

# **JOINT DEVELOPMENT CONTROL COMMITTEE - CAMBRIDGE FRINGES**

## **Membership**

**Cambridge City Council:** Cllrs Blencowe (Vice-Chair), Baigent, Bird, Price, Holt and Tunnacliffe, Alternates: Gawthrope, T. Moore and Smart

**Cambridgeshire County Council:** Cllrs Ashwood, Hipkin, Kenney and Orgee, Alternates: Harford, Loynes, Nethsingha and Williams

**South Cambridgeshire District Council:** Cllrs Bard (Chair), Cuffley, de Lacey, Nightingale, Turner and Van de Weyer, Alternates: Bygott, Cattermole, Corney, Wotherspoon, Lockwood, Davies and Stonham

**Date:** Wednesday, 19 April 2017  
**Time:** 10.30 am  
**Venue:** Committee Room 1 & 2 - Guildhall  
**Contact:** Democratic Services      **Direct Dial:** 01223 457013

## **AGENDA**

### **Member Development Programme**

9.30 to 10.30 AM - **Committee Room One**

Strategic sites school provision and delivery update –Cambridgeshire County Council education officers.

#### **1 Apologies**

To receive any apologies for absence.

#### **2 Declarations of Interest**

Members are asked to declare at this stage any interests that they may have in an item shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Monitoring Officer **before** the

meeting.

**3 Minutes** (*Pages 7 - 12*)

To confirm the minutes of the meeting held on 15<sup>th</sup> March 2017 as a correct record.

**City and County Members only have voting rights on Clay Farm applications**

**4 16/2149/REM: Land between 125 and 129 Shelford Road and Clay Farm Parcel 12C** (*Pages 13 - 28*)

### **Quorum for This Item/Application:**

The quorum for the Committee comprises 3 members of Cambridge City Council, 3 members of South Cambridgeshire District Council and 2 members of Cambridgeshire County Council.

### **Speaking at the Committee by Other Members of the Councils**

A member of any of the councils who is not a member of the committee or a member of a parish council (in respect of applications relating to sites in their own parish) may speak at a meeting of the committee at the request or with the permission of that committee or of its Chair made or obtained before the meeting. Such request or permission shall specify the matters in respect of which the member shall be permitted to speak.

## **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.

**Public Participation** Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the day before** the meeting.

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

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**Representations on Planning Applications**

Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

The submission of late information after the officer's report has been published is to be avoided.

A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report. Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

**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.

<b>Facilities for disabled people</b>	<p>Level access to the Guildhall is via Peas Hill.</p> <p>A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.</p> <p>Accessible toilets are available on the ground and first floor.</p> <p>Meeting papers are available in large print and other formats on request prior to the meeting.</p> <p>For further assistance please contact Democratic Services on 01223 457013 or <a href="mailto:democratic.services@cambridge.gov.uk">democratic.services@cambridge.gov.uk</a>.</p>
<b>Queries on reports</b>	<p>If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or <a href="mailto:democratic.services@cambridge.gov.uk">democratic.services@cambridge.gov.uk</a>.</p>
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## **JOINT DEVELOPMENT CONTROL COMMITTEE - CAMBRIDGE FRINGES**

15 March 2017  
10.30 - 11.40 am

**Present:** Councillors Bard (Chair), Blencowe (Vice-Chair), Baigent, Bird, Price, Holt, Ashwood, Hipkin, Orgee, Cuffley, Nightingale and Van de Weyer

### **Officers Present:**

New Neighbourhoods Development Manager: Sharon Brown  
Planning Team Leader: Paul Mumford  
Senior Planning Officer: Katie Christodoulides  
Principal Planning Officer: Katie Parry  
Legal Advisor: Rebecca Williams  
Democratic Services Officer: Daniel Snowdon

### **Developer Representatives:**

Bidwells, Jake Nugent  
Bidwells, Neil Waterstone

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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### **16/64/JDCC Apologies**

Apologies were received from Councillors De-Lacey, Kenney, Tunnecliffe (Councillor Moore substituting) and Turner.

### **16/65/JDCC Declarations of Interest**

None.

### **16/66/JDCC Minutes**

The minutes of the meeting held on 15 February 2017 were agreed and signed as a correct record.

### **16/67/JDCC S/2646/16/RM & 16/1769/REM: Phases 10 & 11, Trumpington Meadows**

The Committee considered a reserved matters application for Phases 10 and 11 that included 392 new dwellings, 40% of which were affordable with associated internal roads, car and cycle parking, landscaping and open space pursuant to outline planning approval S/0054/08/O

Mr Jake Nugent, agent for the applicant addressed the Committee in support of the application.

The Committee made the following comments in response to the report.

- i. Drew attention to the endorsements received on the application and welcomed the provision and type of affordable housing within the proposed phase of the development.
- ii. Clarified routes through the development, confirming that there were no cul-de-sacs and questioned routes for cyclists.
- iii. Questioned the provision of disabled visitor parking and its location in relation to the proposed development.
- iv. Clarified the overall number of car parking spaces that would be provided within the development.
- v. Drew attention to shared use pavements that were unsuitable for the elderly.
- vi. Queried the provision of cargo bike storage on the proposed development.
- vii. Queried how the application had altered from when it had received comments from the Cambridgeshire Quality Panel.
- viii. Highlighted the importance of ensuring that communal refuse bins were accessible for disabled people.

In response to Members' questions Officers said the following:

- i. Confirmed that all streets within the development connected and drew attention to the link between the country park and the site. Officers pointed out that vehicles would not be travelling quickly through the site because of the nature of the road and its design.
- ii. Confirmed that further consideration would be given to the quantity and location of disabled visitor car parking at the development.
- iii. Explained that there was an error contained within the officer report regarding the overall number of car parking spaces and the actual total number was 561.
- iv. Drew attention to the provision of cargo bike storage planned within the development that consisted of secure wooden bike sheds located in the rear garden of every house and all apartments would have a secure



communal cycle parking area with Sheffield stands and provision of off gauge cycle spaces to allow sufficient space for trailer and cargo bikes.

- v. Explained that the changes to the application from when it was presented to the Cambridgeshire Quality Panel were minor.
- vi. Explained that management of refuse would fall within the remit of the site-management company. Officers confirmed that discussions would take place with the developer regarding the matter.

#### The Committee:

**Resolved (unanimously)** to approve the application in accordance with the officer recommendation and subject to the conditions set out in the officer report.

#### **16/68/JDCC S/0009/17/DC & S/2732/16/DC and 15/2317/COND3 & 15/2317/COND20: Land at Chesterton Sidings, Cowley Road, Cambridge (Station development)**

The Committee received a report that recommended the discharge planning conditions related to planning applications S/2646/16/RM and S/2732/16/DC and 15/2317/COND3 and 15/2317/COND20 that related to land at Chesterton Sidings, Cowley Road, Cambridge. The report also recommended that a delegation be granted to the Joint Director for Planning and Economic Growth for Cambridge and South Cambridgeshire for condition 7 and 27 of planning application S/3102/15/FL and condition 20 of planning application 15/2317/FUL for agreement following acceptable positioning and design of the crossing for the busway.

The Committee noted the amendments detailed in the amendment sheet published and circulated in advance of the meeting.

Mr Neil Waterstone, agent for the applicant spoke in support of the application.

The Committee made the following comments in response to the report

- i. Queried the provision of tactile signage, highlighting its importance for the visually impaired and drew attention to the Emergency Procedure Strategy that did not take adequate account of people with sensory impairments.
- ii. Confirmed that a hedge illustrated along the boundary of the application site would have to be accounted for within any future planning application to develop land adjacent to the site.

- iii. Drew attention to the provision of lifts within the station and questioned disabled access to and from the platforms in the event of a lift breaking down.
- iv. Highlighted the importance of the Signage Strategy, drawing attention to the poor quality signage at the main Cambridge station.

In response to Members' questions officers said the following:

- i. Informed Members that work regarding signage at the station would continue as part of the Travel Plan which committed to continued monitoring and improvement of signage and communications. Officers advised that trains were fitted with hearing loops and the station would be equipped with digital signage and be staffed at all times.
- ii. Explained that staff would be available at the station to assist anyone with disabilities in the event of a lift failure. Arrangements would be made to transport the affected person to or from the next station by taxi. A procedure had been developed which covered all eventualities in case of lift failure.

The presenting officer informed Members of an error within the final recommendation that should request delegated authority for conditions 7 and 30 and that condition 27 should be deleted from the recommendation.

#### The Committee:

**Resolved (unanimously) to:**

- a) Condition 3 of S/3120/15/FL – Discharge
- b) Condition 3 of 15/2317/FUL – Discharge
- c) Condition 7 of S/3102/15/FL – Part discharge in relation to information and way finding signs 6 and 7 as shown on the following plans:  
5134906-RLS-CIS-HWY-00500 REV C02  
513906-RLS-CIS-HWY-00501 REV C02  
513906-RLS-CIS-HWY-00509 REVB02
- d) Condition 30 of S/3102/15/FL - Part discharge except for details that relate specifically to the crossing of the busway as detailed below:  
Appendix C  
Appendix E
- e) Condition 20 of 15/2317/FUL – Part discharge except for details that related specifically to the crossing of the busway as detailed below:  
Appendix C  
Appendix E

- f) Condition 35 of S/3102/15/FL – Agree
- g) That authority be delegated to Joint Director for Planning and Economic Growth for Cambridge and South Cambridgeshire for condition 7 and 30 of S3102/15/FL and condition 20 of 15/2317/FUL for agreement following acceptable positioning and design of the crossing for the busway.

The meeting ended at 11.40 am

**CHAIR**

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## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Joint Director of Planning and Economic Development

Date: 19<sup>TH</sup> April 2017

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<b>Application Number</b>	16/2149/REM	<b>Agenda Item</b>	
<b>Date Received</b>	07 December 2016	<b>Officer</b>	Aaron Coe
<b>Target Date</b>	15 March 2017		
<b>Parishes/Wards Site</b>	Trumpington Land Between 125 and 129 Shelford Road and Clay Farm Parcel 12C		
<b>Proposal</b>	Reserved matters of 07/0620/OUT for pedestrian and cycle route and emergency vehicular access		
<b>Applicant</b>	Countryside Properties Ltd		
<b>Recommendation</b>			
<b>Application Type</b>	Reserved Matters	<b>Departure: No</b>	

The above application(s) have been reported to the Planning Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

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## **0.0 INTRODUCTION**

- 0.1 In August 2010 outline approval was granted for the Clay Farm development of up to 2,300 homes, a local centre, schools and open space.
- 0.2 This development is now largely built out at the northern and southern ends with significant construction on going on the central parcels including around the local centre.
- 0.3 The outline application approved 6 parameter plans with which all reserved matter applications must comply. These covered land use, access, density, building heights, landscaping and urban design principles.
- 0.4 Now that a large part of the housing has been delivered, the walking and cycling connections are being progressed, of which this proposal is one element.

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is located on the southern fringe of the city within the Clay Farm development. It is located 3.7km south of Cambridge City Centre and to the west of Addenbrooke's Hospital.
- 1.2 The proposed access intends to provide an access link from Shelford Road to the Clay Farm site (Parcel 12C). Shelford Road is situated south of Addenbrooke's Road. There are two properties within close proximity to the proposed access road, to the north is 125 Shelford Road and to the south is 129 Shelford Road.
- 1.3 The proposed access links Shelford Road directly into Austin Drive, a residential area of Clay Farm parcel 12C.

## **2.0 THE PROPOSAL**

- 2.1 This application is a resubmitted reserved matters application following the withdrawal of the previous application to allow for further design development. This application is for the erection of an access link which is proposed to be 3 metres wide and 70 metres long. It is proposed to be located between the Clay Farm site and Shelford Road pursuant to outline approval 07/0620/OUT.
- 2.2 The site currently consists of over grown vegetation and shrubs. The land is part of the Clay Farm development site and is owned by Countryside Properties Ltd. There is currently a gate at the Shelford Road end of the access to restrict access.
- 2.3 The link would be for pedestrians and cyclists. The purpose of this is to offer an alternative route to using Addenbrooke's Road. The road also proposes to

deliver a function for emergency vehicles to enable faster response times. It is proposed that lockable bollards will be provided at each end of the access road to prevent use by other vehicles.

- 2.4 The access route would only be used by emergency vehicles in situations that will enable faster response times.
- 2.5 The link associated and lighting is proposed to be adopted by Cambridgeshire County Council.
- 2.6 The application is accompanied by the following supporting information:
  - 1) Planning Statement
  - 2) Drainage- impermeable membrane information
  - 3) Access to parcel 12 c- Drawing D125403-185-P6

### **3.0 RELEVANT SITE HISTORY**

Reference (City Council)	Description	Decision
07/0620/OUT	Main development outline application. 2300 dwellings, and community facilities	Permitted
09/0272/FUL	Spine road through Clay Farm site, linking Long Road with the Addenbrooke's Access Road.	Permitted
14/1724/REM	Reserved matters application for pedestrian, cycle and emergency vehicular access to Shelford Road pursuant to outline approval 07/0620/OUT	Withdrawn

### **4.0 PUBLICITY**

Adjoining Owners: Yes

Site Notice Displayed: Yes

### **5.0 POLICY**

5.1 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/6 8/2 8/3 8/4 9/5

5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
	<u>Area Guidelines</u> Cambridge Southern Fringe Area Development Framework 2006
	<u>City Wide Guidance</u> Cambridge and South Cambridgeshire Strategic Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006) Cambridge Walking and Cycling Strategy (2002)

5.3 **Area Specific Guidance**

1) Cambridge Southern Fringe Area Development Framework 2006

5.4 **Status of proposed submission- Cambridge Local Plan**

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of



instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies are of relevance,

- Policies 13 and 17: Emerging Cambridge Local Plan 2014 – Areas of Major Change and Opportunity Areas –General Principles /Southern fringe Areas of Major Change
- Policies 9/2, 9/3,9/5: Adopted Cambridge Local Plan 2006 –Areas of major Change/Southern Fringe

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 The Highways Authority does not consider that this application will have any significant adverse impact upon the operation of the highway network.

#### **Environmental Health**

- 6.2 The development proposed is acceptable subject to conditions.

- Construction hours
- Collection during construction
- Artificial lighting (Prior to installation lighting condition)

#### **Head of Streets and Open Spaces (Nature Conservation Officer)**

- 6.3 The development proposed is acceptable subject to conditions.

The lighting scheme should be conditioned to ensure an ecologically sensitive scheme that avoids illumination of adjacent gardens.

#### **Head of Streets and Open Spaces (Landscape Team)**

##### Comments as submitted

- 6.4 Information about the vegetation on either side of the fence boundaries is needed to ensure that the proposals do not impact on the root area of existing trees or hedges within neighbouring gardens. The applicant should submit a Tree and hedge survey and Impact Assessment where relevant constraints exist.

- 6.5 The slope which goes from 1:20 to a steeper grade towards the infiltration trench will initially be unsustainable and will revert to a single slope somewhere between the two. If this section shape is required, then turfing and or slope stabilisation matting (ie pre-seeded matting) will be required to retain the shape.
- 6.6 Some element of soft landscape works at the edges of the new path will be required upon completion of the path. Native grasses and wildflower seed mixes would be ideal in this situation which is mown less frequently than amenity grasses.

Comments as amended

- 6.7 The development proposed is acceptable subject to the following condition.
- Soft landscaping works details

**Head of Streets and Open Spaces (Sustainable Drainage Officer)**

Comments as submitted

- 6.8 In relation to the infiltration trench the applicants proposes an impermeable membrane to the sides and base which appears to be due to the proximity of the adjacent building. Clarification is required of where this trench then connects into on the proposals as essentially it can't act as an infiltration trench therefore it must have an outfall somewhere.

Comments as amended

- 6.9 Given the linear nature of the access track and the size of the trench being provided, satisfied that on the basis that some limited infiltration capability is possible and it will not cause any detriment. The details provided are acceptable.

**Head of Streets and Open Spaces (Cycling and Walking Officer)**

- 6.10 The development is acceptable subject to certain requirements being met.

Visibility will be an issue. Pedestrians on the footway will have difficulty seeing cyclists coming out of the path and vis versa. The tree on the south side appears to be within either the highway or within their site and should be removed and, if possible, the hedge to the north should be cut back.

Direction signage should be provided at each end of the path – the location and design of the signs should be conditioned.

The bollards should be highly reflective and of a suitable design. This should be conditioned.

- Removal of tree and maintenance of vegetation
- Design of the bollards

## **7.0 REPRESENTATIONS**

7.1 The owner/occupier of the following addresses have made a representation:

125 Shelford Road  
 129 Shelford Road  
 47 Austin Drive  
 49 Austin Drive

7.2 The representations are summarised as follows:

### Lighting and Ecology

- Lighting impact on neighbouring properties
- Impact of the development on the local bat, owl and bird populations
- Concerns with the maintenance of the access road.

### Drainage

- Fears that a sufficient drainage solution will not be implemented and neighbouring gardens will be negatively impacted

### Boundary issues

- Concerns regarding the loss of hedgerows
- Loss of a boundary that creates security and privacy concerns for neighbouring properties

### Highways, Access and Visibility

- Highway safety concerns on both Austin Drive and Shelford Road
- Concerns about the safety of cyclists accessing this road link from Shelford Road and also accessing Shelford Road from the proposed access.
- Impact of commuting cyclists through the residential area on local residents.

## **8.0 ASSESSMENT**

8.1 From the consultation responses and representations received and an inspection of the site and the surroundings, the main issues are:

1. Principle of development
2. Pedestrian and cycle network
3. Context of the site and design
4. Lighting
5. Drainage
6. Landscape and Ecology

## 7. Maintenance Responsibilities

### 9.0 Principle of development

- 9.1 Both the outline indicative permission masterplan and the approved access parameter plan show an access road in the location proposed in this application. Therefore, the principle of the access is compliant with the approved 2010 outline application.
- 9.2 The access road will facilitate an important link for pedestrians and cyclists from Shelford Road to the Clay Farm development. This is in accordance with the approved parameter access plan from the outline application.
- 9.3 The construction of this road will ensure safe pedestrian and cyclist access, as well as providing an important link for emergency vehicles when required to provide faster responses to emergency situations on the Clay Farm site. The presence of lockable bollards at each end of the access road will prevent the use of the proposed access by non-emergency vehicles. This proposal is therefore in accordance with Cambridge City Local Plan Policies 8/2 and 8/4 as it encourages sustainable transport choices through new development by maximising opportunities for walking and cycling by linking the new development with the surrounding walking and cycling network.
- 9.4 The proposed access intends to provide a more appealing link for pedestrians and cyclists than Addenbrookes Road to reach the Clay Farm development from the surrounding area.
- 9.5 The Clay Farm Design Code 2011 also highlighted the need for this pedestrian, cyclist and emergency vehicular access route.

### 10.0 Context of the site and design

- 10.1 The key design issues involve the function of the road and its impacts on neighbouring properties.
- 10.2 The design code highlights the importance of encouraging sustainable modes of transport. This proposal encourages walking and cycling, and it also promotes links with the surrounding walking and cycling network. Therefore, the proposal is in accordance with Local Plan policy 3/1 and 8/4.

#### Pedestrian and Cycle network

- 10.3 The application includes the cycle and pedestrian route that proposes to link the Clay Farm site to Shelford Road and the surrounding area. The

construction of the cycleway will comply with Appendix 2 of the Cambridgeshire Housing Estate Road Specification 2011.

- 10.4 Concerns were raised by residents of Austin Drive regarding the speed that commuting cyclists will travel along the proposed route and into the residential area. The cycling and walking officer has suggested the 2 bollards at both ends of the development are 800mm in height and include large reflective strips of paint on both sides in order. In the view of officers this will reduce the likelihood of conflict between users of the access road and the residents of neighbouring properties. Further details of the bollards would be secured by condition (condition 3). Immediately prior to the publication of this report, officers were made aware that some bollards have been installed already but that these are not in accordance with Council requirements. The applicant has been contacted and a further update will be provided on the Pre-Committee Amendment Sheet-at Committee.
- 10.5 Visibility issues were raised by the cycling and walking officer and it has been requested that the tree to the south of the development is removed to enable pedestrians on the footway to see cyclists entering the route and vice versa. Whilst this is not ideal, given the need to ensure improved visibility, it will contribute to resolving safety concerns and is therefore necessary in this instance.

## **11.0 Amenity**

### **11.1 Lighting**

Lighting was a concern highlighted by neighbouring properties in respect of the previously withdrawn scheme and this has been addressed in this resubmitted application. The route is proposed to be lit by three 5m lighting columns with shields to provide shade for adjacent dwellings rather than the 6m lighting columns proposed in the previous application. The use of low level lighting (5m) is not usually accepted by the Highways Authority, however the lighting at this level has been agreed for this application to reduce the impact on neighbouring residential properties. Moving the lighting columns to the south side of the access rather than the north side has been implemented to ensure that the shields prevent lighting impacts on neighbouring properties.

A lighting scheme will be completed by the applicant and a prior to installation condition has been attached (condition 4). It is therefore considered that the concerns about the impacts on the amenity of surrounding properties have been addressed. Again, immediately prior to the publication of the report, it has been noted that incorrect lighting has been installed already and the applicant will be contacted direct about this and a further update provided on the Pre-Committee Amendment sheet/at Committee.

## 11.2 Drainage

In both the previous submission and the current application neighbours have raised concern with the drainage system for the proposed access road. The plans consist of an infiltration trench to the south of the road. The drainage trench will include an impermeable membrane. This design has been assessed by the City Councils drainage officer and has been considered acceptable because of the linear nature of the access and the size of the trench being provided. There are therefore considered to be no adverse drainage implications for surrounding properties arising from these proposals.

## 11.3 Highway Safety

Due to the orientation of the nearby properties on Austin Drive residents should be entering the highway in forward gear having reversed into their drives. It is the Highway Officers officers view that residents will be able to re-enter the highway safely.

The access is anticipated to be used very rarely by emergency vehicles. Audible and visual warnings will also be fitted to the vehicles. The safety of pedestrian and cyclists is unlikely to be put at risk.

The proposed access route intends to comply with Appendix II of the Cambridgeshire Housing Estate Road Specification 2011.

The proposals are therefore acceptable in highways safety terms.

## 11.4 Ecology and Landscape

The applicant implemented a precautionary method of working report which was conducted by an Ecological Clerk of Works on site. This report was assessed by the Council and it was considered acceptable. The clearance of the vegetation took place outside of bird nesting season to reduce the risk of disturbance.

Furthermore, the tree survey and impact assessment was also submitted by the applicant, this was then assessed by the City Councils landscape architect. The assessment was deemed acceptable as the majority of vegetation was found in the survey to be low quality. The survey highlighted a single birch tree is located in the neighbouring garden (125 Shelford Road) but the roots would not be impacted by the proposed development. The City Councils nature conservation officer found there to be no adverse ecological impacts associated with the proposed development.

## 11.5 Privacy

The proposed development complies with the approved access parameter plan and the existing boundaries of neighbouring properties will not be

impacted by the proposed development. Therefore, subject to the installation of suitable lighting structures, the proposals are not considered to have an adverse impact on the privacy of residents and are considered to be acceptable.

#### 11.6 Maintenance Responsibilities

The link and lighting is intended to be adopted and maintained by Cambridgeshire County Council. This will be secured through a separate legal agreement between the County Council and the applicant.

#### 12.0 **Conclusion**

The proposal has been developed in line with the approved outline permission parameter plans and the site-wide Design Code. The function of the access road for cyclists, pedestrians and when necessary emergency vehicles will provide an important connecting link between the southern part of the Clay Farm site to Shelford Road and the wider area. It is recognised that the access road will intensify the use of nearby residential areas but this has been considered at outline stage. A number of issues such as lighting, landscaping, privacy and highways safety have been subject to negotiations and discussions and are considered to have been satisfactorily addressed, subject to imposition of appropriate conditions.

#### **RECOMMENDATION**

**APPROVE** subject to the following conditions:

#### 13.0 **PROPOSED CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The proposed access shall only be used as a footpath/cycleway link and as an access for emergency vehicles only.

Reason: In order to safeguard residential amenity (Cambridge Local Plan policies 3/4 and 3/7 and Cambridge Southern Fringe Area Development Framework).

3. Within two months of the date of this permission, a large scale plan shall be submitted to the local planning authority for approval detailing the following elements:

- The proposed finish of the access surface
  - The details of the design of the proposed bollards
  - The details of the maintenance arrangements to be put in place to ensure the upkeep of the access and any associated planting that is proposed
  - The development shall be carried out in and maintained thereafter in accordance with the details approved.
4. Within 2 months of the date of this permission, an artificial lighting scheme shall be submitted to the local planning authority for approval. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).  
The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.
5. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.  
Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)
6. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.  
Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)
- The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
7. Soft landscaping works details: Within two months of the date of this permission, details of soft landscape works have been submitted to the local planning authority for approval. 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. The development shall be carried out in accordance with the details that are submitted to and approved by the City Council.

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)

8. The development shall be carried out in accordance with the following approved drawings:

Access to Parcel 12C - D125403/185 P6

### Informative

It is noted that inappropriate bollards and lighting have already been installed.

The applicant is strongly advised to remove these urgently and to provide details of suitable proposals, in accordance with the Council's requirements and the conditions hereby imposed. The applicant is reminded of the City Council's powers of enforcement in this respect.

### **Contact details:**

To inspect the application or if you have any queries on the report, please contact:

CASE OFFICER: Aaron Coe

TEL: 01223 457201

E-MAIL: [Aaron.Coe@cambridge.gov.uk](mailto:Aaron.Coe@cambridge.gov.uk)

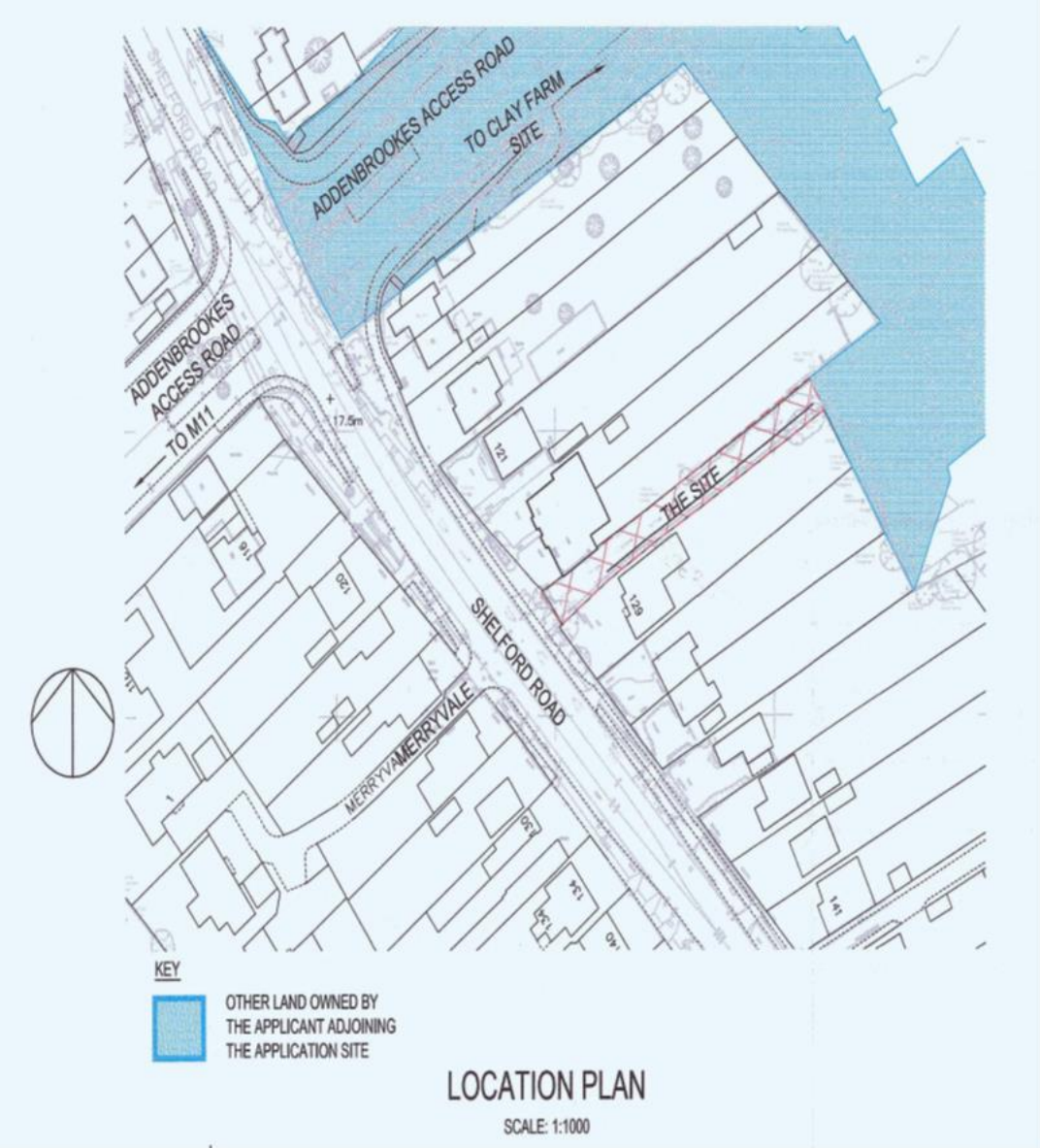
### **APPENDICES**

- Site location plan
- Context plan

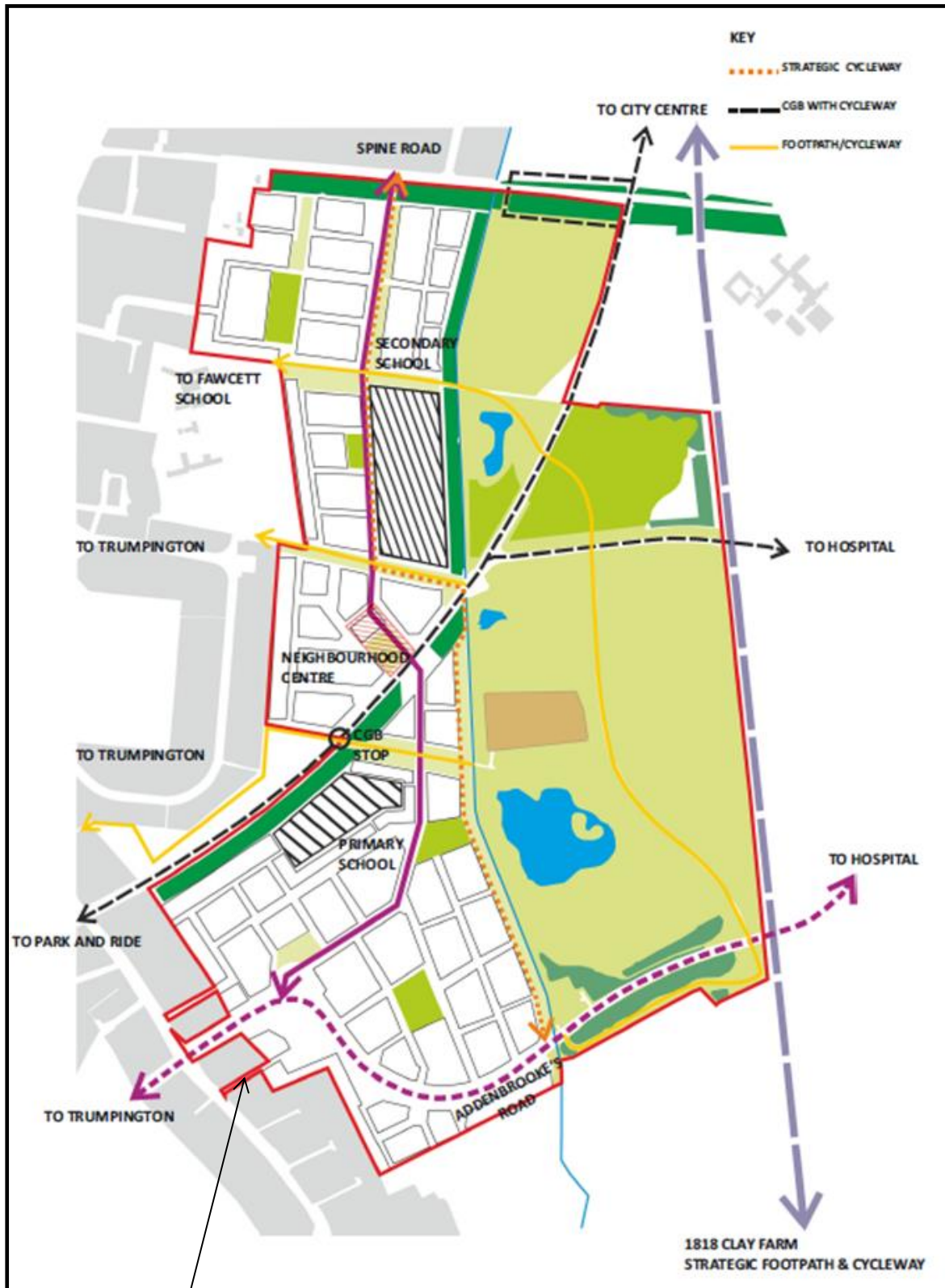
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**Appendices- 16/2149/REM**

Appendix 1- Location Plan



Appendix 2- Wider Site Plan



Proposed link