



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]

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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 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.

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 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.

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.

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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:

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