



## Cambridge City Council

### PLANNING - PRE-APPLICATION DEVELOPER PRESENTATIONS

**To: Planning Committee Members and Relevant Ward Councillors:**

*Published & Despatched: Thursday, 15 September 2016*

**Date:** Friday, 23 September 2016

**Time:** 10.00 am

**Venue:** Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

**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**

## **2 DECLARATION OF INTERESTS**

## **3 PRE-APPLICATION BRIEFING BY THE DEVELOPER - (UKCRIC, West Cambridge Campus, Madingley Road)**

Approx: 10:00 am – 11:30 am

### **UKCRIC, West Cambridge Campus, Madingley Road**

#### Existing West Cambridge site – general context

The West Cambridge Site is a major new academic development being undertaken by the University of Cambridge. Development has begun in accordance with the approved planning permission in 1999.

The West Cambridge Site has been slow to develop. Perceptions of the site include concerns over remoteness, isolation, lack of social life, high car dependency and lack of character. Some elements of the public realm which have been provided, such as the western lake, are open and exposed as development is yet to complement it. There is a general lack of activity on site. Car parking dominates the site and severs the public realm from buildings. The site suffers from a lack of facilities, although the sports centre has helped start to readdress this issue over the last 18 months.

The Council has identified an overall strategic need for further employment

growth across the City in the emerging Local Plan, including making more efficient use of existing employment sites. The densification of the West Cambridge site is acceptable in principle, subject to environmental, amenity and transport assessment as set out within emerging Local Plan Policy 18. The need for a 'comprehensive development approach' has been agreed through the 'statement of common ground' to mitigate the uplift in academic and commercial floor space that will be provided.

### The proposal

The pre application proposal is for the next phases of the relocation of the Department of Engineering from its existing site on Fen Causeway. The proposed building will have four levels of accommodation with a footprint of 4,500 sq m. This is part of an overall strategy to provide 100,000 sq m of academic floor space on the east side of the revised West Cambridge masterplan. The outline application **16/1134/OUT** was submitted on 16 June 2016 and is currently under determination.

The proposed application site is situated on the eastern side of JJ Thomson Avenue to the rear of the Centre for Advanced Photonics and Electronics (CAPE). It falls within 'East Forum key place', 'East Green Link' and 'Clerk Maxwell Road site edge' within the Design Guide which accompanies the West Cambridge outline application.

This proposal needs to be considered in context with the emerging outline application, parameter plans, Design Guide and other associated strategies. The outline application itself is currently under review and may be subject to change.

Because of the timescales involved, UKCRIC is likely to be submitted as a separate full planning application.

The key issues are:

Compliance with the emerging parameter plans and Design Guide for the revised West Cambridge outline permission.

Design and appearance of the building in context.

Massing and street scene.

Active frontages and shared facilities.

Landscape strategy.

Drainage approach.

Servicing and access.

Cycle parking strategy.

Inclusive access.

## 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.

**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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