

Planning Committee15 October 2008
9.30am to 6.55pm

Present: Councillors Baker (Chair), Al Bander, Blair, Blencowe, Dixon, Hipkin, Holness, and Reid.

Also present: Councillors Bradnack Herbert and Howell and County Councillor Harrison as Ward Members.

FOR THE INFORMATION OF THE COUNCIL**08/plan/ Minutes**

The minutes of the meeting on 8 October 2008 were agreed as a correct record and signed by the Chair.

08/plan/ Apologies

Apologies from Councillor Dryden

08/plan/ Declarations of Interest

Code of Conduct personal interests were declared on the only application being considered: 07/1075/REM

Councillor Application

Al Bander	Member of the Cambridge Cycling Campaign
Baker	Patient at the Woodlands Surgery
Blencowe	Graduate of CCAT predecessor to Anglia Ruskin University
Holness	Husband is a fellow of Jesus College which owns part of the site, Member of the Cambridge Cycling Campaign.
Reid	Member of Cambridge Preservation Society, Member of the Cambridge Cycling Campaign

08/plan/ Planning Application

The Planning application was determined as shown in the appendix to these minutes.

**Planning Committee
15 October 2008****Appendix**

Full details of the decisions, conditions of permissions and reasons for refusal at meetings of the Planning Committee may be inspected in the Environment and Planning Department, including any which the committee delegated to the Head of Development Control to draw up.

These minutes and the appendix should be read in conjunction with the report on the application to the committee, where the conditions to the applications are set out in full and with the Amendment Sheet issued at the meeting. Any amendments to the recommendations are shown in the appendix.

Number	08/0266/OUT
Site	Redevelopment Station Area CB1 Station Road Cambridge Cambridgeshire
Proposal	The comprehensive redevelopment of the Station Road area, comprising up to 331 residential units (inclusive of 40% affordable homes), 1,250 student units; 53,294 sq m of Class B1a (Office) floorspace; 5,255 sq m of Classes A1 /A3/A4 and/or A5 (retail) floorspace; a 7,645 sq.m polyclinic; 86 sq.m of D1 (art workshop) floorspace; 46 sq m D1 (community room); 1,753 sq m of D1 and/or D2 (gym, nursery, student/community facilities) floorspace; use of block G2 (854 sq.m) as either residential student or doctors surgery, and a 6,479 sq.m hotel; along with a new transport interchange and station square, including 28 taxi bays and 9 bus stops (2 of which are double stops providing 11 bays in total), a new multi storey cycle and car park including accommodation for c. 2,812 cycle spaces, 52 motorcycle spaces and 632 car parking spaces; highway works including improvements to the existing Hills Road / Brooklands Avenue junction and the Hills Road / Station Road junction and other highway improvements, along with an improved pedestrian / cyclist connection with the Carter Bridge; and works to create new and improved private and public spaces.
Applicant	Ashwell CB1 Ltd, C/O Agent
Recommendation	Approve subject to conditions set out in the officers' report (appendix W) and completion of S106 Agreement
Public Speakers	T Karen, K Preston, J Wager, D Winkley (Residents); F Gawthrop, P Jeffrey (Residents Associations); S Walsh (Local Business); T Hughes (E Heritage), R Pellow (Cambridge Preservation Soc); S Laynham, D Tannahill, M Derbyshire (for applicants); City Cllrs B Bradnack, L Herbert, C Howell; County Cllr N Harrison

Decision **Approve** by 6 votes to 2) subject to the conditions and the completion of the S106 Agreement and set out in the officers' report by 31 March 2009; and the following:

The draft s106 Agreement being reported to the Planning Committee for approval prior to completion.

The Affordable Housing Scheme required by the s106 Agreement to be reported to Planning Committee for approval.

The following additional heads of terms for the s106 Agreement:

- Submission of a management plan for the supervision and management of student accommodation including allocation of management responsibilities between the developer and the operator.
- Funding of residents parking surveys and costs of implementation of a residents parking zone if approved by Area Joint Committee (Transport).

The following additional conditions, the detailed wording to be agreed by the Chair and Spokespersons:

- Condition 61 Traffic Management Design Strategy
- Condition 62 Detailed design of physical features and signage to prevent access to Station Square and the bus only link by cars, taxis and other unauthorised vehicles.

The amendment of the following condition, detailed wording to be agreed by Chair and Spokespersons:

- Condition 9 Estate Management Strategy (Addition to point 2 – to include measures to prevent rail users parking within parking areas associated with residential or commercial uses and omission of point 6).

Amendments to condition and additional informative as set out above.

The discharge of the following conditions by Planning Committee:

- Condition 6 Phasing Plan
- Condition 7 Public Realm and Landscape Strategy
- Condition 24 Ecological Conservation Management Plan
- Condition 44 Transport – Station Rd/Hills Rd junction
- Condition 45 Transport – Station Rd/Tenison Rd junction
- Condition 46 Transport – Hills Rd/Brooklands Ave junction
- Condition 47 Transport – Tenison Rd/NAR junction
- Condition 48 Transport – Station Rd/SAR junction
- Condition 61 Traffic Management Design Strategy
- Condition 62 Detailed design of physical features and signage to prevent access to Station Square and the bus only link by cars, taxis and other unauthorised vehicles.

The discharge of the following condition subject to agreement by the Chair and Spokespersons:

- Condition 43 Transport – Carter Bridge

Note – Updated conditions are available as a separate document.