

JOINT DEVELOPMENT CONTROL COMMITTEE MEETING – 21 December 2022
Amendment Sheet

ITEM: 4

Report - Planning Committee Protocol for Officer-Led Site Visits

To Note:

The protocol was discussed at the City and District planning committees earlier in the month. A verbal update will be provided at the meeting.

In view of the outcomes of those meetings, an updated recommendation is proposed.

Amendments to Text: None

Pre-Committee Amendments to Recommendation:

Update to the recommendation set out in Paragraph 2.1 of the report (Page 20 of Agenda) as follows: (added text in italics)

Officers recommend that the Joint Development Control Committee:

- (I) Notes this report and the accompanying planning committee protocol for officer-led site visits.
- (II) Confirms implementation of the protocol for officer-led site visits for the Joint Development Control Committee.

This would be subject to the following amendments to the protocol:

1. *Requests for site visits to include local ward members.*
2. *The attendance of site visits to include local ward members.*
3. *Modest changes to the protocol, relating to points of clarification and textural changes to avoid repetition*

With officer delegation to carry out the above changes to the protocol.

ITEM: 6 APPLICATION REF: 21/05433/REM

Location: Parcel BDW4, Land between Huntingdon Road and Histon Road

To Note:

1. The Highway Authority has confirmed that the outstanding road alignment issue is resolved by the amended plans submitted prior to committee. Subject to this and approval as appropriate of the submitted highway drawings, the Highway Authority's concerns have been overcome. It should be noted that the visitor parking spaces shown on roads intended for adoption would be subject a parking regime which would fall to the Highway Authority, therefore the number of visitor spaces shown may differ from the submitted plans.
2. The Shared Waste Team has commented specifically on plot 136, which has a distance between the dwelling and the collection point over 60 metres. In summary, while their preference would be for this to be designed-out, they understand the goal to reduce the prominence of vehicles in the development. The bin collection point must be communicated prior to sale and during marketing of the property so that prospective occupants are aware of the distances (see Amendment to Recommendation additional condition 26). Any resident who requires an assisted bin collection due to a disability or mobility issue is welcome to request this.

Amendments To Text:

3. Paragraph 12.12 regarding Compliance with Section 106 Planning Obligations. The last sentence 'However, these breaches are not material to the consideration of the current application proposals' should be replaced with, 'Breach of planning control is a material consideration and the weight given to a breach is one for the decision maker. In the circumstances of the current application, officers recommend to Members that the breaches in question are not such as to warrant significant weight.'

Pre-Committee Amendments to Recommendation:

4. Plan reference number inserted into condition 6 and clarification about the scope of the parking enforcement scheme to read as follows:

6. Parking enforcement on hammer heads

A scheme for parking enforcement on the areas shown on the approved Proposed Parking Restrictions plan [~~insert plan reference~~] (drawing number 1010.0004.010) shall be submitted to and approved in writing by the local planning authority prior to implementation of the scheme. The scheme shall include how all parking within parking enforcement areas is to be managed and controlled including details of any signage, markings or other measures to demarcate the parking enforcement area. The approved parking enforcement scheme shall be in place prior to commencement of use of those areas for the purposes of waste collection (including for the traverse and turning of refuse collection vehicles) and shall remain in place thereafter.

Reason: To prevent parking within hammer heads which would obstruct turning of refuse collection vehicles (Cambridge Local Plan 2018 policies 56, 59, 80, 81).

5. Clarification to condition 9 to include air source heat pumps to read:

9. Plant Noise Insulation

No operational plant, machinery or equipment (including for the avoidance of doubt air source heat pumps) shall be installed until a noise assessment and any noise insulation and/or mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation and/or mitigation, as approved, shall be fully installed or implemented prior to first use of the plant, machinery or equipment, and retained as such thereafter.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

6. Clarification of approved plan reference and plot numbers in condition 10:

10. Alternative Ventilation Scheme

No above ground development relating to plots 001 – 016 as shown on the approved site plan (drawing number DR-0101 REV T) shall commence until details of an alternative ventilation scheme for the habitable rooms on the north-west and south-west façades overlooking the NIAB facility and Local Centre (including the site referred to in the approved Design Code as the ‘supermarket option’) in order to protect future occupiers from external noise has been submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at minimum of 2 air changes per hour and shall include full details of the operating noise level of the alternative ventilation system. The scheme, as approved, shall be fully installed and operational prior to first occupation of ~~the dwellings~~ plots 001-016 and retained as such thereafter.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

7. Amendment to condition 12 part iii to read:

12. Carbon Reduction Strategy

The carbon reduction strategy shall be carried out in accordance with the approved Sustainability Statement V2 (Environmental Economics 22/09/2022) and submission of details to discharge condition 29 on the outline consent 07/0003/OUT (insofar as it relates to this reserved matters) shall be as follows, or in accordance with alternative details that have been submitted to and approved in writing by the local planning authority:

- i. No more than 59 dwellings hereby approved shall be constructed to the Part L Building Regulations 2013 standard and assessed against Code for Sustainable Buildings Level 4. Certificates shall be submitted in accordance with condition 29 on the outline consent 07/0003/OUT; and

- ii. No more than 216 dwellings hereby permitted shall be constructed to the forthcoming Part L Building Regulations 2021 standard. Post-construction assessments demonstrating compliance with the relevant standard shall be submitted to and approved in writing by the local planning authority prior to occupation of the dwelling to which the assessment relates; and
- iii. No less than ~~69~~67 dwellings hereby permitted shall be constructed to the Future Homes Standard. Post-construction assessments demonstrating compliance with the relevant standard shall be submitted to and approved in writing by the local planning authority prior to occupation of the dwelling to which the assessment relates.

Reason: In the interests of reducing carbon dioxide emissions and futureproofing the development for net zero carbon and ensuring that new buildings are constructed in a sustainable manner (Cambridge Local Plan 2018 policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

8. Additional condition to address comment from Shared Waste Team:

26. Plot 136 – Bin collection point

The bin collection point for plot 136 as shown on the approved site plan (drawing number DR-0101 REV T) must be communicated to prospective purchasers prior to sale and during marketing of the property so that all prospective occupants are aware of the refuse and recycling collection arrangements and the route from the dwelling to the bin collection point.

Reason: In the interest of achieving a safe and efficient refuse and recycling collection service to meet the functional needs of the development (Cambridge Local Plan 2018 policy 57).

DECISION: