

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES) –
21ST August 2019

Amendment/De-brief Sheet

CIRCULATION: First

ITEM: 1 APPLICATION REF: S/1096/19/RM

Location: Phase 1a, Wing, Land North of Newmarket Road

Target Date: EoT sought, 1 September 2019.

To Note:

Site context: There is an existing Public Right of Way (footpath no.9) running through the site from Newmarket Park and Ride

Consultee Comment:

Public Right of Way – Definitive Map Officer comments, Cambridgeshire County Council

Formal diversion of the Public Right of Way is required.

Officer Comments:

It was established at outline stage that the existing Public Footpath No. 9 Fen Ditton would be diverted to integrate with the development. The approved infrastructure application included provision for a new bridleway through Kingsley Wood to the north of the site, with a link down to Newmarket Road east of the Park and Ride. It is likely this will form the route of the permanent footpath diversion.

Formal consent for the diversion is required by the County Council, before the planning permission is implemented. This has been brought to the attention of the applicant and the new informative below is recommended to be included on the decision notice.

There is a temporary diversion in place until August 2020 to allow works to proceed.

Amendments To Text:

Typing error – The woodland belt is **Kingsley** Wood not Kinsley Wood.

Paragraph – 8.113: The contribution cited within the committee report was based on

the original public art submission and it not the final figure negotiated through the outline application. The amended public art strategy (August 2014) followed the scheme viability review and states there will be a reduced commission of **£99,500**. This revised approach was approved as part of the outline. The overall public art strategy was refocused, concentrating on two commissions, £24,500 for an artist in residence and £75,000 for Kingsley Wood. The applicant is committed to integrating public art with the suggested outcomes listed within the Committee report for Market Square. The overall public art strategy and the precise apportionment of the budget on the site will be controlled through the discharge of **condition 26: Public Art Delivery Plan**.

Pre-Committee Amendments to Recommendation:

Minor alternations to condition trigger

Conditions 2, 3, 7, 8 ,10 and 27 to read - **Prior to any works above slab level...**rather than, 'prior to commencement of development, with the exception of any works up to and including slab level'.

Minor revision to condition 11: delivery times

Light deliveries are to be allowed between **07:00 and 20:00 Monday to Saturday and 08:00 until 18:00 Sundays and Bank Holidays**. The tailpiece is to read 'no deliveries outside these hours', rather than listing nighttime hours. This is to allow newspaper deliveries with a light vehicle every day.

Minor revision to condition 12: refuse collection

Condition wording to include provision to move waste to the collection area on Sundays. This is to allow the café and nursery to deposit waste in the store on Sundays if required. This is not considered to create any undue impacts for the upper level apartments.

Minor revision to Condition 17: Management Plan

Insert: Details of measures to monitor and review the Plan.

Remove: ... and retained thereafter and shall be reviewed and revised as necessary at the reasonable request of the LPA'.

Minor revision to: Management strategy

Remove: ...'but not exclusively / limited to'.

Minor revision to Condition 18: BREEAM

Insert: The development shall be carried out in accordance with the approved details.

Minor revision to Condition 19: BREEAM

Trigger changed to within six months of occupation.

Remove Condition 23: Implementation of Water Efficiency

This is adequately controlled by condition 21.

Minor revision to Condition 24: Layout of PV panels

Inset: and air source heat pump plant.

New condition – Electric Vehicle Charging Wall boxes

Prior to the occupation of each individual dwelling house, the proposed electric vehicle slow charge wall box serving each unit to be occupied shall be fitted and fully operational.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainability (Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28).

New condition – Community facility/café/nursery units, block S1, no external storage of waste

Refuse storage shall be designed internally to the community facility/café/nursery units on the northern range of block S1 and at no time stored within the outside rear areas.

Reason: To protect the amenity of nearby properties, South Cambridgeshire Local Plan 2018; Policy SC/10.

New condition – Blue Badge car parking

The proposed on street visitor car parking space on the northern side of Titch Street shall be designed and allocated as a Blue Badge space.

Reason: To ensure adequate car parking provision is made for disabled people for the on street visitor spaces, South Cambridgeshire Local Plan 2018; Policy TI/3.

New Informative

Public Footpath No. 9 Fen Ditton/ No. 1 Teversham must remain open and unobstructed at all times. Building materials must not be stored on the Public Right of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway). The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Updates at Committee:

DECISION:
