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Planning

Plan/1

Wednesday, 24 April 2024

PLANNING

24 April 2024

10.00 am - 3.20 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Dryden, Levien, Porrer and Thornburrow

Officers:

Delivery Manager: Toby Williams

Natural Environment Team Leader: John Cornell

Built + Natural Environment Manager: Jane Green

Principal Planner: Kate Poyser

Principal Planner: Nick Yager

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Chris Connor

Other Officers Present:

Principal Engineer Major Developments: Tam Parry (Cambridgeshire County Council)

Principal Ecologist: Dan Weaver

Biodiversity Officer: Guy Belcher

FOR THE INFORMATION OF THE COUNCIL

24/21/Plan Apologies

Apologies were received from Councillor Baigent who would arrive during "Update on Biodiversity Net Gain".

24/22/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Porrer	24/26/Plan	Personal: Partner used to work in the Brookmount Court building some years ago (the company rented an

		office). Discretion unfettered.
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24/23/Plan Minutes

The minutes of the meeting held on 6 March 2024 were approved as a correct record and signed by the Chair.

24/24/Plan Update on Biodiversity Net Gain

The Committee received a presentation on Biodiversity Net Gain from the Natural Environment Team Leader, Built and Natural Environment Manager, Principal Ecologist and the Biodiversity Officer.

The report and officer presentation were noted.

24/25/Plan 23/04191/REM Netherhall Farm, Worts' Causeway

The Committee received an application for full planning permission.

The application sought approval for approval of matters reserved for layout, scale, appearance and landscaping following outline planning permission 20/01972/OUT for the erection of 200 new residential dwellings with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape and details required by conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 24, 28, 32 and 37 of the outline permission 20/01972/OUT. Environmental Impact Assessment was submitted with outline application 20/01972/OUT.

The Principal Planner updated her report by referring to the following:

- i. Recommended discharge of Condition 14 as the applicant has now agreed to Environmental Zone 2 lighting.
- ii. Recommended an additional informative that discharge of Condition 14 is without prejudice of a section 38 agreement with the Highway Authority.
- iii. To note that further applications to discharge outline application conditions have been received.

The Committee received a representation in objection to the application from a local resident (written statements read by Committee Manager):

- i. The closest bus stop was over triple the amount (distance) recommended by the chartered institution of highways and transport

(CIHT). This made the whole concept of the development unsustainable, in breach of policy 80 of the Cambridge Local Plan and encouraged people to use private transport.

- ii. The current development would overlook the residence of 31 Worts Causeway into private areas such as the garden, kitchen, bedrooms, patio, and balcony. Whilst trees would provide some screening, they were not high enough to protect the privacy of 31 Worts Causeway, windows from the development would overlook this house. The residence of 31 was built with the concept of the greenbelt and building around it exposed the house to an invasion of privacy. The committee report stated this application must “avoid any overlooking onto and/ or loss of privacy at neighbouring properties” (8.21 from report committee report).
- iii. Whilst there was the need to build in Cambridge, it shouldn't be done on the green belt.

Mr Hoskin (Applicant's Representative) addressed the Committee in support of the application.

Councillor Porrer proposed amendments to the Officer's recommendation:

- i. To remove permitted development rights regarding swimming pools for privately owned homes.
- ii. M(43) home standards should be added to Condition 17.

The amendments were **carried unanimously**.

Councillor Bennett proposed amendments to the Officer's recommendation:

- i. Slow release water butts for grey water recycling.
- ii. An informative that play spaces should be provided for different age ranges plus able bodied and disabled children.
- iii. Include information to new buyers about removal of permitted development rights regarding swimming pools for privately owned homes in marketing information and website.

The amendments were **carried unanimously**.

Councilor Thornburrow proposed and Councillor Baigent seconded deferring the application.

The Committee:

Resolved (by 6 votes to 2) to defer the application to seek information on:

- i. Car parking in relation to M4(2) and M4(3) homes.
- ii. Increase the number of visitor parking spaces.
- iii. Details of parking for deliveries (including how managed).
- iv. Review ramps/road tables to enable cyclists to stay on flat surface.
- v. Cycling access and how (shared) space was allocated on the highway.
- vi. Play space provision for older children.
- vii. Explore cladding colour options to avoid potential of overheating (reference Condition 4).
- viii. Reduce the number of single aspect homes and consider mitigation measures.
- ix. Water management general information such as water consumption reduction measures like water butts.

24/26/Plan 23/04289/FUL Brookmount Court, Kings Hedges Road, Cambridge

The Committee received an application for full planning permission.

The application sought approval for demolition of existing buildings and structures, and erection of building (Class E(g)i/ii) with associated access, site infrastructure, landscaping and car and cycle parking provision.

The Principal Planner updated his report by referring to updated condition wording and Condition 28, 50 and 51 details on the amendment sheet.

Mr Redhouse (Applicant's Representative) addressed the Committee in support of the application.

Councillor Bennett proposed amendments to the Officer's recommendation:

- i. Priority for pedestrians/cyclists on vehicle ramp (shared space on highway).
- ii. Charging points for electric bikes.

The amendments were **carried unanimously**.

The Committee:

Unanimously resolved 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 (revised 28 plus additional 50 and 51);
- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional condition:
 - a. priority for pedestrians/cyclists across vehicle ramp crossing point;
 - b. charging points for electric bikes;
 - c. way finding;
- iv. an informative included on the planning permission to manage large bike and disabled users' access to the cycling parking when going down the ramp.

24/27/Plan Cambridge City Council Appeals Report 10.04.2024

The Committee noted the appeals list from 10 April 2024.

The Delivery Manager updated the Officer's report to say:

- i. The Brookgate Appeal have been received 23 April.
- ii. An appeal had been lodged against the Cambridge Don Statue enforcement notice.
- iii. Noted Councillor Porrer's request to include tree appeal details in the Officer's report in future where relevant.

The meeting ended at 3.20 pm

CHAIR

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