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Joint Development Control Committee JDC/1 Wednesday, 20 November 2024

JOINT DEVELOPMENT CONTROL COMMITTEE

20 November 2024
10.00 am - 3.57 pm

Present: Councillors Bradnam (Vice-Chair), Flaubert, Porrer, Smart, Cahn, Fane, Hawkins, R.Williams, Gilderdale and Garvie

Councillors R.Williams and Flaubert left the meeting during item 24/59/JDCC and did not return.

Officers Present:

Strategic Sites Manager: Philippa Kelly

Principal Planner: Kate Poyser

Principal Urban Designer: Sarah Chubb

Senior Planner: Laurence Moore

Legal Adviser: Keith Barber

Committee Manager: Sarah Steed

Meeting Producer: Dan Kalley

Other Members Present:

Councillor Cone

Councillor Hofman

FOR THE INFORMATION OF THE COUNCIL

24/53/JDCC Apologies

Apologies were received from Councillors Baigent, Thornburrow, S. Smith and Stobart. Councillors Gilderdale and Garvie attended as alternates.

As Councillor S. Smith sent apologies, Councillor Bradnam (Vice-Chair of JDCC) chaired the meeting.

Councillor Porrer proposed and Councillor Gilderdale seconded for City Councillor Smart to take the role of the City Councillor representative (as Vice-Chair for this meeting alone) for any procedural matters concerning decisions arising from this Joint Development Control Committee meeting.

Therefore, references through these minutes within decisions to Chair and Vice-Chair are to Councillor Bradnam and Councillor Smart.

24/54/JDCC Declarations of Interest

Item	Councillor	Interest
24/58/JDCC	Smart	Is Executive Councillor for Open Spaces and City Services at the City Council.

24/55/JDCC Minutes

The minutes of the meetings held on 18 September 2024 were approved as a correct record and signed by the Chair.

Under paragraph 4.2.1 of the City Council Procedure Rules, the Chair used their discretion to alter the order of the agenda items. For ease of the reader, these minutes will follow the order that the applications were considered at the meeting.

24/56/JDCC 24/03837/S73 - The Plains, Phase 1B, Land North of Newmarket Road, Cambridge

The Committee received a S73 application to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.

The Committee noted the following amendments presented in the Amendment Sheet namely:

- paragraph 1.8 of the Officer's report - the overall area allocated for parking has been increased to cater for the additional cars and retain two coach parking spaces.

- paragraph 5.7 of the Officer's report – the Applicant has resolved the objection received from the Highways Officer through the provision of further information and the objection has consequently been removed.
- paragraph 5.14 of the Officer's report – the Sustainability Officer provided no objection and no recommended conditions.
- paragraph 5.16 of the Officer's report – the Ecology Officer provided no objection and no recommended conditions.
- paragraphs 11.11 and 11.12 of the Officer's report - the proposed condition (pitch flexibility) has been removed from the proposal. Through discussions with the Applicant and Sports England, the condition was deemed too restrictive and given the laying of sports pitches is not considered development the type and size of playing pitch provided can be altered without the need for planning permission at any given time.

It is important to note the existing condition 8 (Playing Field Management and Maintenance Scheme) will be retained and applied to this or any subsequent permission, to ensure the playing pitches are effectively managed, whilst condition 7 restricts the use of the playing fields to outdoor sport only.

Will Cobley (Applicant's Agent) addressed the Committee in support of the application.

Councillor Hofman (Ward Councillor for Fen Ditton and Fulbourn) addressed the Committee about the application.

In response to Members' questions the Senior Planner, Strategic Sites Manager said the following:

- i. Confirmed that condition 31 could be amended to clarify that the ten cycle parking spaces were additional cycle parking spaces to those which already had planning permission
- ii. In response to a query about whether amendments could be made to the Landscape Management Condition advised that the only conditions which could be considered under this planning application were conditions 30, 31, 32 and 33.
- iii. In response to concerns raised by Councillor Hofman (Ward Councillor) around potential displacement parking, Members were advised that under the Marleigh Design Code the whole site was to be covered by a controlled parking zone. Double yellow lines and / or parking bays would be installed prior to completion of the development.

- iv. An informative could be added to encourage EV charging points for visitor parking spaces.
- v. Noted concerns raised by Members regarding car parking / hard standing areas and advised a hard and soft landscaping condition would secure details were submitted post decision.
- vi. Noted concerns raised around the amount of coach parking. Advice from the Sports and Recreation Teams at both Councils advised that at junior team level it was not likely that they would require coaches, and that transport was likely to be by car. An informative could be added pointing out that coaches could use car parking spaces (an area could be coned off for additional coach parking).
- vii. The relevant policy for car parking and cycle parking is TI3 of the South Cambridgeshire District Council Local Plan 2018. Thirty car parking spaces was considered acceptable which numerically the County Council Transport Team supported. An additional ten cycle parking spaces was considered acceptable; the cycle parking condition could be amended to include cargo bike parking provision.

The Strategic Sites Manager offered the following summary of amendments to the Officer's recommendation; reflecting Members' debate during the meeting to approve the s73 application subject to:

- i. the planning conditions and informatives as detailed in section 24 of the Officer's report, with delegated authority to Officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with:
 - a. an amendment to condition 31 to include reference to the ten cycle parking spaces being additional cycle parking spaces and to include provision for larger bikes (cargo bikes); and
 - b. an informative for the Applicant to consider EV charging provision for visitor parking spaces; and
 - c. an informative to provide that where additional coach parking was required that car parking spaces could be used; and to
- ii. the prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, to the new planning obligations specified in this report, with delegated authority to Officers to include other relevant planning obligations necessary to

make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

The Committee:

Resolved (unanimously) to approve the s73 application 24/03837/S73 subject to:

- i. the planning conditions and informatives as detailed in section 24 of the Officer's report, with delegated authority to Officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with:
 - a. an amendment to condition 31 to include reference to the ten cycle parking spaces being additional cycle parking spaces and to include provision for larger bikes (cargo bikes); and
 - b. an informative for the Applicant to consider EV charging provision for visitor parking spaces; and
 - c. an informative to provide that where additional coach parking was required that car parking spaces could be used; and to
- ii. the prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, to the new planning obligations specified in this report, with delegated authority to Officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

24/57/JDCC 23/04931/REM - The Plains, Phase 3, Land North of Newmarket Road, (Marleigh) Cambridge

The Committee received a reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.

Will Cobley (Applicant's Agent) addressed the Committee in support of the application.

Councillor Hofman (Ward Councillor for Fen Ditton and Fulbourn) addressed the Committee about the application.

In response to Members' questions the Senior Planner and Strategic Sites Manager said the following:

- i. In response to comments from Councillor Hofman (Ward Councillor) about the lack of increase in sports pavilion space relative to the increase in sports facilities. Members were advised that the outline planning permission included a sports pavilion with a gross internal area of 200 square metres. This was increased to 260 square metres in accordance with Sports England guidance for pavilions and clubhouses at reserved matters stage phase 1b. Sports England were consulted on those applications and had raised no objections. The only point they requested was in relation to application 24/0387/S73 where they requested the removal of the proposed pitch flexibility condition as it was considered to be too restrictive.
- ii. The increased size of the pavilion allows for four changing rooms with toilets, an officials' office and changing room with toilet, wide corridors for wheelchair users, an accessible toilet, a public toilet, storage for sports equipment / table and chairs and a welcoming foyer with an adjacent kitchen.
- iii. In response to concerns raised regarding the proximity of adult outdoor space and children's outdoor space advised that the layout for the playing pitches was indicative and that condition 3 (Playing Field Management and Maintenance Strategy) required details for the management and maintenance of the playing fields to be submitted to the local planning authority. Condition 10 (Tennis Courts Management) also required details regarding the management and maintenance of the tennis courts to be submitted to the local planning authority prior to their construction.
- iv. Noted Member's concern regarding the Litter Bin condition and that this should include reference to recycling.
- v. An informative could be added to encourage the installation of a defibrillator and publicly accessible water sources for people / animals.

