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Planning	Plan/1	Wednesday, 5 February 2025
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PLANNING

5 February 2025
10.00 am - 3.30 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Bennett, Gilderdale, Lokhmotova, Porrer, Thornburrow and Todd-Jones

Also present Councillors: Clough and A. Smith

Officers:

Area Development Manager: Jane Rodens

Principal Planner: Tom Gray

Senior Planner: Tom Chenery

Planning Officer: Rachel Brightwell

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Claire Tunnicliffe

FOR THE INFORMATION OF THE COUNCIL

25/17/Plan Apologies

Apologies were received from Councillors Baigent and Dryden.

25/18/Plan Declarations of Interest

Name	Item	Interest
Councillor Bennett	25/21/Plan	Personal: Copied into emails about the application, as were officers. Knows some of the Objectors. Discretion unfettered.
Councillor Lokhmotova	25/21/Plan	Personal and Prejudicial: Her engineering practice was involved in the design so she would not participate in the item.

		Withdrew from discussion and did not vote.
Councillors Porrer and Thornburrow	25/21/Plan	Personal: Copied into emails about the application, as were officers. Discretion unfettered.
Councillors Bennett, Gilderdale, Smart and Thornburrow	25/22/Plan	Personal: Knows one of the Objectors. Discretion unfettered.
Councillors Bennett and Porrer	25/22/Plan	Personal: Sat on Housing Scrutiny Committee (as an Alternate) when infill housing and back land development came up for discussion as a non-planning matter. Discretion unfettered.
Councillor Todd-Jones	25/22/Plan	Personal and Prejudicial: Would recuse himself due to significant engagement with the resident over the planning application. Withdrew from discussion and did not vote.

25/19/Plan Minutes

The minutes of the meetings held on 4 December 2024 were approved as a correct record and signed by the Chair.

25/20/Plan Committee Recording

The Committee minutes list public speakers at Committee. Please view the recording of the meeting on [Cambridge City Council - YouTube](#) to see/hear more detail about statements from public speakers and Ward Councillors.

25/21/Plan 22/02066/CONDE Owlstone Croft

Councillor Lokhmotova withdrew from the meeting for this item and did not participate in the discussion or decision making.

The Committee received details required by condition 3 (Phasing Strategy) of planning permission 22/02066/FUL.

The Principal Planner updated his report by referring to the amendment sheet which set out text amendments to paragraphs 4.0 and 10.3.

A Governor at Newnham Croft Primary School addressed the Committee speaking in objection to the application.

Councillor Clough (Cambridge City Councillor) addressed the Committee speaking in objection to the application. He suggested condition 3 was not yet ready to be discharged.

Councillor Thornburrow proposed an amendment to the Officer's recommendation to remove reference to approving the Construction Programme (received 9th January 2025).

This amendment was **carried by 6 votes to 0**.

The Committee:

Resolved (by 5 votes to 0 with 1 abstention) to approve the following details:

- i. Covering Letter.
- ii. Clarification email (dated 4th December 2024).
- iii. Phase Plan Rev D.

25/22/Plan 24/03840/FUL 16 Golding Road

Councillor Todd-Jones withdrew from the meeting for this item and did not participate in the discussion or decision making.

The Committee received an application for full planning permission.

The application sought approval for erection of a two storey three bed self-build dwelling with new vehicle access and landscaping works in the rear garden of no 16 Golding Road.

The Senior Planner updated his report by referring to the amendment sheet: Insertion of Cambridge City Council Comments, removal of unnumbered condition and additional Tree Officer Comments.

A resident of Golding Road addressed the Committee speaking in objection to the application.

Dr Watkiss (Applicant) addressed the Committee in support of the application.

Councillor A. Smith (Cambridge City Councillor) addressed the Committee speaking as a Ward Councillor.

Councillor Lokhmotova proposed an amendment to the Officer's recommendation that a turntable be in place prior to occupation to allow safe access/egress.

This amendment was **carried by 6 votes to 0**.

Councillor Smart proposed an amendment to the Officer's recommendation that the height of new proposed hedge be confirmed.

This amendment was **carried by 6 votes to 0**.

Councillor Bennett proposed amendments to the Officer's recommendation:

- i. to include an informative that the Applicant would have to approach the landowner (City Council) to resolve access issues as this was a civil matter.
- ii. details of level access through the site to be confirmed.

The amendments were **carried by 6 votes to 0**.

The Committee:

Resolved (3 votes to 3 – and on the Chair’s casting vote) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer’s report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the planning conditions set out in the Officer’s report and amendment sheet including removal of unnumbered condition;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
 - a. turntable to be in place prior to occupation to allow safe access/egress;
 - b. height of new proposed hedge to be confirmed;
 - c. details of level access through the site to be confirmed;
 - d. removal of duplicated condition;
 - e. addition of self-build condition.
- iii. informative included on the planning permission in respect of:
 - a. the Applicant would have to approach the landowner (City Council) to resolve access issues as this was a civil matter.

25/23/Plan 24/01861/FUL 74 St Philips Rd

The Committee received an application for full planning permission.

The application sought approval for erection of 1 No. one and a half storey self-build dwellinghouse.

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

- i. The application was now FUL not REM.
- ii. Amendment to Paragraph 8.6 and removal of Paragraph 9.2 of Officers Report.

Tom Cannon (Agent) addressed the Committee in support of the application.

Councillor Porrer proposed amendments to the Officer’s recommendation:

- i. New condition: Details of windows at 1:20 scale to be provided. One window for each bedroom should be openable.

- ii. Include an informative to advise the application/new resident(s) were not entitled to residential parking.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 4 votes to 1 with 2 abstentions) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the planning conditions set out in the Officer's report and amendment sheet;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional condition:
 - a. details of windows at 1:20 scale to be provided, at least one window for each bedroom should be openable;
 - b. self-build condition to be added by the case officer to the decision notice.
- iii. informative included on the planning permission in respect of:
 - a. to advise the application/new resident(s) were not entitled to residential parking.

25/24/Plan 24/04016/FUL Land Rear of 321 and 323 Milton Road

The Committee received an application for full planning permission.

The application sought approval for erection of a self/custom build 3 bed bungalow at the rear of 321 and 323 Milton Road.

The Planner updated her report by referring to the amendment sheet and presentation.

- i. Removal of Class B permitted development rights.
- ii. Inclusion of self-build condition to the recommendation.
- iii. Addition of electric vehicle (EV) condition (to be condition 17).

Councillor Smart proposed amendments to the Officer's recommendation:

- i. Cycle parking informative.
- ii. Green roof requested for cycle parking.

The amendments were **carried unanimously**.

Councillor Porrer proposed amendments to the Officer's recommendation:

- i. Removal of class b permitted development rights (dormer windows).
- ii. Air source heat pump informative.

The amendments were **carried by 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 planning conditions set out in the Officer's report and amendment sheet;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
 - a. self-build;
 - b. EV condition (to be condition 17);
- iii. removal of class b permitted development rights (dormer windows);
- iv. informatives included on the planning permission in respect of:
 - a. cycle parking;
 - b. green roof requested for cycle parking;
 - c. air source heat pump.

25/25/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 3.30 pm

CHAIR