



GREATER CAMBRIDGE
SHARED PLANNING

SENT BY EMAIL

The Clerk
Hinxtton Parish Council

Service area: Planning
Contact: Phil McIntosh
Email:
Phil.McIntosh@greatercambridgeplanning.org

03.07.2023

Dear Parish Council

Re: 23/00482/FUL – Land at Wellcome Genome Campus Hinxtton

I write regarding your request for Planning Application Reference 23/00482/FUL to be considered by the Planning Committee. Your stated reason for requesting this course of action was:

Hinxtton Parish Council object to the application and formally requested that the application be called in to planning committee. Reasons for objection include impact on rural character of the village, northern bridge is overbearing due proximity to New Road, Hinxtton Hall and the Listed Hinxtton Church, and movement into the expansion land from the village. Officers are minded to approve the application.

Your request was considered at the Shared Planning Service Delegation meeting held on 27.06.2023. The application was considered in accordance with the principles set out in the Council's constitution by my officer Phil McIntosh (Interim Delivery Manager - West) with the Chair of the planning committee having regard to the Notes appended to Table 5 of the constitution.

On the basis of that meeting, in accordance with the authority delegated to me, it was decided that this Application should be referred to the Planning Committee

The reasons for this decision are as follows:

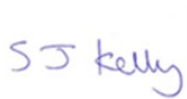
The case officer (JT) introduced the proposal noting it was a full application for infrastructure associated with the delivery of the adjacent expansion land for the Genome campus. The case officer explained the proposal in the context of the existing campus and also the outline planning permission for the expansion land. Reference was made to the existing parameter plans approved under the Outline, noting that the proposed infrastructure (bridges) were not part of the original outline proposal. CGIs and plans of the scheme were used to explain the proposal and its

relationship with the surrounding road network. It was acknowledged there is notable public interest in the scheme and the site generally.

The concerns of the Parish were noted. The proposal is of a significant scale and is a critical piece of infrastructure required to support the delivery of the expansion land. Whilst it is noted that the expansion land already has outline planning permission, this did not include a proposal for bridges. Therefore, whilst the principle is established for the wider site development, and as such does not give rise to significant policy implications, there are a material planning considerations which raise a number of planning concerns. There is also significant local interest in the application and site generally. Consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Interim Delivery Manager considered the proposal should be referred to the planning committee.

If you have any questions about the content of this letter, please do not hesitate to contact the case officer responsible for this decision, identified above.

Yours Sincerely



Stephen Kelly
Joint Director of Planning and Economic Development