The Strategic Sites Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members'

debate during the meeting to approve the reserved matters application 23/04931/REM subject to:

- i. the planning conditions and informatives as detailed in Section 27 of this report, with delegated authority to Officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with the addition of:
 - a. informatives to encourage the installation of a defibrillator and publicly accessible water sources for people / animals; and to
- ii. the prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, to the new planning obligations specified in this report, with delegated authority to Officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

The Committee:

Resolved (unanimously) to approve the reserved matters application 23/04931/REM subject to:

- i. the planning conditions and informatives as detailed in Section 27 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with the addition of:
 - a. informatives to encourage the installation of a defibrillator and publicly accessible water source for people / animals; and to
- ii. the prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, to the new planning obligations specified in this report, with delegated authority to Officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

24/58/JDCC 23/04935/FUL - Land North of Newmarket Road, Cambridge

The Committee received an application for full planning permission for the construction of a community garden and storage building with associated landscape and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.

The Committee noted the following amendments presented in the Amendment Sheet:

- i. amendments to the Officer's report at:
 - a. paragraph 14.3 - an updated Arboricultural Impact Assessment has now been provided, evidencing the tree required to be removed to facilitate the proposed cycle/pedestrian route; and
 - b. paragraph 16.2 - the proposed biodiversity net gain is 157.6%;
- ii. amendment to condition 14 (Clerk of Works) to reword the condition and separate it into two conditions (condition 14 and condition 23):
 - a. Condition 14. Clerk of Works, as follows:

Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the local planning authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.
 - b. Condition 23. Landscape monitoring and completion report, as follows

Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.
- iii. with an additional paragraph as (i) to the Officer's recommendation:

- a. There being no further consultee responses received by the local planning authority during the remainder of the outstanding statutory consultation period which would give rise to new/further material planning consideration/s which would change the officer recommendation of this report.

Will Cobley (Applicant's Agent) addressed the Committee in support of the application.

The Committee Manager read out a statement on behalf of Councillor Bennett (Abbey Ward Councillor).

Councillor Hofman (Ward Councillor for Fen Ditton and Fulbourn) and Councillor Cone (Ward Councillor for Fen Ditton and Fulbourn) addressed the Committee about the application.

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

- i. Noted concerns from Teversham Parish Council about the change to some of the allotment space to community gardens. Advised that one hectare of allotment space was consented (located by the sports provision to the north of the site) and 0.4 hectares of community garden space was proposed (to the west of the site).
- ii. Noted concerns raised regarding the loss of allotment space but advised that some of the allotment space was proposed to be divided up into smaller plots to ensure that as many people as possible could access allotment space. Officers and the Applicant were currently looking at appropriate ratio sizes for the allotment plots. There would be accessibly allotment plots with raised planters.
- iii. Condition 4 could be amended to require composting facilities at the community garden and water butts.
- iv. An informative could be added regarding fruit tree planting at the community garden.
- v. In response to comments made by a Ward Councillor requesting a timed gate at the point where the cycle/pedestrian path joins the site from Jack Warren Green to prevent anti-social behaviour. Members were informed the route was a shared pedestrian and a cycle route. Any gate would restrict the permeability of the site. The layout of the area allowed for its natural surveillance.
- vi. Noted that the public consultation period for the application was still running due to an administrative error. Advised that the additional

recommendation ensured that if any new material considerations were raised then the application would be brought back to the Committee for Members' judgement in respect of those material considerations.

- vii. Noted concerns raised regarding the location of scooter parking and advised that an informative could be added encouraging consultation with local Ward Councillors / Parish Councils regarding the location of scooter parking.

