

PLANNING COMMITTEE MEETING – 2nd September 2015

Major Applications - Amendment/De-brief Sheet

Addendum – issued 01 September 2015

Please find below further information on 2 of the applications 15/0777/FUL and 15/0779/LBC

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:

7. The development, hereby permitted, shall be carried out in accordance with the submitted Demolition and Environmental Construction Management Plan, Revision B, dated 27th July 2015, to ensure that the agreed programme of measures to minimise the spread of airborne dust, from the site during the demolition / construction period are fully implemented.
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)

16. Before the development/use hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason – as Agenda

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: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

1. Delete proposed Condition 5.
2. Amend proposed Condition 4 to read as follows:
 4. Existing ground floor ceiling joists, corbels and beams shall be retained in-situ within the Old Cavendish Building cut-through and further detail of soffit, ceiling and floor treatments, and the treatment of the ceiling beams shall be submitted to and approved in writing by the local planning authority and the works carried out in accordance with the approved details prior to the first re-occupation of the Cavendish or occupation of the Student Services Centre building.

Reason: in the interests of the retention of historic fabric and the character of the listed building and to be consistent with Cambridge Local Plan 2006 Policy 4/10 (Listed Buildings).

DECISION:
