



Tuesday 13 June 2023

To: Chair – Councillor Dr. Martin Cahn
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Bill Handley, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Dr Lisa Redrup,
Helene Leeming, William Jackson-Wood and Henry Batchelor

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Wednesday, 14 June 2023 at 10.00 a.m.. A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution ***in advance of*** the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
Liz Watts
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

Supplementary Agenda

5. **22/00887/OUT - Girton College, Huntingdon Road, Girton**
Outline application for the construction of student residential accommodation together with ancillary meeting, office and social space (maximum 14700sqm), auditorium (maximum 1300sqm) replacement buildings and grounds maintenance workshops, one

Pages
3 - 6

new and relocated sports pitch, additional ball-stop fencing, relocated tennis courts, two new vehicular accesses and replacement car park with some matters reserved except for access.

Exclusion of Press and Public

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 5



**South
Cambridgeshire**
District Council

Report to: South Cambridgeshire District Council Planning Committee 14 June 2023

Lead Officer: Joint Director of Planning and Economic Development

22/00887/OUT – Girton College, Huntingdon Road, Girton

Proposal: Outline application for the construction of student residential accommodation together with ancillary meeting, office and social space (maximum 14700sqm), auditorium (maximum 1300sqm) replacement buildings and grounds maintenance workshops, one new and relocated sports pitch, additional ball-stop fencing, relocated tennis courts, two new vehicular accesses and replacement car park with some matters reserved except for access.

Applicant: The Mistress Fellows and Scholars of Girton College

Key material considerations:

1. Green Belt
2. Historic Environment
3. Trees
4. Transport

Reason Reported to Committee: The application is contrary to the provisions of the development plan and would need to be referred to the Secretary of State.

Presenting officer: Elisabeth Glover

Update/ Amendments Report

It is requested that the following paragraphs are amended as follows:

[~~Strikethrough~~ = deletion]

[Underline = insertion]

Page 1 –

Description: Outline application for the construction of student residential accommodation together with ancillary meeting, office and social space (maximum 14700sqm), auditorium (maximum 1300sqm) replacement buildings and grounds maintenance workshops, one new

and relocated sports pitch, additional ball-stop fencing, relocated tennis courts, ~~two~~ a new vehicular accesses and replacement car park with some matters reserved except for access.

Paragraph 1.1 is amended to read:

The application seeks outline consent (with all matters reserved except for access) for the construction of student residential accommodation together will ancillary meeting, office and social space (maximum 14700sqm), auditorium (maximum 1300sqm) replacement buildings and grounds maintenance workshops, one new and relocated sports pitch, additional ball-stop fencing, relocated tennis courts, ~~two~~ a new vehicular accesses and replacement car park.

Paragraph 3.2 is amended to read:

The application proposal seeks outline consent (with all matters reserved except for access) for the construction of student residential accommodation together will ancillary meeting, office and social space (maximum 14700sqm), auditorium (maximum 1300sqm) replacement buildings and grounds maintenance workshops, one new and relocated sports pitch, additional ball-stop fencing, relocated tennis courts, ~~two~~ a new vehicular accesses and replacement car park.

Reason for amendment: The Planning Application was amended in February 2023 to remove the proposed vehicular access on Girton Road close to Girton Corner, however the description was not updated prior to re-consultation. The applicant has confirmed the amendment to the description and re-consultation is not required.

Page 1-

Recommendation **APPROVE** subject to conditions / S106 and confirmation from the Secretary of State that the application is not to be Called- In for his consideration.

Reason for amendment: To clarify due processes.

Condition 2 - **Reserved Matters time limit**

(a) The first application for approval of reserved matters shall be made to the Local Planning Authority no later than four years from the date of this permission.

(b) Application for approval of the last of the reserved matters shall be made to the Local Planning Authority before the expiration of ~~eight~~ nine years from the date of this permission.

(c) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Reason for amendment: Following discussion with the college on timescales, it was agreed that a 9 year time frame would be supportable, the text was amended in the committee report prior to publication but not condition 2.

Paragraph 8.1 - Officer response to Highway safety issue and residential amenity impacts should be amended to read:

“The Local Highways Authority have not raised concerns with the use of this new access for servicing requirements. The entrance has been designed to highways adoptable standards and will be subject to detailed approval from the Local Highway Authority. Therefore, local highway safety concerns and impacts should not be increased, and conditions are proposed to control this...”

Reason for amendment: to correct a typographical error.

Conclusion

Overall, the recommendation remains the same as outlined in Paragraph 11.1 of the Committee Report.

Report Author:

Elisabeth Glover – Principal Planner

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