The Strategic Sites Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting to approve planning application 23/04935/FUL subject to:

- i. there being no further consultee responses received by the local planning authority during the remainder of the outstanding statutory consultation period which would give rise to new/further material planning consideration/s which would change the Officer recommendation of this report; and
- ii. the planning conditions and informatives as detailed in Section 27 of the Officer's report, with delegated authority to Officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with the addition of

- a. an amendment to condition 14. Clerk of Works

Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and

- b. an additional condition 23. Landscape monitoring and completion report
Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and

- NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and
- c. an amendment to condition 4 to rename the condition to 'Community Garden Layout and Details' and to include within the condition reference to composting facilities, water butts and troughs and waste bin facilities; and
 - d. an additional informative where the Applicant is encouraged to consider community food growing opportunities including fruit trees; and
 - e. an additional informative to encourage consultation with neighbouring communities, Ward Members and Parish Councils should the site be considered as an e-scooter hub; and
- iii. the prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL and 13/1837/OUT, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

The Committee:

Resolved (unanimously) to approve planning application 23/04935/FUL subject to:

- i. there being no further consultee responses received by the local planning authority during the remainder of the outstanding statutory consultation period which would give rise to new/further material planning consideration/s which would change the Officer recommendation of this report; and
- ii. the planning conditions and informatives as detailed in Section 27 of the Officer's report, with delegated authority to Officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with the addition of
 - a. an amendment to condition 14. Clerk of Works
Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a

particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and

- b. an additional condition 23. Landscape monitoring and completion report
Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and
 - c. an amendment to condition 4 to rename the condition to 'Community Garden Layout and Details' and to include within the condition reference to composting facilities, water butts and troughs and waste bin facilities; and
 - d. an additional informative where the Applicant is encouraged to consider community food growing opportunities including fruit trees; and
 - e. an additional informative to encourage consultation with neighbouring communities, Ward Members and Parish Councils should the site be considered as an e-scooter hub; and
- iii. the prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL and 13/1837/OUT, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

24/59/JDCC 23/04930/REM - Marleigh Phase 3, Land North of Newmarket Road, Cambridge

Councillor R.Williams and Councillor Flaubert left the meeting part way through the application and did not return.

The Committee received a reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.

The Committee noted the following amendments presented in the Amendment Sheet:

- i. amendments to the Officer's report:
 - a. paragraph 4.4 should state 332 dwellings, not 32.
 - b. paragraph 4.9 the proposed biodiversity net gain is 157.6 not 155.
 - c. paragraph 14.3 the last sentence should be omitted as the 91 dwellings is not part of this reserved matters application.
 - d. paragraph 20.9 the 3 to 5 bedroom dwellings would not be 72 spaces over the standard, as amendments to the 5 bedroom dwellings have been reduced so the number achieves the standard.
 - e. paragraph 21.5 the homes do not face onto Marleigh Avenue, but the Western Road within Phase 2.
- ii. amendment to condition 6 (Clerk of Works) to reword the condition and separate it into two conditions (condition 6 and condition 44):
 - a. Condition 6. Clerk of Works
Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.
Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.
 - b. Condition 44. Landscape monitoring and completion report
Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing

compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

Will Cobley (Applicant's Agent) addressed the Committee in support of the application.

Councillor Hofman (Ward Councillor for Fen Ditton and Fulbourn) and Councillor Cone (Ward Councillor for Fen Ditton and Fulbourn) addressed the Committee about the application.

