



## Cambridge City Council

### Planning - Pre-Application Developer Presentations

**Committee Members:** Councillors To All members of Planning Committee

*Published & Despatched: Tuesday, 6 October 2015*

**Date:** Wednesday, 14 October 2015  
**Time:** 10.00 am  
**Venue:** Committee Room 1 & 2 - Guildhall  
**Contact:** Claire Tunnicliffe

#### AGENDA

##### **Councillor attendance**

Whilst any subsequent planning application relating to this site will be determined by the Planning Committee, all Councillors are invited to attend and take part in this pre-application developer presentation.

##### **Purpose of the meeting**

These meetings allow developers an early opportunity to present proposals for future planning applications to elected members of the Council.

The process allows Councillors to feed into the process at an early stage and raise any questions or concerns that can then be addressed by the developer prior to a formal planning application being submitted.

Whilst the meetings will be held in public, they do not form part of the formal decision making process. All planning applications will be determined in line with formal processes as adopted by Cambridge City Council.

##### **Format of the Meeting**

For each Briefing:

- Introduction by the Head of Planning Services or a Senior Planning Officer – up to 10 minutes
- Presentation by the developer of the proposal – up to 30 minutes
- Opportunity for Members to ask questions, raise issues, seek clarification, comment on the apparent positive and less positive aspects of the proposal – up to 40 minutes

During this part of the meeting it is important that Councillors who may ultimately make the decision on any subsequent planning application do not feel unduly constrained by what they can ask or raise. However they should avoid expressing views that might give any appearance that they are approaching the proposal with a closed mind. The discussion should not be used for negotiations with the developer. These should take place with officers separately from the meeting. Members of the public must refrain from entering into the discussion at the meeting.

- Summing up – up to 10 minutes

A Planning Department representative will take notes of the meeting, which will be a summary of the proceedings. Nothing said by Councillors at the meeting will in any way be binding on the Committee that subsequently determines the application. The notes will be uploaded to the City Council's website upon completion.

## **1 APOLOGIES**

## **2 DECLARATION OF INTERESTS**

## **3 PRE-APPLICATION BRIEFING - CAMBRIDGE BIOMEDICAL CAMPUS PHASE 2**

The Cambridge Biomedical Campus (CBC) Phase 2 site is situated to the South of the first phase. The site is bounded by the Addenbrooke's Rd and railway to the west, Dame Mary Archer Way to the north, the Bell School Site (residential site currently under construction) to the east and the Green Belt to the south. The site (approximately 10ha) was taken out of the Green Belt in the 2006 Cambridge Local Plan (site 9.09) for clinical development and research uses but was safeguarded for post 2016.

The site did not form part of the application approved in 2009 for Phase 1 of the CBC development. The site now forms part of Policy 16 in the Draft Cambridge Local Plan and para 3.46 states that 'development here will be similar to that approved for the remainder of the site, with approximately a third of the land to be developed for NHS and private clinical development and two-thirds for biomedical and biotechnology research and development activities'.

The new master-plan is currently the subject of pre-application discussions and an Environmental Impact Assessment including Landscape Visual Impact Assessment and Transport Assessment. The application will come forward in outline form.

Parallel to the outline application a full application is also likely to come

forward for the first building on the site, which will be the 'gateway building' to the west of the site. Although a full application, this building will be worked up alongside the parameter plans for the outline application to ensure comprehensive development of the wider site.

This briefing is intended for officers and the applicants to update members on progress to date and to discuss the key issues ahead of a target submission for a new outline application.

## Information for the Public

**Location** The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

**Filming, recording and photography** The Council is committed to being open and transparent in the way it conducts its decision making. The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

Anyone who does not want to be recorded should let the Chair of the meeting know. Those recording meetings are strongly urged to respect the wish of any member of the public not to be recorded.

**Fire Alarm** In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

**Facilities for disabled people** Level access to the Guildhall is via Peas Hill.  
A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

Accessible toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

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