

JOINT DEVELOPMENT CONTROL COMMITTEE - CAMBRIDGE FRINGES

18 November 2015
10.30 am - 12.30 pm

Present: Councillors Bard (Chair), Blencowe (Vice-Chair), Baigent, Bird, Price, C. Smart, Harford, Holt, Hipkin, Orgee, Cuffley, de Lacey, Nightingale, Shelton and Van de Weyer

Officers Present:

Head of Planning Services: Patsy Dell
New Neighbourhoods Development Manager: Sharon Brown
Principal Planner - New Neighbourhoods: Mark Parsons
SCDC Planning Team Leader, New Communities: Paul Mumford
Senior Planner – New Neighbourhoods: John Evans
Legal Advisor: Cara de la Mere
Committee Manager: Sarah Steed

Other Officers Present:

Urban Design & Conservation Manager: Glen Richardson

Additional Members Present for the Pre-application Briefings:

Councillor Tim Moore

Developer Representatives:

Deputy NWC Director for Cambridge University: Heather Topel
Planning Manager for the Applicant: Joanna Thorndike
Representative from Bidwells: Neil Waterson
Representative from Formation Architects: Michael Richter

FOR THE INFORMATION OF THE COUNCIL

15/15/JDCC Apologies

Apologies were received from County Councillors Kenney and Ashwood and County Councillor Harford attended as alternate for Councillor Kenney.

15/16/JDCC Declarations of Interest

No declarations of interest were made.

15/17/JDCC Minutes

The minutes of the meeting held on the 21 October 2015 were approved as a correct record subject to the substitution of bullet point i on p2 of the minutes with the following sentence "If deliveries related to items such as newspapers which could be delivered first thing in the morning with a smaller vehicle, the noise concerns might not have been so significant and some Members may have considered the application differently".

15/18/JDCC 15/1663/REM and S/2219/15/RM - M1 M2 North West Cambridge

The Committee received two concurrent reserved matters applications one within the Cambridge City Council boundary and one within South Cambridgeshire District Council boundary for Market lots M1 and M2 located within Land between Huntingdon Road, Madingley Road and the M11, North West Cambridge.

The Senior Planner (City) circulated an amendment sheet with minor revised changes to conditions relating to materials, planting areas in relation to underground utilities and noise insulation which are detailed below (additions to the text are underlined and deleted text is ~~struck through~~).

Materials

Prior to the commencement of development, except for any underground enabling works, ~~of each individual building approved and identified below~~ samples of the materials to be used in the construction of the external surfaces of that buildings, which includes external features such as windows, doors and lintels shall be submitted to and approved in writing by the local planning authority.

Prior to the commencement of development, except for any underground enabling works, 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. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (NWCAAP policy NW2)

INFORMATIVE: This condition can be part discharged to enable occupations ahead of the full discharge of the condition.

Planting areas in relation to underground utilities:

No development, ~~except for any underground enabling works~~, shall take place until details of planting areas, and in particularly in relation to underground utilities (including drainage and attenuation tanks, have been submitted to and approved in writing by the local planning authority.

These co-ordinated landscape/engineering details shall include plan views with corresponding sections (on the same drawing) to show how all utilities will be positioned underground adjacent to planting areas. The planting areas will be demonstrated to be large enough for sustainable, long term planting. The utilities areas shall also be demonstrated to be suitably protected from damage or future disturbance. The works shall then be carried out in accordance with the approved details.

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).

Noise Insulation

Prior to any occupation of ~~any single residential unit~~ a Noise Insulation Scheme (as detailed in condition 11 above) post construction / installation completion and performance testing report to include details of the airborne sound attenuation specification / performance standards of the external building facade elements and whole house ventilation system / mechanical ventilation with heat recovery (MVHR) operational noise limits, acoustic performance test certificates as appropriate ~~for that particular unit, or group of units~~ shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Reason: In the interests of the amenities of future occupiers of the development, (NWCAAP policy NW2).

INFORMATIVE: This condition can be part discharged to enable occupations ahead of the full discharge of the condition.

The Deputy NWC Project Director for Cambridge University Heather Topel and the Planning Manager Joanna Thorndike for the Applicant addressed the Committee in support of the application.

A resident of Huntingdon Road had registered to speak in objection but was subsequently unable to attend the meeting; an email which contained a written statement was read out at Committee.

