

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES) – 24th October 2018

Amendment/De-brief Sheet

CIRCULATION: First

ITEM: 4

APPLICATION REF: C/5001/18/CC

Location: Trumpington Park And Ride Site, Hauxton Road, Cambridge, CB2 9FT

Target Date: 31 October, 2018

To Note:

Local Plan Adoption

On Thursday 18th October 2018 a full meeting of Cambridge City Council formally adopted The Cambridge City Local Plan 2018. This follows its approval by independently appointed government planning inspectors who had reviewed both the Local Plans submitted by Cambridge City Council and South Cambridgeshire District Council, finding both to be sound. Accordingly, all references to 'Cambridge Local Plan July 2006' and 'Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications' are now superseded by **Cambridge Local Plan 2018**, the actual Policy references e.g. Policy 1, 2 etc. are otherwise correct.

Ecological Design Strategy – Condition 3

both the City and County Ecologists have now approved the submitted Ecological Design Strategy (EDS) and Condition 3 is amended accordingly to be 'implemented in full' updating the previous wording which required the EDS to be 'submitted to and approved'.

Amendments to Text:

The following paragraphs are amended as follows (new text in **bold**, deleted text ~~strikethrough~~):

2.1 The application is accompanied by the following supporting information, received 30 April, 2018 unless otherwise stated:

38. Trumpington Park and Ride expansion – Ecological Design Strategy, Mott Macdonald - October, 2018 (received 11 October, 2018).

4.2 In addition, the Greater Cambridge Partnership issued their own letters of consultation to 118 neighbouring dwellings during March 2018 and advertised the proposal on their website on 1st September 2018 ~~2017~~ as part of the 'West of Cambridge Package' (see; <https://www.greatercambridge.org.uk/news/extra-parking-at-trumpington-park-&-ride-proposed/> retrieved 16 July, 2018).

Relevant Development Plan policies:

<p>Cambridge Local Plan, October 2018</p> <p>Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications</p>	<p>Policy 1, Policy 4, Policy 5, Policy 8, Policy 17, Policy 27, Policy 31, Policy 32, Policy 33, Policy 34, Policy 35, Policy 36, Policy 55, Policy 59, Policy 70, Policy 71, Policy 80, Policy 81, Policy 82</p>
--	--

- 8.9 ~~28m~~ **128m** of the western boundary landscaping adjacent to Trumpington Meadows Primary School MUGA is proposed to be removed, this would reduce the existing 10m boundary down to 6m (in depth from car parking to boundary) of planting alongside a 1m reduction in level in bund height (measured at the highest point) to allow for the introduction of 42 parking spaces along the western boundary. This removal would retain 4m of boundary planting between the proposed additional parking and existing boundary fence, within the 6m overall width.
- 8.41 ... This is considered further under the 'Hours of Operation' and 'Residential Amenity' sections of this report (~~see paragraphs 8.12 – 8.17 respectively~~). (**see paragraphs 8.26 – 8.31 and 8.63 – 8.74 respectively**).
- 8.48 ... This is assessed further within the Residential Amenity section, ~~starting at paragraph 8.48 below~~. **starting at paragraph 8.63 below**.
- 8.53 ... This is subject to the provision of details of the maintenance and management of the surface water drainage scheme (~~see applied Condition 15~~). (**see applied Condition 13**).

Pre-Committee Amendments to Recommendation: addition/ amendment of condition 3 below:

RECOMMENDATION

APPROVE (C/5001/18/CC) subject to the following conditions:

Advisory Note

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Conditions 3, 6, 7, 8, 12 and 13 below all require further information to be submitted, or works to be carried out, to protect the environment and ensure sustainable methods of operation during the construction of the development and are therefore attached as pre-commencement conditions. The developer may not legally commence development on site until these conditions have been satisfied.

3. Ecological Design Strategy

~~No material operation shall take place (including any demolition, ground works, or site clearance) in phase B (as detailed on plan 5020069/HW/CP/003 Rev. A) until an ecological design strategy (EDS) addressing both onsite mitigation and amphibian off site mitigation has been submitted to and approved in writing by the County Planning Authority, in consultation with the Biodiversity Officer at Cambridge City Council. The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.~~

No material operation shall take place (including any demolition, ground works, or site clearance) in phase B (as detailed on plan 5020069/HW/CP/003 Rev. A) until the ecological design strategy (EDS) addressing both onsite mitigation and amphibian off site mitigation has been implemented in full, in consultation with the Biodiversity Officer at Cambridge City Council. The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure the protection of existing species and the ecological and biodiversity value of the area in accordance with policies 4/2, 4/3 and 4/8 of the Cambridge Local Plan (adopted July 2006), Policy NH/4 of the South Cambridgeshire Local Plan (adopted September 2018) and in line with National Planning Policy Framework (NPPF) paragraphs 174 and 175. The Ecology Design Strategy detail will need to be implemented ahead of any construction within phase B of the application site.

This page is intentionally left blank