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

- i. Advised an extensive pre-application process had taken place and Officers had been involved in bringing forward enhancements and learning from previous development phases. A design-led approach had been applied to this final phase to make the best use of the site. The additional homes were integrated into the Masterplan without compromising the quality of streets, spaces and amenities. The Masterplan went beyond the Design Code framework put in place at outline consent stage. Car free areas had been incorporated within the development.
- ii. The outline planning permission for the Marleigh site (S/2682/13/OL) approved 30% affordable housing provision following a viability assessment; therefore, this reserved matters application provided 30% affordable housing in accordance with the outline permission. Of the 30% affordable housing provision this was broken down to 30% affordable rent and 70% shared ownership. This application proposed 28% affordable rent and 72% shared ownership. Whilst the percentages did not match the 30/70 split as set out in the outline planning permission when tenure is taken as a whole across the Marleigh development the correct percentages of affordable housing provision is provided and therefore the application was in accordance with the outline permission.

- iii. Advised that the last sentence of paragraph 14.7 of the Officer's report should read 'The application is therefore policy compliant with the outline planning consent'.
- iv. Confirmed that the table in paragraph 14.6 of the Officer's report should have '21' in the 2-bed houses row under the 91 Full (3B) column.
- v. Parking standards were set out in the Design Code and Cambridge East Area Action Plan. The parking ratio for apartments was increased following Quality Panel comments. The Applicant undertook a parking study to support the parking space provision. For apartments the amount of parking spaces allocated was policy compliant but did mean just under 1 parking space per apartment. When some of the apartments were sold, they would be sold with a parking space which would mean the remaining parking spaces available would reduce. Worst case scenario this could mean 13 car parking spaces for 24 affordable units. Officers noted that car club provision was also proposed.
- vi. Confirmed that two additional informatives could be added regarding letterbox accessibility and downpipes for apartments to encourage water butt installation.
- vii. The Applicant confirmed that they would meet WAT05 water credits for non-residential water use (condition 40).
- viii. Confirmed that condition 36 could be amended to include a Parking Management Strategy.
- ix. Confirmed that a condition could be added to restrict the use of dwelling houses to Use Class C3 which would mean that for a property to be able to be used as a House in Multiple Occupation (HMO) under Use Class 4, planning permission would be required.
- x. Advised that more trees were due to be planted under the application compared to the number of trees due to be removed.
- xi. The development density was 40 dwellings per hectare which Officers considered to be appropriate.
- xii. Advised that the affordable housing would be positioned on to adoptable roads so there wouldn't be any service charges relating to roads however there may be service charges related to landscaping etc.
- xiii. There was a condition requiring an electrical hook up so that food vans had access to electricity.
- xiv. All dwellings would meet national space standards.

- xv. Officers to investigate whether the provision of active EV charging provision was possible.

The Strategic Sites Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting to approve the reserved matters application 23/04930/REM subject to:

- i. the planning conditions and informatives as detailed in section 29 of the Officer's report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with the addition of:

- a. a revised condition 6 Clerk of Works

Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and

- b. the addition of condition 44. Landscape Monitoring and Completion report

Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

- c. amendment to condition 40 (Non-residential water efficiency condition) to secure the full 5 credits for water efficiency; and
d. amendment to condition 36 (Management and Maintenance of Streets) to be updated to include reference to a Parking Management Strategy; and
e. an additional condition to restrict the conversion of residential dwellings to Houses in Multiple Occupation; and

- f. an additional informative relating to letterbox accessibility and height; and
- g. and additional informative relating to downpipes of flats to encourage water butt installation; and
- h. a review of passive EV charging provision for apartments to see whether active charging provision could be secured; and
- ii. the prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.
- iii. Approve the part discharge of the following planning conditions on the outline consent reference S/2682/13/OL in relation to this reserved matters only:
 - a. condition 13 – trees to be removed/retained
 - b. condition 17 – Ecology mitigation
 - c. condition 18 – Artificial lighting
 - d. condition 19 – Pedestrian & cycle routes
 - e. condition 20 – Car parking details
 - f. condition 21 – Noise statement
 - g. condition 23 – Waste storage facilities
 - h. condition 24 – Housing tenure
 - i. condition 25 – Housing mix
 - j. condition 28 – Compliance with sustainability strategy
 - k. condition 30 – Cycle parking
 - l. condition 34 – Details of surface water drainage
 - m. condition 40 – Bird hazard management plan

