JOINT DEVELOPMENT MANAGEMENT COMMITTEE

21 October 2026
10.00 am - 12.40 pm

Present: Councillors Porrer (Chair), Bradnam (Vice-Chair), Fisher, Griffin, Illingworth, Smart, Bostanci, Cahn, Sandford, Clough and H.Williams

Officers Present:
Delivery Manager (Strategic Sites and NSIP/Major Infrastructure Projects): Philippa Kelly
Team Leader (Delivery): Michael Sexton
Legal Adviser: Vanessa Blane
Committee Manager: Sarah Michael
Meeting Producer: Matthew Hussey

FOR THE INFORMATION OF THE COUNCIL

26/48/JDMC Apologies

Apologies were received from Councillor Flaubert, (Councillor Clough attended as an Alternate), Councillor R. Williams (Councillor H. Williams attended as an Alternate), and Councillor Sebastian.

26/49/JDMC Declarations of interest

Name	Item	Interest
Councillor Bradnam	26/51/JDMC	Personal: Formerly employed by NIAB, previous owners of the application site. Discretion unfettered.
Councillor Sandford	26/51/JDMC	Personal: Had received an email from the objectors setting out their position, but had not formed an opinion. Discretion

		unfettered.

26/50/JDMC Minutes

The minutes of the meeting held on 16 September 2026 were approved as a correct record and signed by the Chair.

26/51/JDMC 26/01403/FUL Chapter House, Howes Place, Cambridge, CB3 0UW

The Committee received an application for retrospective planning permission for provision of postal lockers at Chapter House.

The Team Leader (Delivery) updated his report by referring to the amendment sheet:

i. Additional Text to Section 19 (Other matters)
    a. 19.7 19.8 The postal lockers are provided solely for the private use of residents of Chapter House (Nos. 1–68) for receiving post and parcels. Access to the lockers is controlled under the building's management/occupier arrangements, with residents receiving an automated SMS or email notification containing a unique code to open the allocated locker.
    b. This private use can be secured by condition (condition 2).
ii. Additional Condition
    a. 2. The Postal Lockers shall only be used by the residents of Chapter House (Nos. 1 to 68) for the receipt of postal and parcel deliveries. Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

The Officer also referred to an email sent to all Committee Members by Howes Place residents which had been published and raised no new concerns.

Neal Jennion addressed the Committee speaking in objection to the application.

Alex Duchesne (Applicant’s representative) addressed the Committee speaking in support of the application.

Councillor Porrer proposed and Councillor H. Williams seconded an amendment to the Officer’s recommendation for an additional informative to

encourage the applicant to consider the future relocation of the postal lockers within the wider site.

This amendment was **carried unanimously**.

The Committee
Resolved (by 10 votes to 1) to grant the application for retrospective planning permission in accordance with the officer recommendation and subject to the planning conditions as set out in the officer report, with minor amendments to the conditions as drafted delegated to officers, including:

i. Additional condition 2 to ensure postal lockers are only used by the residents of Chapter House for the receipt of postal and parcel deliveries.
ii. An informative advising the applicant to consider the future relocation of the postal lockers within the wider site and adjacent 'NIAB development' that would reduce the demand for delivery access via Howes Place and the use of the existing service yard that served Chapter House by motor vehicles.

26/52/JDMC National Scheme of Delegation

The Strategic Sites Delivery Manager provided Members with a briefing on the new National Scheme of Delegation, which will come into effect from November 2026.

Councillor Cahn requested that data should be collected on the number of applications presented to the Joint Development Management Committee in future, and noted that there should be a review of any additional workload for the planning service as a result of the new scheme.

Councillor H Williams noted that her approval of the scheme would be because it was required by law.

The Committee

Resolved (by 9 votes to 0, with 2 abstentions) to:

i. Note the report.
ii. Approve the revised November 2026 Greater Cambridge Scheme of Delegation (SoD) to reflect the National Scheme of Delegation and deal with residual applications and matters not otherwise encompassed by the new regulations.

The meeting ended at 12.40 pm

CHAIR