting Schemes,
 - 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
 - 8: Further technical guidance related to noise pollution
 - Specialist Services- Health Technical Memorandum 08-01: Acoustics (Department of Health, 2013)
3. The Applicant is reminded of the need to address the strategy for temporary buildings through the CUH masterplan review process, and the importance of ensuring that such buildings are well designed and sustainable.

21/02528/S73 (Regional Surge Centre 20)

1. Grant Planning Permission for the development of land under Schedule 2, PART 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following conditions:

Conditions

1. Any use of the regional Surge Centre 20 shall cease on or before 31 December 2024; and
2. On or before 31 December 2025 –
 - i. The Regional Surge Centre 20 shall be removed; and
 - ii. the land shall be restored to a serviced development plot with underground services and connections retained.
3. 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.

Informatives

1. The applicant and operators of the premises should satisfy themselves that the site is suitable for its proposed end use, taking account of ground conditions and any risks arising from land instability and contamination, including ground gases or natural hazards in the area. Where a site is potentially affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
2. Best endeavours should be used to comply with relevant sections of the following guidance:
 - Greater Cambridge - Sustainable Design and Construction SPD, Adopted January 2020: link- (<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>) and in particular 'section 3.6 – Pollution' and the following associated appendices:
 - 6: Requirements for Specific Lighting Schemes,
 - 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
 - 8: Further technical guidance related to noise pollution
 - Specialist Services- Health Technical Memorandum 08-01: Acoustics (Department of Health, 2013)

3. The Applicant is reminded of the need to address the strategy for temporary buildings through the CUH masterplan review process, and the importance of ensuring that such buildings are well designed and sustainable.

21/02526/S73 (Regional Surge Centre 40)

1. Grant Planning Permission for the development of land under Schedule 2, PART 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the following conditions:

Conditions

1. Any use of the Regional Surge Centre 40 shall cease on or before 31 December 2024; and
2. On or before 31 December 2025 –
 - i. The Regional Surge Centre 40 shall be removed; and
 - ii. the land shall be restored to a serviced development plot with underground services and connections retained.
3. 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.

Informatives

1. The applicant and operators of the premises should satisfy themselves that the site is suitable for its proposed end use, taking account of ground conditions and any risks arising from land instability and contamination, including ground gases or natural hazards in the area. Where a site is potentially affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
2. Best endeavours should be used to comply with relevant sections of the following guidance:
 - Greater Cambridge - Sustainable Design and Construction SPD, Adopted January 2020: link- (<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>) and in particular 'section 3.6 – Pollution' and the following associated appendices:
6: Requirements for Specific Lighting Schemes,

- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution
 - Specialist Services- Health Technical Memorandum 08-01: Acoustics (Department of Health, 2013)
- 3. The Applicant is reminded of the need to address the strategy for temporary buildings through the CUH masterplan review process, and the importance of ensuring that such buildings are well designed and sustainable.

21/46/JDCC 21/01507/s106A - Warburton House - s106 variation

The Committee received an application for the modification of planning obligations contained in a s106 Agreement dated 14 December 2010 pursuant to planning application 06/0795/OUT.

In response to Members' questions the Assistant Director (Delivery) said the following:

- i. The section 106 Agreement was entered into some time ago and the wording now required to be amended to bring it up to date with current standards.
- ii. The variation proposed in the manner of what is nationally applied text in these circumstances which would allow the Registered Provider to get best value for the housing.
- iii. The Housing Strategy Team had not raised any concerns with the proposed variation.
- iv. Officers would take up the strategic issues discussed regarding insurance and risk with the Housing Strategy Team and Registered Providers.

The Committee:

Resolved (by 10 votes to 0) to:

Approve the application subject to completion of the Deed of Variation to the Section 106 Agreement, with delegated authority to officers to agree the wording of the Deed of Variation.

The meeting ended at 12.07 pm

CHAIR

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