

PLANNING COMMITTEE MEETING – 2nd September 2015

Major Applications - Amendment/De-brief Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 15/0906/FUL

Location: 32 - 38 Station Road And Adjacent Land

Target Date: 04.09.2015

To Note:

To Note:

6.14 Further comments from Environmental Health and Waste Officers

Environmental health

Response to consultation comments from CCC Highways/Transport

No further comments to add - previous recommendations/conditions are still pertinent.

Air quality

Response to updated air quality statement from Hilson Moran

The following comments replace the previous comments on Air quality

This is a new application similar to two previous full applications (12/0502/FUL and 12/1556/FUL). It represents a significant intensification of use within the AQMA when compared not only with the existing use of the site but also with these earlier applications.

This application proposes the provision of 124 car parking spaces and meets the criteria of Condition 57 of the CB1 outline planning permission (Car parking provision must not exceed 1 space per 125m²).

The Air Quality Statement (16346/SU/AQA01/04, produced by Hilson Moran, updated July 2015) submitted with this application clarifies that the previous car park provision was for 119 car parking spaces associated with the site (76 with the Rank House Flour Mill Office and 43 for 32-38 Station Road). Thus, the current

application represents an increase of 5 parking spaces, which would lead to a small but imperceptible increase in emissions to air.

The applicant now confirms that 4 of the 124 car parking spaces will have electric charge points and it is recommended that this is secured by condition.

The mitigation measures recommended in the Transport Assessment are welcomed which include:

- 620 cycle parking spaces
- Office Travel Plan - this should be implemented fully within the recommended timescales and agreed prior to commencement
- Sustainable transport improvement contribution - we would welcome further clarification on this contribution and what it will support
- I would recommend that a commitment to investigate the viability of a car club and pool bike scheme are incorporated into the Office Travel Plan for consideration when the building is occupied.

Waste

Response to further information concerning waste

The Waste Strategy is supported.

6.27 Further comments from Urban Design and Conservation Team

To be provided at the Committee meeting. These relate to access to the first floor pod on the Station Road elevation and the position of the sub-station.

6.32 Further comments from Access Officer

No further comments.

6.34 Further comments from Head of Streets and Open Spaces (Landscape Team)

The Landscape Team support the scheme in principle and concept pending further consideration of the relationship between the increased basement size and tree pits, amendments to the rootcell system, choice of tree species and maintenance of planters.

In my view these matters can be addressed via discharge of planning conditions.

6.37 Further comments from Walking and Cycling Officer

The Sheffield stands to the west of the building should be covered.

The proposed angle of the ramped steps to the basement is too steep. A 1 in 4 gradient (25%) is needed to allow easy access to the cycle parking. Detail of the material used for the steps should be conditioned. The metal steps used elsewhere in the Station area development are not suitable as they do not provide enough slip resistance.

It is not clear from the diagram in the amended DAS what the length of the flat section is located halfway down the steps. This should be a minimum of 2m to allow for the length of a cycle.

The applicant has confirmed as follows:

The gradient of the cycle ramp is 30% in accordance with that agreed on other elements of CB1.

The cycle stair will be concrete with a side wheeling ramping in accordance with those provided at 22 Station Road and One The Square.

In my view bearing in mind the access to cycle parking is consistent with other phases of CB1 there are no grounds to object to the proposed arrangements.

8.70 Traffic and Transport Mitigation

The County Council has confirmed that they have agreed a position regarding transport mitigation across the CB1 development. In relation to 50/60 Station Road money will be allocated to the provision of the Chisholm Trail CB1 to Mill Road and Station Road improvements. (See further section regarding Planning Obligations below).

Third Party Representations

Two further representations have been published on the website from 17 Clarendon Road and 25 Tenison Avenue. They do not raise any issues that are not already addressed in my report with the exception of the need for further consultation in the light of the submission of amended plans. In my view the changes that are shown on the amended plans are minor. They were made in response to comments from consultees and for the same reason additional information has been submitted. My opinion is that further neighbourhood consultation was not necessary. The revisions do not address the principal concerns expressed by third parties.

A representation has also been received from the occupier of 24 Rathmore Road who considers that Wilton Terrace should be saved from demolition and that the Council needs 'to introduce some informed help with planning decisions so that Cambridge can have the quality of buildings the city deserves'.

Amended Plans/Further Information

Paragraph 2.8 Submission of Amended Plans

Amended plans have been submitted to address blue badge parking spaces, access arrangements to the basement and charging points for electric vehicles. These will form part of my presentation at the Committee meeting.

