



Planning Committee Date	5 th February 2025
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	22/02066/CONDE
Site	Owlstone Croft, Owlstone Road CB3 9JJ
Ward / Parish	Newnham
Proposal	Submission of details required by condition 3 (Phasing Strategy) of planning permission 22/02066/FUL
Applicant	Queen's College
Presenting Officer	Tom Gray
Reason Reported to Committee	Called in by Cllr Glasberg and Cllr Clough
Member Site Visit Date	N/A
Key Issues	Whether the details are acceptable and in conformity with the reasons and policy requirements for this condition.
Recommendation	APPROVE

1.0 Executive Summary

- 1.1 The application seeks to discharge condition 3 of planning consent 22/02066/CONDE attached by the Planning Inspector.

The condition states: No development shall commence until a Phasing Strategy has been submitted to and approved in writing by the local planning authority setting out the phases and sub phases of development, and a mechanism for its update as required. Development shall be carried out in accordance with the agreed details.

- 1.2 In providing a reason for this condition, the Planning Inspector stated that *“a condition is necessary to provide a phasing strategy if there is to be more than one phase of development which is necessary due to the way the site may come forward.”* It is noted that officers previously recommended this condition to Planning Committee members to ensure appropriate timing for the discharge of other conditions.
- 1.3 The applicant has confirmed that a single phased approach for the development will be employed. Whilst several representations have been received contending that the information provided is not sufficient, officers consider that when referring to the reason for this condition, that the information provided is acceptable and ensures that the details for the other conditions are submitted based on a single phase basis rather than the submission of multiple condition applications as would be the case for a multi-phased approach.
- 1.4 Representations have been received questioning the lack of details covering matters such as construction impacts, traffic etc. These matters are covered by other conditions attached to the planning consent and the submission/approval of these details will be required prior to the relevant trigger.
- 1.5 In conclusion, officers consider that the information provided to satisfy this condition are acceptable and in conformity with the reasons and policy requirements.

2.0 Site Description and Context

Controlled Parking Zone	X	Adjacent to Tree Preservation Orders	X
Conservation Area	X	City/County Wildlife Site and Local Nature Reserve	X
Adjacent to Protected Open Space	X	Flood Zone 1, 2, 3	X
Building of Local Interest	X	Adjacent to Green Belt	X

- 2.1 Owlstone Croft is owned by Queens' College and the application site is situated within the Newnham Croft Conservation Area. The Porter's Lodge is identified as a Building of Local Interest (BLI) and Block A (Owlstone

House) is listed as a positive building within the Newnham Croft Conservation Area Appraisal. Block A is the original Owlstone House which has seen a series of extensions built during the 20th Century. This building currently consists of 29 student rooms, a dining room, kitchen, common room, computer room, archive room and store.

- 2.2 The existing site comprises several other buildings. Block B (former nurses accommodation) is a four storey building and houses 68 student rooms and WCs; Block D (nursery building) was originally built in the 1930s and was significantly altered in 2013 when it was converted to a nursery with 5 student rooms above; outbuildings behind the Lodge connect to Block D and are used as garaging and for storage; finally, cycle sheds and a refuse storage area are located on part of the site of former Block C (built in 1963 and demolished above slab level in 2001). Consent was granted in 2021 for two storage containers used as a temporary gym within this area. The remainder of the site comprises hardstanding, parking areas and a large lawned area.
- 2.3 The site is located immediately north and west of the Paradise Nature Reserve (a semi-wetland habitat), which is a Local Nature Reserve (LNR), Protected Open Space and County/City Wildlife Site. This area borders the river Cam on its eastern side. The application site is also adjacent to existing Green Belt land to the east.
- 2.4 The site is located to the east of residential properties' gardens along Owlstone Road and the south of playing fields of Newnham Croft Primary School.
- 2.5 The vast majority of the application site is within Flood Zone 1 with areas near and on the eastern boundary of the site within Flood Zone 2 and 3. Several trees are situated along the eastern and northern boundaries of the site. Vehicular access is via residential streets, leading from Barton Road. The nearest residential streets of Owlstone Road and Grantchester Meadows are controlled parking zones.