The Committee:

Resolved (by 7 votes to 1) to approve the reserved matters application 23/04930/REM subject to:

- i. the planning conditions and informatives as detailed in section 29 of the Officer's report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with the addition of:

a. a revised condition 6 Clerk of Works

Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and

b. the addition of condition 44. Landscape Monitoring and Completion report

Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

c. amendment to condition 40 (Non-residential water efficiency condition) to secure the full 5 credits for water efficiency; and

d. amendment to condition 36 (Management and Maintenance of Streets) to be updated to include reference to a Parking Management Strategy; and

e. an additional condition to restrict the conversion of residential dwellings to Houses in Multiple Occupation; and

f. an additional informative relating to letterbox accessibility and height; and

g. an additional informative relating to downpipes of flats to encourage water butt installation; and

h. a review of passive EV charging provision for apartments to see whether active charging provision could be secured; and

ii. the prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and

to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

iii. Approve the part discharge of the following planning conditions on the outline consent reference S/2682/13/OL in relation to this reserved matters only:

- a. condition 13 – trees to be removed/retained
- b. condition 17 – Ecology mitigation
- c. condition 18 – Artificial lighting
- d. condition 19 – Pedestrian & cycle routes
- e. condition 20 – Car parking details
- f. condition 21 – Noise statement
- g. condition 23 – Waste storage facilities
- h. condition 24 – Housing tenure
- i. condition 25 – Housing mix
- j. condition 28 – Compliance with sustainability strategy
- k. condition 30 – Cycle parking
- l. condition 34 – Details of surface water drainage
- m. condition 40 – Bird hazard management plan

24/60/JDCC 23/04936/FUL - Marleigh Phase 3, Land North of Newmarket Road, Cambridge

The Committee received an application for full planning permission for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of Phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1391 homes.

The Committee noted the following amendments presented in the Amendment Sheet:

- i. amendments to the Officers report at
 - a. paragraph 24.4 Heads of Terms – under Highways - Eastern Access; to clarify, the Newmarket Road cycle scheme relates to the GCP Eastern Access Project and the Chism Trails cycle bridge refers to the Stourbridge Common Cycle Bridge. The sums of money are unchanged.
 - b. paragraph 24.4 Proposed Variations to 2016 Agreement

- a. 3rd item – relating to tennis courts and additional sports pitches – omit reference to “Phase 3”, as phasing is subject to change, to say “Add tennis courts and additional sports pitched and update the Sports Pitches Phasing Plan; and
 - b. 4th item – relating to the trigger for Phase 3 recreation works – change to “additional triggers for proposed additional recreation works.” (no change to existing recreation works triggers proposed.); and
 - c. to clarify, FOG units are not subject to part M4(2) of the Building Regulations. The Nationally Described Space Standards relate only to the 91 up-lift dwellings; and
- ii. an amendment to condition 20 (Clerk of Works) to reword the condition and to separate it into two conditions (condition 20 and condition 49):
- a. condition 20. Clerk of Works
Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.
Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and
 - b. condition 49. Landscape Monitoring and Completion Report
Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023.

Will Cobley (Applicant’s Agent) addressed the Committee in support of the application.

Councillor Cone (Ward Councillor for Fen Ditton and Fulbourn) and Councillor Hofman (Ward Councillor for Fen Ditton and Fulbourn) addressed the Committee about the application.

