

## Planning Committee Minutes

Date: Wednesday 28 June 2023

Time: 10:00a.m. – 10.23am

Venue: New Shire Hall, Alconbury Weald

Present: Councillors, Batchelor (Chair), Corney, Ferguson, Gardener, Gough, Gowing, Rae (Vice-Chair) and Smith

### 67. Apologies for Absence

Apologies were received from Councillors Bradnam, Connor (Councillor John Gowing substituting) and Sanderson (Councillor Stephen Ferguson substituting)

### 68. Declarations of Interest

None.

### 69. Minutes – 17 May 2023

The minutes of 17<sup>th</sup> May 2023 were agreed as a correct record subject to the addition of Councillors Corney and Gardener who were present at the meeting.

### 70. Erection of a 5-bay modular staffroom and ancillary office building (approximately 15m long, 9.6m wide and 3.8m high) for use in association with Pilgrim Pathways School for a temporary period.

At: Pilgrim Pathways School Block 19, Ida Darwin Site, Fulbourn Old Drift, Fulbourn, Cambridge, Cambridgeshire, CB21 5EE .

Applicant: Cambridgeshire County Council

Application Number: CCC/22/070/FUL

The Committee received a planning application that sought planning permission for the erection of a 5-bay modular staffroom and ancillary office building for use in association with Pilgrim Pathways School, Fulbourn.

Introducing the application, the presenting officer explained that the application sat within the green belt and therefore represented a departure from the development plan. There had been no objections to the proposals received from statutory consultees. The relevant paragraphs of the National Planning Policy Framework were highlighted to the Committee, specifically paragraphs 138 and 149 that provided exceptions where development on the green belt could be permitted. It was the view of the planning officer that the benefit of the application to provide much needed facilities for staff at the school outweighed the harm to the green belt.

The site location was provided on a map together with overhead views of the site that illustrated the existing buildings together with a site plan. Elevations and proposed floor plan shown of the proposed building were shown to the Committee. Members noted that the final sentence of paragraph 3.1 of the report should have detailed moorland green as the colour and not mushroom.

In response to Member questions officers:

- Explained that regarding the Parish Council's concern regarding the potential for increased traffic movement, the Highway Authority did not raise an objection to the proposals. There was the potential for a slight increase to traffic, however, there was no increase to pupil numbers at the school resulting from the proposals.
- Confirmed that Cambridgeshire County Council had secured a lease to provide education provision for 5 years and would eventually be moving to Addenbrooke's Hospital site.
- Explained that it would not be legally possible to extend the permission to 2028 so that it matched the term of the lease. If an extension was required to the 3-year permission, then a new planning application would have to be submitted.

Speaking in support of the application the agent for the applicant, Mr Will Nichols addressed the Committee. Mr Nichols was joined by Mrs Jo German, Education Capital Projects Officer. Mr Nichols began by introducing the application and highlighted the vital role the school played in providing education for children with complex needs. The school had recently undertaken an audit that found there were no suitable areas for staff as it was an NHS site. Mr Nichols provided reassurance that there would be no increase in traffic as no increase to pupil numbers was proposed. In conclusion Mr Nichols drew the Committee's attention to the planning balance of protecting the green belt with the need for the development which had been demonstrated and urged Members to grant planning permission.

The Committee received written comments from local member Councillor Clare Daunton, attached at Appendix B to these minutes.

It was proposed by Councillor Gardener and seconded by Councillor Smith that planning permission be granted. On being put to the vote it was resolved unanimously that planning permission be granted.

It was resolved unanimously [8 votes in favour, 0 against and 0 abstentions] that planning permission be granted subject to the conditions contained at Appendix A to these minutes.

## 71. Summary of Decisions Taken Under Delegated Powers

It was resolved to note the report.

Chair

Time limit

1. The permission hereby granted is a temporary permission which shall expire on 31 August 2026 or when the modular building is no longer used as a staff room and office accommodation, ancillary to the use of Pilgrim Pathways School whichever is the sooner. The hereby permitted development, shall be removed and the land restored to its former condition within one month of cessation of its use or by 31 August 2026, whichever is the sooner.