The Committee made the following comments in relation to the report:

- i. Questioned how individuals could access their properties with their bicycles and how residents would be able to get their bicycles down to the basement.
- ii. Questioned the use of buff brick work and visitor car parking spaces.
- iii. Questioned whether the plans provided to the Committee included the boundary line between Cambridge City and South Cambridgeshire and the governance arrangements for cross-boundary sited properties.
- iv. Questioned how vehicular traffic entered and exited the site and what plans were in place to encourage sustainable modes of transport.
- v. Questioned whether the amended conditions circulated at Committee were appropriately worded for the purposes intended.
- vi. Asked if any play equipment would be provided for disabled children and whether any benches provided could have arm rests to assist people when they sat down or stood up.

In response to Members' questions the Senior Planner (City) made the following comments:

- i. There were three ways in which individuals could access their property with a bicycle, the first was by a shared bicycle and vehicle ramp operated by a key fob to the basement, the second was that bicycles could be taken through the front door of properties, the third was via two lifts on Green Street.
- ii. Buff bricks had a depth of texture and tone and would be scrutinised through the materials discharge condition. Visitor parking spaces were situated on secondary streets and would be controlled by parking permits through a Management Company as these streets were not going to be adopted by the County Council.
- iii. The boundary between Cambridge City and South Cambridgeshire went through 2 – 3 houses on Green Street and through the Veteran Oak apartments. Confirmed that this was not an unusual situation. The development was a complex one, which formed part of a wider development and it would have been difficult to design the scheme

- around the district boundary. Governance arrangements would be resolved between the relevant services within the two district Councils.
- iv. The site had three exits, two onto Huntingdon Road and one onto Madingley Road. There was a travel plan which would encourage the use of sustainable modes of transport.
 - v. The minor amendments to conditions were proposed as part of a balanced approach to enable the developer to be able to get on to the site, the conditions would be discharged in full at a later date.
 - vi. There was no formal requirement to provide a play area for this part of the development and it was agreed that the provision of benches with arm rests would be discussed with the applicant.

Resolved (by 14 votes to 0) to grant the application for planning permission in accordance with the officer recommendation as amended by the pre-committee amendment sheet for the reasons set out in the report and subject to the conditions recommended by the officers as amended by the pre-committee amendment sheet and the amended conditions tabled at Committee as detailed below.

1. Prior to the commencement of development, except for any underground enabling works, samples of the materials to be used in the construction of the external surfaces of that buildings, which includes external features such as windows, doors and lintels shall be submitted to and approved in writing by the local planning authority.

Prior to the commencement of development, except for any underground enabling works, 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. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (NWCAAP policy NW2)

2. Prior to the commencement of development, except for any underground enabling works, of the areas of public and private realm approved and identified below, samples of the materials to be used in the construction of all the external surfaces (which include, kerbs, footways, cycleways and carriageway) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

(areas defined within pages 159 and 160 of the Design and Access Statement)

- a) Villa Street
- b) Neighbourhood Terrace
- c) Tree Street and Green Street
- d) East, West and Central Mews
- e) South Terrace

Reason: To ensure that the appearance of the external surfaces is appropriate. (NWCAAP policy NW2).

3. Prior to commencement of the development details of the inlets into the swale on Green Street shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order that adequate provision is made for sustainable urban drainage on the site and to ensure the inlet features are attractive in design, (NWCAAP Policy NW25).

4. Prior to commencement of the development details of all permeable paving, including structural design calculations, 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: In order that adequate provision is made for sustainable urban drainage on the site and that detailed construction plans accord with the overall scheme of attenuation, (NWCAAP Policy NW25).

5. Prior to commencement of the development, details of the above basement attenuation in relation to the Veteran Oak Apartments shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order that adequate provision is made for sustainable urban drainage on the site and that detailed construction plans accord with the overall scheme of attenuation, (NWCAAP Policy NW25).

6. Prior to the installation of any above ground waste hoppers, detailed drawings of the hoppers and the associated floorplate shall be submitted to and approved by the local planning authority. The approved hoppers and floorplates shall be installed and operational, prior to the occupation of the units to which they serve. Development shall be carried out in accordance with the approved drawings.

Reason: To ensure that the appearance of the underground waste hoppers and floorplates are appropriate. (NWCAAP policy NW2)

7. No development, except for any underground enabling works, shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The details shall include:

- a) For hard landscape, these details shall include, details of rills, headwalls and other drainage features, vehicle and pedestrian swale crossings and external lighting.

- b) For soft landscape works, these details shall include to-scale detailed planting plans with schedules of plants, noting species, plant sizes and proposed numbers and planting densities.

The works shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (NWCAAP policy NW2).