3.0 The Proposal

3.1 The application seeks to discharge condition 3 (Phasing Strategy) of planning permission 22/02066/FUL.

3.2 Condition 3 states:

No development shall commence until a Phasing Strategy has been submitted to and approved in writing by the local planning authority setting out the phases and sub phases of development, and a mechanism for its update as required. Development shall be carried out in accordance with the agreed details.

4.0 Relevant Site History

Application	Description	Outcome
22/02066/FUL	Demolition of nursery building, part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and other storage and new electricity substation within outbuildings	Refused, Appeal Allowed
22/02066/CONDA	Submission of details required by condition 26 (arboricultural method statement) of planning permission 22/02066/FUL	Pending consideration
22/02066/CONDB	Submission of details required by condition 20 (Hydrological Report) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDC	Submission of details required by condition 17 (written scheme of investigation) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDD	Submission of details required by condition 35 (non-translucent fence) of planning permission 22/02066/FUL	Pending consideration
22/02066/CONDF	Submission of details required by condition 8 (Air Quality and Dust Management Plan) of planning permission 22/02066/FUL	Pending consideration
22/02066/CONDG	Submission of details required by condition 28 (Replacement Nursery Provision) of planning permission 22/02066/FUL	Refused to Discharge
22/02066/CONDH	Submission of details required by conditions 30 (Landscape and Ecological Management Plan), 31(Bird and Bat Boxes), and 33 (Ecological Design Strategy) of planning permission 22/02066/FUL	Pending consideration

5.0 Policy

5.1 National

National Planning Policy Framework 2024
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 55: Responding to context

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of historic environment

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 81: Mitigating the transport impact of development

5.3 Neighbourhood Plan

South Newnham Neighbourhood Plan (2024)

6.0 Consultations

6.1 South Newnham Neighbourhood Forum – No details have been submitted other than setting a single completion date. No details to reduce construction impacts, how long they expect the works to last, vehicles per day, how it meets the criteria within the arboricultural management plan. Not possible without details to monitor/enforce all conditions. No details of measures to protect trees, reduce noise and traffic. Detailed breakdown is required.

7.0 Third Party Representations

7.1 6 representations have been received from different addresses, summarised as follows:

7.2 Those in objection have raised the following issues:

- Noise, dust and inconvenience
- No details regarding how the development will be managed
- Construction impacts
- Detailed breakdown of works required
- Can be seen from public land
- No evidence that a one phase approach will benefit residents

8.0 Member Representations

8.1 Councillor Clough and Councillor Glasberg have commented on this application and have called in the application to Planning Committee. Their comments are summarised as follows:

- Complex site and evidence needs to be provided to demonstrate how constraints will be managed
- Programme details and details of any liquidated and ascertained damages
- No details of vehicles used
- No evidence of how this will be achieved at each phase or what will be the details of the timeline for completion
- How other conditions such as the traffic and construction management plan will fit into each phase of the overall strategy
- Developer does not have the right to alter approach to suit their own convenience

- Details of all phases and sub-phases of an overall phasing strategy should be provided
- Application for a single-phase delivery does not comply with this condition
- No detail on piling mats/when piling will be carried out. Raft foundations would be safer
- No detail on delivery of tower cranes and how they would be delivered
- No programme for hard and soft landscaping

9.0 Local Interest Groups and Organisations / Petition

9.1 Friends of Paradise Nature Reserve have commented as follows:

- Condition should set out the framework for the overall management of the development
- Lack of information provided

9.2 Newnham Croft Primary School have commented as follows:

- Phasing is critical to ensure measurable milestones are set, coordination streamlines and potential issues addressed
- All demolition must occur during school holidays
- Timetable for noisy and polluting works are required

9.3 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.

10.0 Assessment

10.1 This discharge of condition application follows the planning consent granted at appeal under reference 22/02066/FUL in which Planning Inspector attached condition 3 (phasing strategy).