In response to Members' questions the Strategic Sites Manager and the Principal Planner said the following:

- ii. In response to issues raised by Ward Councillors around the application not going far enough in terms of affordable housing and community facilities provision advised that the application had been assessed against the current South Cambridgeshire District Council Local Plan and the proposals complied with Local Plan requirements.
- iii. All the Heads of Terms for the Section 106 Agreement had been assessed and met the Community Infrastructure Regulations (CIL) test and were reasonable and appropriate.
- iv. The Local Plan advised that average housing density on new development sites should be 40 dwellings per hectare but that this figure could vary depending on the particular circumstances of the application. Officers considered the housing density for this application (42 dwellings per hectare) was acceptable and appropriate. The Cambridge East Area Action Plan noted that new development in this location could achieve a potential average housing density of 50 dwellings per hectare.
- v. The small meeting space requirement was 22 square metres. A lot of discussion had taken place about how and where this small meeting space could be provided. The allotment building had a room suitable for this space, which would meet the planning obligation requirement for meeting space. Noted representations made by Ward Councillors for a preference for the meeting space to be provided in the sports pavilion.
- vi. Advised that two community buildings were being proposed in the 'Plains'. One was the allotment building which would provide facilities for those using the allotments and the second was the sports pavilion which was a larger building and provided all the facilities needed for sporting activities.
- vii. Advised that this application was required to provide 40% affordable housing because the application was a full application and therefore had to comply with current requirements set out in the South Cambridgeshire District Council Local Plan 2018. This was different to the previous application (reference 23/04930/REM) where the affordable housing requirement was 30% as the affordable housing requirement was set by the original outline consent S/2682/13/OL.
- viii. Officers were striving to achieve better water efficiency measures than the 110 litres per person per day requirement within the Local Plan.

Officers were satisfied that the water efficiency measures proposed within the application (being 100 litres per person per day) were the best that could be achieved in these circumstances.

- ix. Burial and ambulance contributions could not be sought if they did not comply with the CIL tests.

With the permission of the Chair the Applicant advised that they had committed to providing additional community space (22 square metres) and that this could be provided in several ways; within the allotment building or within the foyer of the sports pavilion. The Communities Officer was satisfied that the additional community space was provided within the allotment building. Noted that there was commercial space on the ground floor of the Austin Building. Advised had given a commitment to Councillor Hofman outside of the planning application process to investigate whether the foyer of the sports pavilion could be utilised as extra community space above that required by the planning application requirements in the future.

The Strategic Sites Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting to approve the full planning application 23/04936/FUL subject to:

- i. the planning conditions and informatives as detailed in section 29 of the Officer's report, with delegated authority to Officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with the addition of:

- a. an amended condition 20 - Clerk of Works

Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and

- b. an additional condition 49 - Landscape monitoring and completion report

Within three months of the final occupation of any building within a landscape phase a monitoring and completion report evidencing compliance (including a photographic record of delivery), with the approved landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and

- c. a review of passive EV charging provision for apartments to see whether active charging provision could be secured; and
- d. an additional condition to restrict the conversion of residential dwellings to Houses in Multiple Occupation; and
- e. an additional informative relating to letterbox accessibility and height; and
- f. an additional informative relating to downpipes of flats to encourage water butt installation; and
- ii. the prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

The Committee:

Resolved (unanimously) to approve the full planning application 23/04936/FUL subject to:

- i. the planning conditions and informatives as detailed in section 29 of the Officer's report, with delegated authority to Officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) with the addition of:
 - a. an amended condition 20 - Clerk of Works
Prior to the commencement of any planting or soil related ground preparation, details of the proposed landscape phasing and evidence that a suitably qualified clerk of works has been appointed shall be submitted to and agreed in writing with the Local Planning Authority. The

clerk of works shall oversee the delivery of all landscaping within a particular phase to ensure that it accords with the approved landscaping details.

Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023; and

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Reason: To ensure the successful and sustainable delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 8 and 11 of the NPPF 2023;

- c. a review of passive EV charging provision for apartments to see whether active charging provision could be secured; and
- d. an additional condition to restrict the conversion of residential dwellings to Houses in Multiple Occupation; and
- e. an additional informative relating to letterbox accessibility and height; and
- f. an additional informative relating to downpipes of flats to encourage water butt installation; and
- ii. The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

The meeting ended at 3.57 pm

CHAIR