8. No development shall take place until details of planting areas, and in particular in relation to underground utilities (including drainage and attenuation tanks), have been submitted to and approved in writing by the local planning authority.

These co-ordinated landscape/engineering details shall include plan views with corresponding sections (on the same drawing) to show how all utilities will be positioned underground adjacent to planting areas. The planting areas will be demonstrated to be large enough for sustainable, long term planting. The utilities areas shall also be demonstrated to be suitably protected from damage or future

disturbance. The works shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (NWCAAP policy NW2).

9. No development, except for any underground enabling works, shall take place until there has been submitted to and approved by the local planning authority a softworks specification to include, ground preparation, topsoil specification, cultivation, tree pit details and rootcell installation method statement, planting, mulching, form of plant support and watering. The works shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (NWCAAP policy NW2).

10. No development, except for any underground enabling works, shall take place until there has been submitted to and approved by the local planning authority in writing details of the boundary treatments indicating the positions, height, type, design and materials of boundary treatments, particularly on the perimeter of the development site and along the public areas. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (NWCAAP policy NW2).

11. The development shall be constructed fully in accordance with the approved plans and noise insulation / attenuation scheme recommendations and principles as detailed in the submitted AECOM Infrastructure and Environment UK Limited document titled North West Cambridge, Lot M1/M2 Reserved Matters Application, Noise Insulation Scheme, August 2015-Prepared for: Hill Residential North West Cambridge (NWC-AECOM-M1/M2-LTW-XX-RPT- AC-0001, Revision 00 dated August 28th 2015), submitted pursuant to condition 50 of variation consents S/2036/13/VC-SCDC and 13/1402/S73- Cambridge City.

Reason: In the interests of the amenities of future occupiers of the development, (NWCAAP policy NW2).

12. Prior to any occupation a Noise Insulation Scheme (as detailed in condition 11 above) post construction / installation completion and performance testing report to include details of the airborne sound attenuation specification / performance standards of the external building facade elements and whole house ventilation system / mechanical ventilation with heat recovery (MVHR) operational noise limits, acoustic performance test certificates as shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Reason: In the interests of the amenities of future occupiers of the development, (NWCAAP policy NW2).

13. Before any properties within parcel M2 are occupied, an operational noise assessment and scheme for the insulation of any plant and equipment as appropriate, in order to minimise the level of noise emanating from the said plant and equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and retained thereafter.

Reason: In the interests of the amenities of future occupiers of the development, (NWCAAP policy NW2).

14. No development shall take place until details of the implementation; maintenance and management of the surface water drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: In order that adequate provision is made for sustainable urban drainage on the site and that detailed construction plans accord with the overall scheme of attenuation, (NWCAAP Policy NW25).

15. Application Drawings - Schedule of updated drawings
16. Prior to occupation of the development details of provision for compost waste receptacles for each house type 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: So that adequate refuse provision is made for future occupiers of the development, (NWCAAP policy NW2).

17. The underground waste hoppers hereby approved shall include a method of monitoring fill levels.

Reason: To ensure that there is sufficient capacity within the underground system for future occupiers. (NWCAAP policy NW2).

18. Informative

To satisfy this Noise Insulation Scheme condition the rating level (measured or predicted in accordance with the principles of BS4142:2014) from all plant and equipment, vents etc (collectively) associated with this application should be less than or equal to the future predicted background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period),

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

19 Informative

Underground enabling works for the purpose of conditions is defined as works approved under planning permissions 13/0537/REM and S/0857/13/RM (Earthworks) and 13/1401/REM and S/2037/13/RM (Underground Infrastructure within this application boundary).

For Clarity, piling (instalment of pile caps and ground beams) will be included under the terms 'enabling works' as described within the relevant conditions that are part of this Reserved Matters Permission.

This is because enabling works and piling in the instance of Lot 2, will not prejudice the discharge of conditions worded as 'prior to the commencement, except for enabling works'.

20. Informative

Conditions 2 and 12 can be part discharged to enable occupations ahead of the full discharge of the condition.

15/19/JDCC Pre-application Member Briefing - Land at Chesterton Sidings, Cowley Road Cambridge

The Committee received a presentation on the land at Chesterton Sidings, Cowley Road Cambridge.

Members raised comments and questions as listed below. Answers were supplied but as this was a pre-application presentation, none of the answers were to be regarded as binding and so are not included in the minutes.

1. Questioned whether the game of life design for the station building would or could be dynamic.
2. Questioned how many car and cycle trips were expected.
3. Questioned whether there was an intention to build on top of the car park.

The meeting ended at 12.30 pm

CHAIR