

JDMC Delegation Panel Meeting Minutes

15 September 2025

Attendees: Peter Fane (Chair of JDMC), Simon Smith (Vice Chair of JDMC), Philippa Kelly (Strategic Sites + NSIP/Major Infrastructure Delivery Manager), Mairead O'Sullivan (case officer)

Application Details

Application: 21/02957/COND17

Proposal: Submission of details required by Condition 17 (Detailed Design Approval – Station Signage) of Transport and Works Act Order 21/02957/TWA,

Address: Cambridge South Station

Reason for Referral to Delegation Panel

Call in request by Cllr Olaf Hauk as ward councillor for Trumpington, and on behalf of all ward councillors for Trumpington and Queen Edith's.

Summary – Relevant material planning considerations raise significant planning concerns regarding the lack public facilities, specifically toilets for public use.

A copy Cllr Hauk's email requesting call-in to Delegation Panel is included as Appendix 1.

Discussion

The case officer presented the application.

No public representations have been received. Cambridge Past Present and Future wrote to the local MP over the summer regarding the detailed design of Cambridge South Station and the provision of publicly accessible toilets at the station.

The details of the application were shared, including the planning background.

This is a modest and non-complex application which relates only to signage details in respect of Cambridge South Station.

Cambridge South Station was consented by a planning direction under the Transport and Works Act 1992, which was made in December 2022 by the Secretary of State, following consideration of the Inspector's recommendations.

Para 13.5.50 of the Inspector's Report recognises that the potential operators may have a preference to provide café and toilet facilities on the passenger side of the payline, and went on to state that *'overall, I consider that the future operator should be strongly encouraged to make such facilities available...to the general public'*. Neither the Planning Inspector nor Secretary of State included a planning condition to secure this requirement.

The details of the design of the building were referred to the joint planning committee for determination in August 2023 (application 21/02957/COND17). At that meeting, members resolved to part-discharge the details, with the inclusion of an informative which advises the Applicant that the details of the signage on the building should include provisions to signpost users of Hobson's Park to the publicly accessible toilet within the station.

The Applicant has confirmed that the provision of publicly accessible toilets on the public side of the ticket barrier is not feasible for a number of reasons, including the restricted size of the station. It was noted that a proposed retail unit within the station complex will go some way towards fulfilling the 'public facility' requirement referred to in the Inspector's report, although this cannot be relied upon to provide public conveniences.

Overall, the application does not give rise to significant issues of material consideration, policy implementation/interpretation and planning history to merit JDMC consideration. In discussion, the Delivery Manager Philippa Kelly, Cllr Fane and Cllr Smith agreed that there were no good reasons to call-in the application to JDMC.

Consequently, in consultation with the Chair and Vice Chair of JDMC, the Delivery Manager considered the proposal should not be referred to JDMC.

Decision

Do not refer to JDMC.

Appendix 1

From: Cllr Olaf Hauk (Cambridge City - Trumpington) <olaf.hauk@cambridge.gov.uk>

Sent: 09 September 2025 14:24

To: Mairead O'Sullivan <Mairead.O'Sullivan@greatercambridgeplanning.org>

Cc: Philippa Kelly <Philippa.Kelly@greatercambridgeplanning.org>; Cllr David Levien <David.Levien@cambridgeshire.gov.uk>; Cllr Ingrid Flaubert (Cambridge City - Trumpington) <Ingrid.Flaubert@cambridge.gov.uk>; Cllr Nadya Lokhmotova (Cambridge City - Trumpington) <Nadya.Lokhmotova@cambridge.gov.uk>; Cllr Karen Young (Cambridge City - Queen Edith's) <Karen.Young@cambridge.gov.uk>; Cllr Immy Blackburn-Horgan (Cambridge City - Queen Edith's) <Immy.BlackburnHorgan@cambridge.gov.uk>; Cllr Daniel Lee (Cambridge City - Queen Edith's) <Daniel.Lee@cambridge.gov.uk>

Subject: Call-in request for 21/02957/COND17A

Ref: 21/02957/COND17A "Submission of details required by condition 17 (detailed design approval - station signage) of Transport and Works Act Order 21/02957/TWA"

Dear Ms O'Sullivan,

I am asking as ward councillor for Trumpington and on behalf of all ward councillors for Trumpington and Queen Edith's to call in this condition to JDMC as we feel that the proposal currently does not meet the requirement of the Inspector for the future operator to include public facilities to offset his decision to agree green belt take both on a permanent basis for the station land and for the temporary sites for the necessary works.

This was also a material consideration by JDMC when the original design condition was discharged in 2023 at which point Network Rail had confirmed that toilets would be

The Greater Cambridge Shared Planning Service is a strategic partnership between Cambridge City Council and South Cambridgeshire District Council

available for public use. On p 10 of the applicant's response to this new application, they note that *"The site presents significant spatial constraints, with a limited station footprint. To ensure the station remains both operational and safe, the location of the gateline was carefully considered early in the design process. At this stage, it is not feasible to alter its position."*

However, in 2023 this design process was already underway but at this point, toilets were considered possible and confirmed to the committee.

Whilst we see that the applicant has provided additional information about why they now feel that public access is not possible, nothing has changed since 2023 in terms of the operator. JDMC were told in 2023 that the lack of a ticket office would not prevent normal services being provided for users and the operator is the same one assumed in 2023.

Public toilets would be a benefit to users of Hobson's Park, particularly those with protected characteristics. It will also deter anti-social behaviour which might otherwise occur if toilets are not provided. Free toilets would help integrate the new station into the local area and, given that these are already provided at the station, incur no additional major changes to the plans if platform tickets were issued or the layout of the retail unit amended to face the existing public toilets outwards before the barrier.

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Cllr Olaf Hauk

City Councillor for Trumpington ward, Cambridge

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