The following changes have also been made:

1. Lower Basement – internal rearrangement and extension of basement 940 mm
2. Upper Basement – internal rearrangement and extension of basement 940 mm
3. Ground Floor Plan – internal rearrangement, amended glazing proportions, doors rearranged, substation moved into the building, office space to replace retail space in northeast corner facing Station Road and building line moved south at ground floor on part south elevation.
4. Level 1 Floor Plan – internal rearrangement, stairs provided between ground floor and pod, pod profile amended and fin omitted to southwest corner.
5. Levels 2 to 6 – internal rearrangement and fin omitted to southwest corner.
6. Level 7 - internal rearrangement, fin omitted to southwest corner and access to green roof.
7. Level 8 – passageway roof amended.
8. Roof Plan –increased plant enclosure on east side.

The elevations and artist impression have also been amended to take account of these changes.

Changes to floorspace

As a consequence of the internal re-arrangement there have been changes to the office floorspace and commercial floorspace. The office floorspace is now 17,245 sq metres and the commercial floorspace 339.5 square metres. The following table sets out the changes to types of floorspace during the determination of the application:

Table 1

	Office Floorspace (sq m)	Commercial Floorspace (sq m)	Total Floorspace (sq m)
Application as submitted	16,942	547.5	17,489.5
First Amendment (Committee Report)	16,937	614	17,551
Second Amendment (Amendment Sheet)	17,245	339.5	17,584.5

Car Parking

5 additional car parking spaces have been included in the second amendment.

Cycle Parking

The external cycle parking spaces have been reviewed and allocated to the office and retail uses as follows:

Office use - 44 spaces on west side, 38 spaces to Station Road, 26 visitor spaces to Station Road and 80 covered spaces to south

A3 unit – 36 spaces on east side and 20 spaces to Station Road.

Total 254 spaces on Sheffield stands at ground level and 358 spaces in upper basement. Overall total 612 spaces.

Cycle ramp with 30 degree pitch.

Car/cycle parking provision

In my report I refer to the ratio of car/cycle parking to floorspaces in paragraphs 8.73 to 8.84. The changes in floorspace and car/cycle parking provision result in the following changes to the ratio:

Car parking provision is now 1 space per 141 sq m (previously 1 space per 137 sq m). This change is not significant and continues to represent an uplift on the amount of car parking space associated with the use.

Cycle parking provision is now a total of 612 spaces. The requirement for cycle parking space based on the revised floorspace is 575 spaces for the office use and 34 spaces for the commercial use, a total of 609 spaces. The provision meets this requirement.

31% of cycle spaces are on street, compared with 28%, however there is now a 40% provision of spaces on Sheffield stands which is an improvement over the previous 70%/30% split.

Planning Obligations

I have explained at paragraph 8.89 that as a result of the CIL Regulations Councils can no longer pool more than five s106 contributions towards the same project. The County Council has accepted that this means that contributions can no longer be made towards the Southern Corridor Area Transport Plan or Cambridge Guided Bus.

At paragraph 8.95 I have indicated that further work was ongoing with the County Council in respect of alternative transport mitigation measures. This has now been

resolved and a contribution of £500,000 is to be provided for the CB1/Mill Road Chisholm Trail (cycle route) and improvements to Station Road. This provision meets the CIL tests in terms of providing mitigation to render the development etc, it is well related to the site and is fairly and reasonably related in scale and kind to the development.

Planning Conditions

The applicant has requested that a number of planning conditions be amended to require compliance 'Prior to the commencement of development, with the exception of below ground works.....'. I have set out changes to my recommendation below where I consider it appropriate to do so. I have not adjusted condition 41 (Landscaping) because in my view it is essential to understand the relationship between the basement and the planting, for trees in particular. I have not adjusted condition 18 (waste storage) because the bin store is below ground. Condition 36 does not require adjustment because discharge of this condition is related to work to provide the cycle store.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Condition 16

Prior to the commencement of development/construction, with the exception of below ground works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope (having regard to the building fabric, glazing and ventilation) shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice".