Reason: To define the permission and to ensure satisfactory restoration of the site in the interest of protecting the Green Belt, in accordance with policy HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018, and Section 13 of the NPPF.

Approved plans and documents

2. The development hereby permitted shall only remain in accordance with the application dated 16 June 2022 and the following plans and documents (received 8 September 2022, unless otherwise stated); amended plans and documents:

- 5 bay mobile building Location Plan – Proposed, Mc339-LP-001-P, dated Jul 21;
- 5 bay mobile building Site Plan – Proposed, Mc339-LP-001-P, dated Jul 21;
- 5 bay mobile building Setting Out Plan, Mc339-LP-001-P, dated Jul 21;
- 5 bay mobile building Detail Plan – Proposed, Mc339-LP-001-P, dated Jul 21;
- Proposed elevations and floor plan, M21-08 RevC, prepared by MRC, dated 02.06.2021;
- Modular buildings typical external ramp and steps Type19, MBTA19-000, dated Oct '19 (received 19.06.2023);
- Fire Safety Strategy, M21-08 FS RevC, prepared by MRC, dated 02.06.2021;
- Technical Information Note Mobile Classrooms Final Version, prepared by Local Authority Building Control, dated March 2011 (received 18.04.2023); and
- Ecological Impact Assessment, prepared by Greenwillows Associates Ltd, dated March 2021.

Reason: To ensure the appropriate development of the site, protect the character and appearance of the locality in accordance with policies HQ/1, and NH/8 of the South Cambridgeshire Local Plan 2018.

Use restriction

3. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987 as amended, the hereby permitted modular building shall be used as a staff room and office accommodation only, ancillary to the use of Pilgrim Pathways School.

Reason: To limit the use of the temporary building to that applied for to limit potential traffic impacts to those assessed, in accordance with policy TI/2, and in the interest of protecting the Green Belt and the countryside, in accordance with policy HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018, and Section 13 of the NPPF.

#### Bird and Bat Boxes

4. Prior to the first occupation of the development hereby permitted, details of bird and bat boxes including but not limited to their proposed number, precise locations, and a timetable for their installation shall have been submitted to and approved in writing by the County Planning Authority. Thereafter the bird and bat boxes shall be installed entirely in accordance with the approved details and approved implementation timetable.

Reason: To ensure net biodiversity gain in accordance with policy NH/4 of the South Cambridgeshire Local Plan 2018.

#### Informatives

Greater Cambridge Planning Officers have advised the applicant to discuss proposed delivery time scales with the developer of South Cambridgeshire District Council's planning permission reference number 20/05199/REM (Morris Homes).

#### Compliance with paragraph 38 of the National Planning Policy Framework

The applicant sought pre-application advice and has worked proactively with the County Planning Authority to ensure that the proposed development is acceptable in planning terms. The applicant has responded positively to the advice and recommendations provided and amendments have been made (where required) to satisfy concerns raised. All land use planning matters have been given full consideration, which resulted in overall support for the development proposal from statutory consultees.

Dear Daniel,

I write in support of the application to provide a mobile staffroom for the Pilgrim Pathways School at the former Ida Darwin hospital site, adjacent to the main Fulbourn Hospital site in Fulbourn. I am the County Councillor for this Division but also a county-appointed governor for the Cambridge and Peterborough NHS Trust, of which Fulbourn Hospital is a constituent part.

I will start by noting that the application is a for a mobile staffroom, not a classroom.

I support this application. The Pilgrim Pathways school provides an excellent level of education for children and young people needing care in Fulbourn hospital. Importantly, it ensures that their need to be in a hospital setting does not affect their continued access to teaching and learning.

As the application makes clear, a recent audit has highlighted that the facilities for school's dedicated staff have been lacking and that this lack is having a significant effect on recruitment and retention. Staff do not have suitable spaces for meetings or to eat lunch or take a break from teaching.

The mobile staff room will provide them with this much-needed space. It will not increase traffic to the area.

Given that the long-term future of children's health service in the area is subject to the progress on the development of a children's hospital on the Addenbrooke's site, and that the Ida Darwin site itself will be redeveloped, the provision of a mobile staffroom at this juncture is an appropriate response to the concern for staff well-being.

With best wishes,

Claire