

17TH DECEMBER 2014

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

Circulation:	
Item:	4
Application Reference:	14/1410/REM
Subject/Title:	Public Realm for Darwin Green Local Centre
Target Date:	3 November 2014
To Note:	<p>Cycle note methodology</p> <p>The applicant has made minor revisions to the methodology of the cycle flow study. (Report paragraph 8.27).</p> <p><i>Officer comment</i></p> <p>I will orally update any further comments from the County Highways Authority at the Committee.</p> <p>Pedestrian Movement</p> <p>Paragraph 8:20: The crossing points are not flush with the level of the road. They are flush with the pedestrian public realm and have a 25mm upstand across the highway to emphasise the crossing and to improve legibility for the partially sighted.</p> <p>Compliance with outline conditions</p> <p>At paragraph 8.3 this reserved matters application must also be in compliance with following outline conditions:</p> <ul style="list-style-type: none"> Condition 8 Design Code Statement Condition 20 Services in relation to retained Trees Condition 40 Ecological Conservation Management Plan Statement Condition 49 Cycle Parking Condition 58 Noise for future residents Condition 62 Domestic and Trade Waste Condition 66 Lighting Condition 71 Fire Hydrants <p>Planning Conditions</p> <p>Officers have further reviewed the proposed conditions.</p>

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

17TH DECEMBER 2014

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

	<p>Minor alterations are set out in the <i>amendments to recommendation</i> section below.</p>
<p>Further Representations Received: None.</p>	
<p>Amendments To Text:</p>	<p>Corrections to Planning History</p> <p><i>Additional South Cambridgeshire District Council approvals</i></p> <p>S/0001/07/F : Formation of Vehicular, Pedestrian and Cycleway Access Road from Histon Road to serve the Urban Extension of the City between Huntingdon Road and Histon Road, Cambridge, together with Drainage and Landscaping Works - Approved with conditions</p> <p>S/1080/14/FL: Construction of Temporary Haul Road to Serve the Development of Darwin Green One- Approved with conditions</p> <p>S/1386/14/FL: Erection of a foul pumping station, dual intake substation and gas governor as well as means of enclosure, landscaping and access- Approved with conditions</p> <p>S/2137/14/FL : Construction of a Temporary Haul Road to serve the development Darwin Green One : Approved with conditions</p> <p>Section 3.0, Site History should read :</p> <p>14/0063/FUL - Approved with conditions, not pending consideration</p> <p>14/0086/REM – Approved with conditions not pending consideration</p> <p>S/0166/14/FL (S Cambs) - Approved with conditions not pending consideration</p> <p>Paragraph 4.1</p> <p>The pre application JDCC briefing was held on 16 July 2014.</p>
<p>Pre-Committee Amendments To Recommendation:</p>	<p>Officers have reviewed the proposed conditions and the following alterations are recommended:</p>

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

17TH DECEMBER 2014

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

	<p>Omit Condition 1 – Time</p> <p>Time for implementation is covered by condition 3 on the outline permission, which would require development to commence within two years.</p> <p>Revised wording - Condition 2 – Bicycle Parking</p> <p>The joint response from the Urban Design and Conservation Team/Landscape Team/Streets and Open Spaces Team, support the additional street furniture to prevent fly parking, subject to some further protection in front of the health centre (report paragraph 8.52). In addition, the Cycling and Walking Officer has advised the scheme could benefit from some further bicycle provision for the health centre (report paragraph 8.84). Officers consider black cycle stands appropriate as proposed by the applicant. The condition has been revised as follows:</p> <p><i>No development shall commence until details of further provision of visitor bicycle parking (three Sheffield stands) to the east of the proposed health centre and level with the existing Sheffield stands and proposed pebble bollards, for use in connection with the development hereby permitted, shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.</i></p> <p><i>Reason: To ensure appropriate provision for the secure storage of bicycles and to ensure coordination of street furniture is appropriate for its context. (Cambridge Local Plan 2006 policy 8/6).</i></p> <p>Omit Condition 4 Uplighters</p> <p>With reference to paragraph 8.47 further discussion has taken place with the applicants and the Council's Streets and Open Spaces Team. It is considered that the lighting scheme as submitted is sufficient and appropriate for night time and therefore Condition 4 is removed.</p> <p>Amended reason for condition 6 – Banding for crossing points</p> <p>Further planning justification for condition 6 is set out in a</p>
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JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