The approved scheme shall be fully implemented and a completion report submitted prior to the occupation of the noise sensitive development and shall thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2006 policy 4/13)

Condition 20

Before the development hereby permitted is commenced, with the exception of below ground works, details of the location of associated duct work, for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved ductwork shall be

installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of nearby properties and to ensure that the visual impact of the ductwork is acceptable. (Cambridge Local Plan 2006 policies 3/4, 3/12, 4/11 and 4/13)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0893/FUL

Location: Land West Of ARM 1, Peterhouse Technology Park, Fulbourn Road

Target Date: 21.08.2015

To Note:

Issue of Harm to the Greenbelt

The applicants have reviewed the committee report have considered the possibility of a Judicial Review of the Decision. Consequently they have requested that the following paragraph is considered by Members in relation to harm in the Greenbelt.

'I've set out below a few lines which I think would be helpful if added after the heading "Very Special Circumstances Case" but before paragraph 6.83:

Inappropriate development in the Green Belt is by definition harmful to the Green Belt (NPPF paragraph 87), and it is accepted by the applicant that the proposals do not fall within any of the categories of building which are considered not inappropriate. However, the clear view of officers is that the development proposed in this location does not give rise to any other harm to the Green Belt. Notwithstanding this, all harm to the Green Belt is to be given considerable weight and proposals should only be approved where there are very special circumstances which clearly outweigh that harm.'

Planning Obligations

Since the committee report was drafted further confirmation has been received in respect of the highways contributions sought. The table below sets out the financial contributions that have been agreed by the Highway Authority and the applicant in respect of this scheme.

Scheme	
Contribution towards Robin Hood Junction Improvement	£200,000
Contribution towards cycle infrastructure improvements to Fulbourn Road between Robin Hood Junction and Yarrow Road including the upgrade of Fulbourn Road pelican crossing to Toucan Crossing	£400,000
Improvements to the two nearest bus stops through provision of real time information displays and bus stop improvements	£25,000
Installation of MOVA and associated works at Long Road/Hills Road junction	£100,000
Contribution in reserve for parking controls on surrounding streets should these be required	£40,000
Travel Plan monitoring fee	£12,500
Contribution towards Cherry Hinton High Street Improvements	£20,000
Total	£797,500

The section 106 agreement will also need to include a local occupancy restriction for the resultant office buildings.

Planning Conditions

The applicant has requested that a number of planning conditions be amended as summarised below:

- Insert '(or phase of)' consistently across pre-commencement conditions to tie in with the phasing of the development.

I have agreed to some minor changes to the wording of the conditions 17, 19, 24, 26, 28 31, 33, 34, 35, 36 to reflect the phased nature of the development and to set appropriate trigger points for the conditions to be complied with.

- New condition relating to the submission of a Phasing Plan for the approval of the LPA – to tie in with reference to 'or phase of' in pre-commencement conditions

An additional condition (number 36) is also recommended to approve the phasing for the site.

- Change submission of information in conditions 25 and 29 to 'in accordance with'.

Condition 25 relates to bird and bat boxes and I have not received confirmation from the relevant officer that the provision made is acceptable and as such this condition needs to be retained.

Condition 29 relates to the landscape management plan and since the committee report was drafted confirmation has been received that the Landscape Management Plan submitted is acceptable, therefore a change to make this condition a compliance condition is appropriate. The revised condition 29 is set out in full below.

- Deletion of conditions 3, 4a, 20

I have considered the requested changes and agree that some re-wording of the conditions is appropriate to reflect the phased nature of the development. I have not recommended the deletion of condition 3 and 4a (which relate to contaminated land) the Environmental Health Officer has indicated that the requirements of these conditions have not been addressed in the application submission and therefore, retention of both of these conditions is appropriate.

With regard to Condition 20, which relates to the submission of a Construction Management Plan I consider that this is relevant to the proposed development and have not removed it from the recommendation.

The applicants have also requested wider flexibility in the conditions to insert 'unless otherwise agreed in writing', it is not appropriate to include this provision within the condition itself and there are processes in place to facilitate out of hours working if this is appropriate (for instance installing cranes etc on a site of this size)

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

- Extension of the date for the completion of the S106 to end of January 2016.
- Inclusion of Local User Occupation Clause to S106.
- Amendments to S106 highways contributions as set out above (£797,500 total contribution).

- Following amendments to conditions.

17. No development of any phase shall take place until a scheme of public Art on-site within that phase (if any) has been agreed in writing by the Local Planning Authority. The scheme as agreed shall be fully implemented within three months of the first occupation of the site.

Reason: To ensure appropriate provision of public art on site (Cambridge Local Plan Policy 3/7).

19. Prior to the commencement occupation of the development hereby approved, a parking management plan shall be submitted to, and agreed in writing by the Local Planning Authority, the measures in the parking management plan shall thereafter be fully implemented.

Reason: in the interests of highway safety (Policy 3/3 and 8/10 Cambridge Local Plan 2006)

24. Before the commencement of above ground works to ARM A and B a full size Petrarch panel and vertical fin shall be erected at the site for inspection and written approval by the Local Planning Authority. Works shall be carried out in accordance with the details as approved.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan Policies 3/4 _ 3/12).

26. No phase of development shall take place until details of earthworks for that phase have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the earthworks are acceptable. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

28. No development shall take place until there has been prior to commencement of any permanent landscaping works there shall be submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

29. The landscaping shall be maintained in accordance with the Landscape Management Plan, Peterhouse Technology Park produced by Liz Lake associates dated August 2015.

Reason: To protect the visual amenity of the area in accordance with Cambridge Local Plan Policies 3/4 and 3/11.

31. Prior to the commencement of each phase of development and with reference to BS 5837 2012, details of the specification and position of all protection measures and techniques to be adopted for the protection of any trees within or affected by that phase from damage during the course of any activity related to the development, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To safeguard and ensure the protection of those existing trees which are to be retained on or adjacent to the site. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/4)

33. Then building shall not be occupied until the area identified on the approved plans for car parking to serve that building has been drained and surfaced in accordance with details submitted to and approved by the local planning authority in writing and that area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

34. No phase of development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work within the phase in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

35. Prior to occupation of the ~~commencement of~~ development, full details of the on-site storage facilities for commercial waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, or any other means of storage will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point and the arrangements for the disposal of waste shall be provided and shall include provision for a minimum of 50% recycling/organic capacity. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason - To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. Cambridge Local Plan 2006 policies 3/12 and 4/13

36. No phase of development shall commence until full details of facilities for the covered, secure parking of bicycles for use in connection with that phase of the development hereby permitted have been submitted to and approved by the Local Planning Authority in writing. The agreed facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0777/FUL

Location: North Range Of Buildings, New Museums Site

Target Date: 27.07.2015

To Note:

1. Following the completion of the Committee report, the following advice was received from the County Archaeology team:

‘The site is located in an area of high archaeological potential. Extensive evidence for the Saxo-Norman and Medieval development of Cambridge is known from investigations undertaken in advance of the Grand Arcade development and investigations of the Old Cavendish Laboratories. Evidence for settlement relating to the 17th century occupation of the town is known to the north, where human skeletal remains area also recorded. It is likely that significant archaeological remains will survive in the area and that these

would be severely damaged or destroyed by the proposed development.

We would not object to the proposed development, but would recommend a condition to ensure that the site is subject to a programme of archaeological investigation, commissioned and undertaken at the expense of the developer'

2. Following the submission of additional information on transport issues, the County Council has provided the following additional advice:

'The proposed development is expected to increase the quantum of floorspace resulting in an increased number of staff (100) and students/ visitors (117) on site. This results in an additional 80 trips during any peak hour, which will be undertaken by sustainable modes. However, the proposals are to result in improved permeability through the development therefore offering more options for those travelling to and from the site. It is understood that the increase in the quantum of floorspace is temporary until future phases of the development and wider masterplan which will result in the overall quantum of floorspace becoming broadly comparable to existing.

The County Council were concerned whether adequate cycle parking is to be provided on site. It is understood that the level and type of cycle parking is to be conditioned which is supported by the County Council. The assessment undertaken by the applicant identifies that cycle demand will be 592 spaces in a worst case scenario, which is less than the proposed provision of 686. It is understood that future phases of the New Museums development will result in additional cycle provision as part of the wider masterplan for the site.

Following review of the information supplied the County Council considers that there are no outstanding issues in respect of this application. Therefore subject to the Travel Plan being secured through planning condition the County Council is able to withdraw its transport holding objection to the New Museums application.'

Amendments To Text:

1. Add to list of Cambridge Local Plan 2006 policies (para 5.2): 4/9
2. Add to Material considerations Para 5.3: The draft New Museums Site Development Framework SPD June 2015 is currently nearing the end of its consultation period, and is a material consideration in this application.
3. Insert after 'as now amended' in para 8.14, '... is consistent in its approach, footprint, layout and circulation routes with the aspirations of the draft New Museums Site SPD (June 2015). It ...'

Pre-Committee Amendments to Recommendation:

1. Add the following five standard informatives: demolition/construction noise/vibration; dust suppression; plant noise insulation; clean air act; substation health.

