



PLANNING - PRE-APPLICATION DEVELOPER PRESENTATIONS

To: All members of Planning

Despatched: Tuesday, 3 November 2015

Date: Wednesday, 11 November 2015

Time: 10.00 am

Venue: Committee Room 1 & 2 - Guildhall

Contact: Toni Birkin

Direct Dial: 01223 457013

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 Committee Manager

2 DECLARATION OF INTERESTS Committee Manager

3 PRE-APPLICATION BRIEFING BY THE DEVELOPER - WEST'S GARAGE SITE, 217 NEWMARKET ROAD.

The site lies at the corner of Newmarket Road and River Lane. It has been occupied since the 1950's by a motor vehicle business.

The site is not allocated in the Cambridge Local Plan (2006), nor in the Cambridge Development Plan 2014 Draft Submission. It does however, lie within the area of the Eastern Gate SPD, and within the Eastern Gate Opportunity Area in the Draft Submission.

The site falls outside any conservation area, but the boundary of the Riverside section of Central Conservation Area runs along the western and northern boundaries of the site.

The applicants intend to come forward with proposals to remove all of the existing buildings on the site and to redevelop the site for student accommodation.

It is intended to re-develop the site in line with the Eastern Gate SPD in terms of the scale of the building and to provide in the region of 200 student rooms for occupation by students of one of the city's two universities together with recreation space and associated landscaping.

The current scheme has been developed following a previous refusal of planning permission at the site for the erection of new student housing (202

study bedrooms) and associated communal facilities, cycle parking, and external landscaping following demolition of the existing buildings. The application (ref 14/1154/FUL) was refused at planning committee in May 2015. The 6 reasons for refusal related to:

- Height/massing and relationship with the Corner House public house.
- Relationship and sense of dominance to River Lane properties.
- Impact on properties on Godesdone Rd (sense of dominance and design)
- Poor amenity for future occupants
- Lack of occupancy restriction to students.
- Lack of S106 contributions provision for open space, sports facilities and public art.

Since the refusal of planning permission, significant changes have been made to the design and layout of the scheme to address the previous concerns and the agents/applicants have also engaged with the local residents.

This briefing is intended for officers and the applicants/agents to update Members on progress to date and to discuss the key issues ahead of submission for a formal new 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.

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Queries on reports If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or

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