10.2 The reason for the original phasing condition (condition 3) as noted in the committee report on application reference 22/02066/FUL (see Appendix ii) was to ensure appropriate timing for the discharge of other conditions. The Planning Inspector agreed that this draft condition was necessary and stated in Paragraph 65 of the Appeal Decision (Appendix i), the following:

“a condition is necessary to provide a phasing strategy if there is to be more than one phase of development which is necessary due to the way the site may come forward.”

10.3 The applicant proposes to undertake all the works in one phase and has provided the following information to support this discharge of condition application:

- Covering letter

- Phase Plan Rev C drawing
- Email clarification
- Construction programme

- 10.4 These submitted details have been assessed against the reasons and policy requirements of this condition.
- 10.5 The applicant has stated that to ensure that the project minimises disruption to the local community, a single phased approach to the development has been chosen.
- 10.6 It is notable in the Inspector's reasoning that a condition is necessary if there is to be more than one phase. This was because at the time that the appeal was being considered, it was not known whether multiple phases would be proposed. Noting that the applicant has now proposed a single phased approach, based upon the Inspector's reasoning, officers do not consider that there is any recourse to request further information beyond that already provided by the applicant.
- 10.7 Moreover, the applicant has clarified that in all discharge of condition submissions including those already approved and those to be submitted, it will be expected that details will be provided as per a single phase (rather than the multi-phased approach). This is reflected in the details approved for condition 17 (Written Scheme of Investigation, 22/02066/CONDC) and likewise for the details pending consideration for conditions 8 (Air Quality and Dust Management Plan, 22/02066/CONDF), 26 (arboricultural method statement, 22/02066/CONDA), 30 (Landscape and Ecological Management Plan, 22/02066/CONDH), 31 (Bird and Bat Boxes, 22/02066/CONDH) and 33 (Ecological Design Strategy, 22/02066/CONDH) which align with one condition application per condition attached on the planning consent.
- 10.8 Several representations have been received from third parties including the adjacent school and Friends of Paradise Nature Reserve, ward members and the South Newnham Neighbourhood Forum regarding construction impacts (dust, noise etc.) and construction management, traffic management, trees and the implications for other conditions. Whilst these comments are all noted, as detailed above, the phasing condition dictates in how many phases the development comes forward and in turn the number of application submissions per condition to be expected. In this instance, details of the other conditions will come forward on the basis of a single phase and the other conditions these will cover the details of construction management/mitigation measures, tree protection measures, traffic management plan etc.
- 10.9 Whilst comments have also highlighted the lack of detailed breakdown of the works, following amendments, at the request of officers, a construction programme has been provided which sets out the schedule of works to completion. This programme demonstrates that building works on different elements across the site will be carried out sometimes simultaneously and

other times with considerable time overlap, resulting in single phase approach. The level of detail contained within this programme is considered acceptable and in conformity with the reasons for this phasing condition. The details of mitigation measures to control certain impacts of the development will be submitted under relevant separate condition/s.

- 10.10 Given the reason for phasing condition which dictates the way in which the details of the other conditions are submitted, officers consider that this phasing condition would be one of the first condition applications to be submitted prior to the detailed submissions of other conditions. On this basis, it would not be expected that the applicant would at this stage have finalised the details of all other conditions and therefore the request for additional information submitted by representations are not considered reasonable or necessary to satisfy this phasing condition.
- 10.11 Representations have reported that the application form is incorrect in referring to the application as not being able to be seen from public land. Whilst this is noted and officers consider that the applicant has ticked the incorrect box, this has no bearing on the application assessment in terms of the submission of details to discharge said condition.

10.12 Conclusion

- 10.13 Officers consider that the details submitted are considered acceptable and in conformity with the reasons and policy requirements of the condition.

11.0 Recommendation

11.1 Approval of the following details:

- Covering Letter
- Construction Programme (received 9th January 2025)
- Clarification email (dated 4th December 2024)
- Phase Plan Rev D

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs