

PLANNING COMMITTEE

3 July 2013
10.15 am - 4.27 pm

Present:

Planning Committee Members: Councillors Stuart (Chair), Blencowe (Vice-Chair), Dryden, Hipkin, Marchant-Daisley, Rosenstiel, Saunders and Tunnacliffe

Councillors Rosenstiel left after the vote on item 13/39/PLAN

Officers:

Head of Planning Services: Patsy Dell
City Development Manager: Sarah Dyer
Senior Planning Officer: Sophie Pain
Planning Officer: Lorna Gilbert
Legal Advisor: Penny Jewkes
Committee Manager: James Goddard
Committee Manager: Claire Tunnicliffe

Other Officers Present

Service Director (Growth & Infrastructure) – County Council: Graham Hughes
Urban Design & Conservation Manager: Glen Richardson
Lead Engineer for Development Control: Ian Dyer
Cycling & Walking Officer: Clare Rankin
Transport Assessment Manager: Mike Salter

FOR THE INFORMATION OF THE COUNCIL

13/35/PLAN Apologies

No apologies were received.

13/36/PLAN Declarations of Interest

Name	Item	Interest
Councillor Saunders	12/1612/LBC (e & f)	Personal: A Member of the Cambridge Cycling Campaign.

Councillor Rosenstiel	12/1612/LBC (e & f)	Personal: A Member of the Cambridge Cycling Campaign.
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13/37/PLAN Minutes

The minutes of the 5th June 2013 meetings were approved and signed as a correct record.

13/38/PLAN Planning Applications**13/39/PLAN Re-Ordering Agenda**

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used her discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the agenda.

4a 12/1612/LBC - British Transport Police Station, Station Road
The Committee received an application for Listed Building Consent.

The application sought approval for demolition of the British Transport Police (BTP) wing and the canopy to the Platform.

The City Development Manager referred to new condition No 8 set out on the amendment sheet which had been handed to Members.

The Committee:

Resolved unanimously (by 7 votes to 0) to accept the officer recommendation to approve planning permission as per the agenda, including additional condition 8 as below and delegated authority was given to officers to allow variation of the wording of condition 2.

Pre-Committee Amendments to Recommendation:

Additional condition

8 No development shall take place until a scheme of investigation for a programme of historic building recording of the British Transport Police wing has been submitted to and approved by the local planning authority in writing. The approved scheme shall be implemented before any demolition works commence and a copy of the historic building record shall be 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.

Reason: To foster understanding of the building's importance in the national and Cambridge context, and to ensure proper recording of any aspects of the building's special interest which are to be lost or altered. (Cambridge Local Plan 2006, policy 4/10 and 4/11)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006): 4/10, 4/11 4/13 8/2 9/9

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY.

4b 12/1622/FUL- CB1 - Block B1

The Committee received an application for full planning permission.

The application sought approval for demolition of all buildings on the site (existing British Transport Wing, part of the northern wing of the railway station building, the canopy over the station platform, the Cityroomz hotel building, the railway offices and art workshop, and the station cycles building) and the construction of a new multi-storey cycle park and hotel building consisting of

3353 sqm of cycle parking, comprising 2850 cycle parking spaces, together with 6565 sqm of hotel (C1) floorspace and 577 sqm of retail (A1/A3/A4/A5) at ground floor level. A 510 sqm cycle shop and hire area including facilities for repairs are also included as part of the proposals.

The City Development Officer referred to amendments to the conditions No 20; 21; 22, 23; 25; 27; 28 & 35 as set out in the addendum to the amendment sheet.

The Committee received a representation in support to the application from Mr Chisham representing Cambridge Cycling Campaign.

The representation covered the following issues:

- i. A cycle path on this scale was not in the master plan.
- ii. Although the current scheme is not perfect and there are issues of conflict it would greatly encourage individuals to use the cycle / train option.
- iii. Expressed support.

The Committee:

Resolved (by 5 votes to 1 with 1 abstention) to accept the officer recommendation to approve planning permission as per the agenda subject to amendment to conditions and an additional informative set out in Amendment Sheet (as below) and completion of a s106 agreement. The Committee also gave delegated authority to officers to agree a variation to the s106 Agreement agreed in association with application ref. 08/0266/OUT (the CB1 Outline Consent) as set out in the Addendum to the Amendment Sheet.

20 Materials samples

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials, including spandrel panels and coloured panels to be used in the construction of the external surfaces shall be 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).

21 Sample Panel

Before starting any stone work/brickwork (artificial and/or real), a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of the development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11).

22 Glass types

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of glass type(s) to be used in curtain walling/windows/doors or other glazed features, including glazing to the south and west facing facades at ground and first floor levels which is intended to be non-transparent but include fritting, etching, etc shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. The use of tinted or reflective glass will not likely be supported.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11).

23 Non-masonry walling systems

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of non-masonry walling systems to be used, including perforated screens, vertical fins and ground floor posts, shall be submitted to and approved in writing by the local planning authority. The 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 4/11).

25 Joinery

Prior to the commencement of development, full details of all external joinery [whether of metal, timber or hybrid construction] including frames, thresholds, mullions, transoms, finishes, colours, etc., shall be submitted to and approved in writing by the local planning authority. The submitted details shall include the multi-storey car park and the shopfronts serving the retail units. The 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 4/11).

27 Coping

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of all coping and decorative string course and cills shall be submitted to and approved in writing by the local planning authority. Large-scale cross-sectional drawings may be appropriate for depicting some details. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11).

28 Signage Strategy

Prior to commencement of occupation a signage strategy for use in association with the occupation of the development shall be submitted to and approved by the local planning authority in writing. The approved signage strategy which shall comply with the Cambridge City Council Shopfront Design Guide shall thereafter be retained and all external signage shall conform to the strategy unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11).

35 Hard and soft landscape works

No development shall commence until details of hard and soft landscape works including the green and brown roofs 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 landscaping works shall include full construction details and specifications of levels, all hard surfacing materials, furniture, boundary treatments and lighting.

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 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9).

Additional informative:

The opening hours specified in condition 17 do not apply to the ancillary bar and restaurant facilities accommodated within the hotel if in use by hotel residents only.

3. To agree the variation to s106 Agreement:

That the Planning Committee delegate powers to officers to vary the s106 Agreement by means of a deed of variation:

Allow for an amendment to the commuted payments towards the Southern Corridor Area Transport Plan and the Cambridge Guided Bus in respect of the Pink Phase as follows:

In relation to SCATP and CGB payments in the Pink Phase (13th and 14th Schedule of the s106) make amendments to remove reference to Pink Phase and replace with Blocks C1/C2, D1, F1 and F2 and require commuted payments to be made as follows:

Payment	Purpose
£72,143 Index Linked	SCATP
£255,797 Index Linked	CGB

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan policies: P6/1, P9/8, P9/9

Cambridge Local Plan (2006): 3/1, 3/4, 3/6, 3/7, 3/11, 3/12, 3/13, 3/15, 4/4, 4/10, 4/11, 4/12, 4/13, 4/14, 4/15, 5/11, 6/3, 6/10, 8/2, 8/3, 8/4, 8/5, 8/6, 8/9, 8/10, 8/11, 8/13, 8/16, 8/18, 9/1, 9/9, 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30 November 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for transport mitigation measures/infrastructure provision, mitigation of potential for overspill parking, the funding and agreement of the a Travel Plan Co-Ordinator, public art, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 5/11, 7/2, 8/2, 8/3, 9/9 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1, P9/8 and P9/9 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010 and the Southern Corridor Area Transport Plan 2002.

4c 13/0584/FUL - UTC Cambridge, Long Road 6th Form College
The Committee received an application for full planning permission.

The application sought approval for erection of a three storey building with rooftop plant to accommodate a new University Technical College (use class D1) for 670 students aged 14-19 and 70 FTE staff, with associated landscape works including new cycle parking, car parking and an all weather pitch with lighting.

The City Development Officer referred to amendments to the conditions No 20; 21; 22, 23; 25; 27; 28 & 35 as set out in the addendum to the amendment sheet.

The Committee received a representation in objection to the application from Mr Evans.

The representation covered the following issues:

- (i) The design would reduce the existing recreational space and takes over a large proportion of open space.
- (ii) The site did not allow for any future expansion.
- (iii) Inappropriate design for the site.
- (iv) Insufficient mobility issues with one lift in the building.
- (v) A lack of parking.

Mr Wells, Project Manager, University Technical Colleges, Cambridge, addressed the Committee in support of the application.

The Committee:

Resolved unanimously by 6 votes to 0 to accept the officer recommendation to approve planning permission subject to additional/amended conditions and reasons for approval set out below; plus the following additional condition as advised in the Officer's verbal update follows:

Details of any proposed floodlighting or external lighting shall be submitted to and approved in writing by the local planning authority before the building is occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 2006 policies 3/11 and 4/15)

Pre-Committee Amendments to Recommendation:

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan (2003): P6/1, P9/8

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 3/13, 4/2, 4/4, 4/13, 4/14, 4/15, 5/12, 6/1, 6/2, 8/2, 8/4, 8/6, 8/9, 8/10, 8/16.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

Include the following amendment to and new conditions:

Amended conditions

8. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being

submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In the interests of the amenities of future occupiers, Cambridge Local Plan (2006) policy 4/13.

13. No development shall take place until full details of hard landscape works 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, vehicle barriers, 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.

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)

18. Prior to commencement of development, full details of the capital construction costs of the development shall be submitted to and approved by the local planning authority in writing.

To expend not less than 1% of the capital construction costs on the provision of the Public Art.

Prior to the commencement of development, with the exception of any works of demolition or below ground works, a Public Art Delivery Plan and Public Art Maintenance Plan shall be submitted to and approved in writing by the local planning authority.

The Public Art Delivery Plan shall include:

Details of the Public Art and artist commission; Details of how the Public Art will be delivered, including a timetable for delivery; Details of the location of the proposed Public Art on the application site or within the development, including a location plan; A breakdown of costs and how one percent of the capital construction costs will be spent on the provision of Public Art;

The proposed consultation to be undertaken with the local community including ward councillors on the proposed Public Art; and the proposed engagement with the local community to promote the Public Art once completed.

The Public Art Maintenance Plan shall include:

Details of how the Public Art will be maintained for the life of the Public Art, including how often maintenance will be needed; The proposed insurance of the Public Art against loss or damage for the life of the Public Art; How any repairs would be carried out, including how and to where the Public Art would be moved, if that is necessary; and how the Public Art would be repaired/replaced in the event that it is damaged/destroyed completely;

The approved Public Art Delivery Plan shall be fully implemented in accordance with the approved timetable.

On completion of the Public Art it shall be maintained, repaired, insured and (if necessary) replaced in accordance with the approved Public Art

Maintenance Plan, unless otherwise agreed in writing by the local planning authority.

Once in place, the Public Art shall not be moved or removed otherwise than in accordance with the approved Public Art Maintenance Plan.

Reason: To ensure the public art makes a positive and contribution to the site (Cambridge Local Plan 2006 policy 3/7).

19. Use of the all weather pitch hereby approved shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The agreement shall outline the secure use of the all weather pitch by the public between 17:00 to 21:30 Monday to Friday and between 9:00 to 18:00 Saturday, Sunday and Bank Holidays. The development shall not be used at any time other than in compliance with the approved agreement.

Reason: To secure community access to the sports facilities in accordance with Cambridge Local Plan policy 5/12.

New conditions

22. No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- 1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason. In order to comply with paragraphs 109 and 121 of the National Planning Policy Framework (2012).

23. No occupation shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason. In order to comply with paragraphs 109 and 121 of the National Planning Policy Framework (2012).

24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason. In order to comply with paragraphs 109 and 121 of the National Planning Policy Framework (2012).

25. No infiltration of surface water drainage into the ground will be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason. In order to comply with paragraph 109 of the National Planning Policy Framework (2012).

26. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the LPA. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

27. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

28. Before the development hereby permitted is occupied, details of equipment 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 extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

Reason: To accord with policy 4/13 of the 2006 Cambridge Local Plan.

29. The use of the all weather pitch hereby approved shall only be used during the hours of 09:00 - 21:30 hours Monday to Friday and during the hours of 09:00 18:00 hours Saturday to Sunday.

Reason: To protect the amenities of residential properties and to accord with policy 4/13 of the 2006 Cambridge Local Plan.

30. Prior to occupation of the development full details of soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include 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).

31. No development shall commence on site until further Travel Plan information has been submitted to and approved in writing by the local planning authority. This shall include greater detail about the management of pick up and drop offs, clarification of cycle usage, further details on servicing management, details of the junction impact assessment and details of governance and monitoring arrangements. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the local planning authority.

In the interests of encouraging more sustainable modes of transport to and from the site (Cambridge Local Plan 2006 policy 8/3).

32. Prior to the commencement of development full details of a scheme for the provision and location of fire hydrants to serve the site, shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details, which shall be fully implemented prior to the first occupation, and

shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe working environment for all users and visitors in accordance with the Cambridge Local Plan 2006 policies 3/7, 3/12 and 9/9.

Reason: To ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan (2003): P6/1, P9/8

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 3/13, 4/2, 4/4, 4/13, 4/14, 4/15, 5/12, 6/1, 6/2, 8/2, 8/4, 8/6, 8/9, 8/10, 8/16.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

4d 12/1608/FUL - CB1 - Block A1/A2

The Committee received an application for full planning permission.

The application sought approval for Demolition of existing buildings (City Roomz Hotel and former railway offices) and construction of a new office building comprising: 14,326 sq.m office floorspace (Class B1a) and 1,205 sq.m of retail/cafe and restaurant floor space (Class A1/A3/A4/A5), including ancillary accommodation / facilities with a single level basement (4,020 sq.m) to accommodate 92 car parking spaces, associated plant and 568 cycle parking spaces; roof level plant and hard and soft landscaping, including the final phase of the Station Road Open Space.

The Committee received representations in objection to the application from Mr Wratten, Cambridge City Licensed Taxis Limited and Mr Gawthorpe, both of whom expressed their objections to the proposed development.

The representation covered the following issues:

- (i) The proposed layout of the square and the size of the area allocated to vehicles including that of the taxi rank was deemed to be insufficient.
- (ii) The reduction in the number of parking spaces for taxis would not cope with the demand at the station particularly during peak times when footfall is increased.
- (iii) The taxi rank would be reduced down to single file and shorter in length; should a vehicle break down or disabled ramps be required this would leave a queue as there would be no room for turning or overtaking and cause conflict with cyclists and pedestrians.
- (iv) Concern expressed that the underground car park exit would add to congestion in the new access road during peak times.
- (v) Aberration from outline in the master plan.
- (vi) Express was concerned environmental impact assessment has been carried out and it is likely that no such assessment would be undertaken.
- (vii) Questioned the conclusion of the report reported that there vehicular movement would be reduced on site. With such a large scale development there had be to increase in traffic which would equate to congestion and an increase in pollution.
- (viii) The development would change the face of Cambridge, while development is needed it should be appropriate to the environment (appropriate in scale).
- (ix) Stated that no consultation had been undertaken on the development.

Mr Mike Derbyshire addressed the Committee in support of the application.

The Committee:

Resolved (by 4 votes to 2, with 1 abstention) to accept the officer recommendation to approve planning permission as per the agenda subject to additional conditions 48 and 49 set out in Amendment Sheet (as below) and completion of s106 Agreement. It was noted by Committee that a variation to the s106 Agreement associated with app ref. 08/0266/OUT was not needed in relation to this application

Pre-Committee Amendments to Recommendation:

Additional condition

48 No development shall commence until a detailed ground conditions plan, methodology and specification including de-compaction fill material, topsoil and treepits has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

49 No development shall commence until a detailed drainage plans including existing drainage and services have been submitted to the local planning authority in writing.

Reason: To ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

4. To agree the variation to s106 Agreement:

2 That the Planning Committee delegate powers to officers to vary the Section 106 Agreement by means of a deed of variation to:

Allow for an amendment to the commuted payments towards the Southern Corridor Area Transport Plan and the Cambridge Guided Bus in respect of the Pink Phase as follows:

In relation to SCATP and CGB payments in the Pink Phase (13th and 14th Schedule of the s106) make amendments to remove reference to Pink Phase and replace with Blocks C1/C2, D1, F1 and F2 and require commuted payments to be made as follows:

Payment	Purpose
£72,143 Index Linked	SCATP
£255,797 Index Linked	CGB

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan policies: P6/1, P9/8, P9/9

Cambridge Local Plan (2006): 3/1, 3/4, 3/6, 3/7, 3/11, 3/12, 3/13, 3/15, 4/4, 4/11, 4/12, 4/13, 4/14, 4/15, 6/10, 7/2, 8/2, 8/3, 8/4, 8/5, 8/6, 8/9, 8/10, 8/11, 8/13, 8/16, 8/18, 9/1, 9/9, 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30 November 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for transport mitigation measures/infrastructure provision, mitigation of potential for overspill parking, the funding and agreement of the a Travel Plan Co-Ordinator, public art, restriction on occupation of offices and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 5/11, 7/2, 8/2, 8/3, 9/9 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1, P9/8 and P9/9 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010 and the Southern Corridor Area Transport Plan 2002.

4e 11/1294/FUL - Travis Perkins Residential

The Committee received an application for consent for demolition.

The application sought approval for demolition of existing depot building and redevelopment of site to provide: 43 residential units (comprising 18 2-3 bed houses, 6 2-3 bed coach houses and 19 1-2 bed flats), public open space including a play area, and associated works including landscaping, new access and parking.

The Committee received representations in objection to applications 11/1294/FUL & 11/1295/FUL from Mr Leigh & Dr Scholfield both representing local residents. Their representations are listed under 11/1294/FUL.

The representations covered the following issues:

- i. Expressed concern regarding lack of information concerning the south side of the development. Plans omitted trees line information.
- ii. Concern expressed at the loss of mature trees to the area and believed that that many of the trees could be retained by thinning.
- iii. Requested that the trees should be resurveyed after the removal of the concrete.
- iv. Questioned whether the proposed width of the tree belt was deemed to be sustainable and stated the retention of the original belt should be kept.
- v. Would add to the strain of parking in the area.
- vi. Incorrect measurements shown at the entrance of Angus Close.
- vii. Narrow access to Devonshire Close which would create a safety concern.
- viii. Access to the main site or the Chisholm Trail would be through a private development that had been partly adopted, that allowed restricted access to resident parking.

- ix. Reassurance required that the Angus Close would not be used as part of the Chisholm Trail or would be used as the access road to Travis Perkin.
- x. Lack of public open spaces on the development

Mr Mark Mann (Agent) addressed the Committee in support of the application.

County Councillor Walsh, (Petersfield Ward) addressed the Committee about the application with the following comments;

- i. Queried if the Member's briefing held earlier at 9.15am, as part of the planning of the process should have been extended to other interested parties.
- ii. The proposed development has a distinct lack of affordable housing, tree provision, open spaces and cycle provision.
- iii. The quality of architecture does not reflect the general quality of the area.
- iv. No evidence to support the quoted 65% reduction in Travis Perkins traffic level reductions referenced in the Officer's report.
- v. Stated that access should be provided to the Chisholm Trail that is through a private road.

Councillor Blencowe proposed an amendment to the Officer's recommendation that the application be deferred to the 7th of August Planning Committee so that a full site survey should be undertaken which would determine the viability of affordable housing on the development.

This amendment was lost by **4 votes to 3, with 1 abstention.**

The Committee:

Recommendation A - **Resolved (by 4 votes to 4 and on Chair's casting vote)** to accept the officer recommendation to approve planning permission as per the agenda, subject to completion of s106 Agreement.

Recommendation B – **Resolved (by 5 votes to 0)** to accept the officer recommendation that further information to be brought to August Planning Committee regarding options for provision of affordable housing.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a s106 planning obligation (/a unilateral undertaking),

because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8
Cambridge Local Plan (2006): 3/1, 3/4, 3/6, 3/7, 3/8, 3/11, 3/12, 3/13,
4/4, 4/11, 4/13, 5/1, 5/5

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 31st December 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, transport mitigation measures, affordable housing, public realm improvements, public art, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Affordable

Housing Supplementary Planning Document 2008, the Public Art Supplementary Planning Document 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, the Eastern Corridor Area Transport Plan 2002, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012

In the event that an appeal is lodged against a decision to refuse this application, DELEGATED AUTHORITY is given to Officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.

4f 11/1295/FUL - Travis Perkins Depot, Devonshire Road

The Committee received an application for full planning permission.

The application sought approval for consent for the erection of a new depot building, parking, circulation and external storage yard for use by Travis Perkins (the depot scheme).

The Senior Planning Officer referred to amendments to the recommendation set out on the amendment sheet.

The Committee received representations in objection to applications 11/1294/FUL & 11/1295/FUL from Mr Leigh & Dr Scholfield both representing local residents. Their representations are listed under 11/1294/FUL.

Mr Mark Mann (Agent) addressed the Committee in support of the application.

County Councillor Walsh, (Petersfield Ward) addressed the Committee about the application whose representation is listed under 11/1294/FUL.

The Committee:

Resolved (by 5 votes to 0) to defer the application until further information is available regarding transport impacts.

4g 12/1600/CAC - CB1 - Demolition of Cityroomz

The Committee received an application for Conservation Area Consent.

The application sought approval for Demolition of 'CityRoomz' building (former Sleeperz Hotel), and former railway offices to north

The City Development Manager highlighted the amended text to paragraph 8.16 which stated the proposal was compliant with the Cambridge Local Plan (2006) policies 4/11 and 4/12 and guidance provided by the NPPF.

The Committee:

Resolved unanimously (by 7 votes to 0) to accept the officer recommendation to approve planning permission as per the agenda and to delegate authority to Officers to allow variation of the wording of condition 2.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006): 4/11 4/12 4/13 8/2 9/9

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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The meeting ended at 4.27 pm

CHAIR