17TH DECEMBER 2014

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

	<p>revised reason. Minor corrections to policy references also included.</p> <p><i>Reason: To ensure that the appearance of the external surfaces is appropriate and to ensure the scheme is fully accessible to those with impaired vision. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 8/4.</i></p> <p>Revised Wording - Condition 7 – Landscape</p> <p>The landscape condition has been revised to focus on those specific elements which require further details only:</p> <p><i>No development shall take place until full details of the following landscape elements have been submitted to and approved in writing by the Local Planning Authority:</i></p> <p><i>i) The second rain garden feature south of the northern strategic cycle route.</i></p> <p><i>ii) Handing of the bench/planter features adjacent to the disabled car parking bays and vehicle loading bay, to allow face to face seating.</i></p> <p><i>iii) Revised soft Landscape works to include year round planting; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.</i></p> <p><i>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 8/4).</i></p> <p>Landscape Maintenance</p> <p>The landscape maintenance plan requires updating for the minor alterations to soft landscaping only.</p> <p><i>A landscape management plan to incorporate year round planting species, including long term design objectives, management responsibilities and maintenance schedules, shall be submitted prior to commencement of the</i></p>
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JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

17TH DECEMBER 2014

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

	<p><i>development. The landscape plan shall be carried out as approved.</i></p> <p><i>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 8/4).</i></p>
Decision:	

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

17TH DECEMBER 2014

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

Circulation:	
Item:	5
Application Reference:	C/05001/13/CC
Proposal:	Discharge of condition 25 –details of footways and cycleways attached to permission dated 23 July 2014 for construction of new railway station building and associated works
Target Date:	
To Note:	
Representations Received:	
	<p>Consultation response from the Highway authority received on 10.12.2014: states that the proposed measures address the issue of cycle connectivity adequately, but as this area is identified for far reaching redevelopment, it would be an interim solution, and while some of the proposed facilities would remain fit for purpose at later stages, others are likely to be superseded.</p> <p>The provision of additional width of shared use footway/cycleway on Cowley Road at the expense of carriageway width is a positive move, although over time this arrangement would have to be improved or alternatives sought. The double crossing of the carriageway is a reasonable approach to reducing risk which the developer is able to deliver now.</p> <p>The design intent is to replace the conflict of left turning OCVs across straight on cycle movements with a perpendicular conflict: there will still be conflict, but appraisal of the conflict is easier than with the alternative.</p>
Amendments To Text:	
Pre-Committee Amendments To Recommendation:	
Decision:	

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

17TH DECEMBER 2014

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

Circulation:	
Item:	6
Application Reference:	S/2296/14/OL
Subject/Title:	Orchard House, High Ditch Road, Fen Ditton, Cambridge, Cambridgeshire, CB5 8TF
Target Date:	04 December 2014
To Note:	
Further Representations Received:	
Amendments To Text:	
Pre-Committee Amendments To Recommendation:	<p>The recommendation is amended to: Approval with delegated powers for officers to conclude a Section 106 Agreement (subject to outcome of legal advice) and the conditions listed in the report.</p> <p>Since drafting the report, the District Council has sought legal advice on the implications of the changes to the National Planning Policy Guidance. We are awaiting the outcome of this advice. Members' consent is sought to allow officers delegated powers to conclude a section 106 agreement prior to issuing the decision, if legal advice is that this would be lawful. This agreement would cover contributions to the provision of open space and infrastructure, as required by the policies of the LDF. Delegated powers are also sought so that if the legal advice is that a section 106 agreement can no longer be sought, an approval subject to conditions only could be issued without further reference to this committee.</p>
Decision:	

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