

PLANNING

24 June 2026
10.00 am - 6.00 pm

Present:

Planning Committee Members: Councillors Porrer (Chair), Smart (Vice-Chair), Baigent, Clough, Dryden, Fisher, Griffin, Illingworth and Todd-Jones

Also present Councillors: Bick, Gawthrope Wood, Nicmanis

Officers:

Delivery Manager: Toby Williams
Principal Planner: Aaron Coe
Principal Planner: Charlotte Spencer
Senior Development Manager: Ross Jones
Planning Officer: Laura Horan
Planning Officer: Ellie O'Donnell
Legal Adviser: Richard Pitt
Committee Manager: James Goddard
Meeting Producer: Sarah Michael

Other Officers Present:

Arboricultural Officer: Adrian Sargeant
Landscape Officer: Helen Sayers
Planning Authority Viability Consultant - Quintic Advisory- Nicholas Pell
Urban Designer: Annemarie deBoom

FOR THE INFORMATION OF THE COUNCIL

26/45/Plan Apologies

No apologies were received.

26/46/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Acorn.
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.

Councillor Dryden	26/49/Plan	Personal: In the past, made a declaration on public record that when council homes were demolished they should be replaced with the same number of council homes not private sector housing. He would approach this application looking at the suite of benefits (pros and cons) before making a decision. Had attended council briefings from officers about this development as have many councillors, and considered those to be informative, so felt unfettered in his discretion.
Councillor Porrer	26/49/Plan	Personal and Prejudicial: Involved in the application as a Ward Councillor so would hand over the Committee Chair to Councillor Smart. Did not take part in the discussion and did not vote.
Councillor Todd-Jones	26/49/Plan	Personal: Was Executive Councillor for Housing in 2020. Only involved in the application at its early stages before it came to Planning Committee. Offered no opinion on its final form. Discretion unfettered.
Councillor Porrer	26/50/Plan	Personal: Was a Ward Councillor for Market where the application was located, but her discretion was unfettered. Other Ward

		Councillors discussed the application with residents.
Councillor Smart	26/50/Plan	Personal: Knew the speaker from his ward. Discretion unfettered.

26/47/Plan Minutes

The minutes of the meetings held on Wednesday 25 March 2026 and Wednesday 1 April 2026 were approved as a correct record and signed by the Chair.

26/48/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.

26/49/Plan 25/04187/FUL Hanover Court and Princess Court

Councillor Porrer vacated the Chair to sit as a Ward Councillor. She did not participate in the discussion or decision making.

Councillor Illingworth proposed and Councillor Clough seconded Councillor Todd-Jones as Vice Chair for this this item only. This was **agreed by 8 votes to 0**.

The Committee received an application for full planning permission.

The application sought approval for demolition of existing buildings and erection of 165 new homes, landscaping, community room, parking and associated works.

Peter Hulme and Chris Woodey addressed the Committee speaking in objection to the application.

John Mason (Agent) and Ben Binns (Applicant's Representative) addressed the Committee in support of the application.

The following addressed the Committee about the application:

- i. Jenny Gawthrope Wood (Ward Councillor / Cabinet Member for Finance).
- ii. Sarah Nicmanis (Ward Councillor).
- iii. Tim Bick (Ward Councillor).

Councillor Dryden left the Committee during this item and did not return.

The Principal Planner updated his report by adding a site waste management plan as a new/additional condition 45.

Councillor Clough proposed amendments to the Officer's recommendation:

- i. A demolition and construction management plan in line with the conditions produced by the Planning Inspector when he approved the Owlstone Croft development:
 - a. Demolition to only happen in the school holidays.
 - b. No deliveries or traffic movements in school arrival and drop off times or even overnight ie only between 9am and 3pm.
 - c. Air quality monitors set up around the site with continuous access to online monitoring for the school and public via the web.
Exceedances to be defined in terms of best practice from PM10 and PM 2.5.
 - d. Working groups to be established between the school and neighbourhood representatives.
 - e. The CIP applicant team should agree the scope and content of the submission documents with the schools and neighbourhood

representatives before submitting the demolition and construction management plan to officers and/or Planning Committee for approval.

- ii. Include an informative to advise the applicants that the Committee would prefer the developer to purchase credits from the City Council's own biodiversity net gain sites.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 4 votes to 3) 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. satisfactory completion of a Section 106 Agreement which includes the Heads of Terms as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
 - a. site waste management plan as a new/additional condition 45;
 - b. amend condition 30 to include a demolition and construction management plan in line with the condition imposed by the Planning Inspector on the Owlstone Croft development.
- iii. an informative included on the planning permission in respect of biodiversity net gain.

26/50/Plan 25/03323/FUL 73 Newmarket Road

Councillor Porrer rejoined the Committee as Chair before this item was considered.

The Committee received an application for full planning permission.

The application sought approval for mixed use development comprising a ground floor commercial unit (Class E) with 23 en-suite bedsits (HMO) on the upper floors together with communal kitchens, laundry room, associated bike and bin storage and associated infrastructure following demolition of existing buildings.

The Principal Planner updated her report by referring to the amendment sheet:

- i. Clarification of whether there is an extant permission
- ii. Confirmation of S106 obligations
- iii. Addition of student accommodation to map 1.

Tony Jewell addressed the Committee speaking in objection to the application.

Peter McKeown (Applicant's Agent) addressed the Committee in support of the application.

Councillors Porrer and Clough proposed an amendment to the Officer's recommendation that condition 20 should include reference to a management plan that set out expectations for delivery times. Local resident groups would be consulted on the draft management plan.

This amendment was **carried unanimously**.

Councillor Clough proposed an amendment to the Officer's recommendation for an additional informative to advise the applicant that as part of their management plan, the local planning authority would expect to see noise management arrangements, particularly in relation to external areas to the development.

The amendment was **carried unanimously**.

The Committee:

Resolved (4 votes to 4 – 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 agreement of a S106 planning obligation(s) securing any financial contributions or other obligations arising as reported on the amendment sheet and considered justified and CIL compliant by officers;
- ii. the planning conditions set out in the Officer's report and amendment sheet;
- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following amended condition:
 - a. condition 20 should include reference to a management plan that set out expectations for delivery times. Local resident groups would be consulted on the draft management plan;
- iv. an additional informative to advise the applicant that as part of their management plan, the local planning authority would expect to see noise

management arrangements, particularly in relation to external areas to the development.

26/51/Plan 26/01081/FUL 9, 11, 15 and 17 Ashfield Road

Councillors Smart and Illingworth left the Committee before this item was considered and did not return.

The Committee received an application for full planning permission.

The application sought approval for addition of external wall insulation to the solid wall constructed parts of the building.

The Committee:

Resolved (by 6 votes to 0) 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).

26/52/Plan Re-Ordering Agenda

Under paragraph 4.13.2 of the Council Procedure Rules, the Chair used her discretion to alter the order of the agenda items.

26/53/Plan Appeals Information

Councillor Todd-Jones left the Committee before this item was considered and did not return.

The Committee noted the appeals list.

26/54/Plan Scheme of Delegation Review Report

The Committee deferred the report to a future meeting.

26/55/Plan Compliance Report

The Committee deferred the report to a future meeting.

26/56/Plan 26/01400/FUL 1, 2, 3, 4, 11, 12 The Green

The Committee received an application for full planning permission.

The application sought approval for addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property.

The Committee:

Resolved (by 5 votes to 0) 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).

26/57/Plan 26/01402/FUL 190, 194, 206, 208, 216, 218 Milton Road

The Committee received an application for full planning permission.

The application sought approval for addition of external wall insulation to the solid wall constructed parts of the building.

The Committee:

Resolved (by 5 votes to 0) 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).

26/58/Plan 26/01401/FUL 71, 73, 75, 91, 95, 101, 107, 109, 111 Union Lane

Councillor Baigent left the Committee before this item was considered and did not return.

The Committee received an application for full planning permission.

The application sought approval for addition of external wall insulation to solid wall constructed parts of the buildings.

The Committee:

Resolved (by 4 votes to 0) 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).

26/59/Plan 26/01899/FUL Ross Street

The Committee received an application for full planning permission.

The application sought approval for addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property. To include where required replacement triple glazed window installation.

The Committee:

Resolved (by 4 votes to 0) 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).

The meeting ended at 6.00 pm

CHAIR