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Planning	Plan/1	Thursday, 5 June 2025
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PLANNING

5 June 2025
10.00 am - 2.35 pm

Present:

Planning Committee Members: Councillors Ashton, Bennett, Smart (Chair), Illingworth and Thornburrow

Officers:

Delivery Manager: Toby Williams
Senior Planner: Karen Pell-Coggins
Senior Planner: Charlotte Peet
Planner (West): Laise Facada
Principal Sustainability Officer: Emma Davies
Legal Adviser: Keith Barber
Committee Manager: Claire Tunncliffe
Meeting Producer: Matthew Stickley

Other Officers Present:

Transport Assessment Manager: Jez Tuttle (Cambridgeshire County Council)

FOR THE INFORMATION OF THE COUNCIL

25/53/Plan Apologies

Apologies were received from Councillors Baigent, Dryden, Flaubert, Howard and Todd-Jones

Councillors Ashton, Porrer and Bennett as Alternates.

25/54/Plan Declarations of Interest

Name	Item	Interest
Councillor Thornburrow	25/57/Plan	Personal and Prejudicial: As a member of Cambridge Crime Taskforce did not take part in the item. Withdrew from discussion and did not vote.

25/55/Plan Minutes

The minutes of the meetings held on 5 February 2025, 12 February 2025 and 2 April 2025 were approved as a correct record and signed by the Chair.

25/56/Plan 24/04859/FUL The Paddocks, Cherry Hinton Road

The Committee received an application for a hybrid planning application.

The application sought approval for:

- i. Full application for Phase 1, to include the demolition of existing buildings and structures, and erection of building (Use Class E(g)) with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.
- ii. Outline application for Phases 2a, 2b, 3, 4 and 5 (with all matters reserved), to include the demolition of existing buildings and structures, and erection of buildings (Use Class E(g)).

The Senior Planner referenced the amendment sheet and provided the following verbal update:

- i. Earlier this week, a meeting between the Applicant, Planning Officers, and representatives from Cambridgeshire County Council's transport team had taken place. During the meeting, the Applicant agreed to provide a financial contribution; however, the methodology for calculating the contribution and the final amount remained subject to agreement.

A resident of Kelvin Close, spoke in objection to the application on behalf of neighbours in No's 4, 6, 8, 10, 12, 14, 15, 16, 17, 18, 20, 21, 21a, 24 and 32 Kelvin Close.

Howard Redhouse, Director of Bewick Hills Properties (Applicant) spoke in support of the application.

Following Members' questions and debate, Councillor Thornburrow proposed, second by Councillor Porrer, to defer the application to a future meeting of the

committee to allow an agreement of the applicant's S106 contribution and additional scaled drawings of the height and massing of blocks 4 and 5.

Unanimously resolved to defer the application.

25/57/Plan 25/00107/S73 Station Area Redevelopment

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

The Committee received an application for section 73.

The application sought approval to vary condition 38 (cycle parking) and condition 39 (double stacker cycle parking) of planning permission 12/1622/FUL to increase the level of secure, paid-for cycle parking. The variation is proposed in attempts to decrease cycle theft and crime.

The Senior Planner informed the Committee that Cam Cycle had initially not made any comments on the application due to their role as a stakeholder in the Cambridge Crime Taskforce. However, upon request, the group provided the following feedback:

- i. Commended the Greater Anglia Project Manager for their continued efforts in advancing the scheme.
- ii. Believed their involvement had contributed to improvements in the ground floor design, particularly in enhancing accessible parking and provisions for cargo bikes.
- iii. Indicated they would support the inclusion of an on-site security presence and enhancements to the CCTV system.
- iv. Raised no objections to the overall proposals.

The Committee

Unanimously resolved to grant the application for the revised planning conditions 38 and 39 as drafted, delegated to Officers. in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

25/58/Plan 25/01062/HFUL 111 Perse Way

The Committee received an application for full planning permission.

The application sought approval for a single storey front, side and rear extension following demolition of the attached garage and conservatory.

The Planning Officer advised the application had been brought forward to Committee as the applicant was employed by the Greater Cambridge Planning Services.

Councillor Illingworth proposed the following informative:

- i. To encourage the use of soak aways in respect of storm water.

This inclusion of the informative was carried **nem con**.

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, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) and an informative relating to the installation of soak aways.

25/59/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 2.35 pm

CHAIR