2. Add the following condition:

Before demolition of the Mond Annexe or the Examinations Hall commences, a full photographic record / survey by measured drawings shall be made depicting both buildings and a copy deposited with each of the following organisations: the Cambridgeshire Collection of the Central Library, Lion Yard, Cambridge; the County Archive, Shire Hall, Castle Hill, Cambridge and the Local Planning Authority . The precise number and nature of the photographs and drawings to be made/taken is to be agreed in advance with the local planning authority and the format in which they are to be displayed and titled is to be agreed with the local planning authority before the deposit is made.

Reason: To ensure a full understanding of the importance of the buildings to be demolished in the local and national context. (Cambridge Local Plan policies 4/10/4/11 and 4/12)

3. substitute the following amended conditions for those listed with these numbers on the agenda:

9. No external surfaces shall be installed until samples of the materials to be used in their construction have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

11. Prior to the first use of the Student Services Centre, hereby permitted, an implementation programme for the scheme of hard and soft landscape works shall have been submitted to and agreed in writing by the Local Planning Authority.

Prior to the installation/undertaking of any such works, full details shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant.

Soft Landscape works shall include planting plans; 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.

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 3/12)

17. The proposed Student Services Centre building shall not be brought into use until the temporary arrangements for the storage and collection of waste and recycling on this part of the site, as illustrated on drawing 1406(SK)275 Rev A (31.7.15) have been fully implemented.

Reason: To ensure appropriate waste storage arrangements (Cambridge Local Plan 2006 policy 3/12.)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/0779/LBC

Location: North Range Of Buildings, New Museums Site

Target Date: 22.06.2015

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0970/FUL

Location: Land At Former Rosemary Branch, 503 Coldhams Lane

Target Date: 17.04.2015

To Note:

Amendments To Text: Paragraph 1.5 of the addendum to the report should read:

*“1.5 In light of the new restrictions, the County Council **has stated that there are not any specific projects relating to their functions...**”*

Paragraph 7.1 of the main report (appendix A) should include **No.5 Rosemary Lane**

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1141/REM

Location: Circus, Cambridge Biomedical Campus

Target Date: 18.09.2015

To Note:

Ecology Officer Comments

The Nature Conservation Statement accords with the approved site wide Nature Conservation Plan.

The proposed uplighting of certain trees within the scheme will reduce their potential to support foraging bats. Thought should be given to lighting trees away from the proposed wildflower meadow and exploring timers to reduce lighting at peak bat activity time.

Officer Comment

There needs to be a balance between providing adequate lighting in the interests of safety and route finding, whilst maintaining the campground landscape concept for amenity and wildlife.

Lighting in the meadow ‘garden rooms’ is kept to a minimum. Final discharge of **condition 4: lighting** can ensure consideration is given to the timing of uplighters in the interests of encouraging bat activity.

Streets and Open Spaces Team (Public Art)

The scheme development through the Public Art Steering Group has followed best practice. The application is supported.

Officer Comment

Detailed comments from the Public Art Steering Group are contained in the main report paragraph 6.35.

Additional Visuals

Additional plans have been received illustrating the size of the Circus in relation to similar open spaces.

Officer Comment

The visuals address points made by Quality Panel.

Further Landscape information

The applicant has responded positively to the Landscape Team's recommendations of species selection. Final detailed soft landscape specification is not available at this stage of the design.

Given the level of detail and contextual information provided, officers are satisfied the final detailed planting plan can be secured under **new conditions 9 and 10** below.

New footpath on the northern side of the CGB

The application is in agreement that a pedestrian desire line across the northern side of the proposed CGB needs to be addressed.

A footpath will be secured through the imposition of **condition 3** as set out in the officer report.

Amendments To Text:

Report title – Applicant

Cambridge Medipark Limited

Pre-Committee Amendments to Recommendation:

New Condition 9

Prior to the commencement of development full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Soft Landscape works shall include planting plans; 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. Hard landscape works shall include hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units and signs,); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports). Development shall then be carried out in accordance with the approved plans.

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 3/12).

New Condition 10

Prior to the commencement of development a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority. The landscape plan shall be carried out in accordance with the approved plans.

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 3/12)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1171/FUL

Location: High Street, Cambridge Biomedical Campus

Target Date: 18.09.2015

To Note:

No further update.

Also see concurrent application **15/1141/REM**.

Amendments To Text:

Report title – Applicant

Cambridge University Hospitals NHS Foundation Trust

Pre-Committee Amendments to Recommendation:

No amendments.

DECISION:

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