

# Public Document Pack



## Cambridge City Council

### PLANNING - PRE-APPLICATION DEVELOPER PRESENTATIONS

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

*Published & Despatched: Tuesday, 4 October 2016*

**Date:** Wednesday, 12 October 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 - CB1 Blocks B2/F2 Blocks B2 and F2 CB1 Station Area Redevelopment (Land South of Devonshire Road and East of Ravensworth Gardens) (Pages 5 - 6)**

Approx: 10:00 am – 11:30 am

## 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).

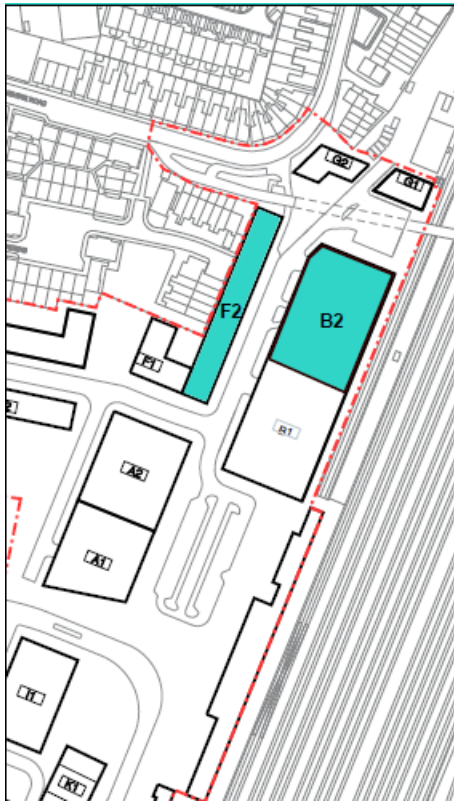
**Queries on reports** If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

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## CB1 Station Area Redevelopment – Blocks B2/F2



Application for Pre-Application Advice ref 16/5164/PREAPP

Current Proposal: 123 residential units, Multi-storey car park associated with Cambridge Station, retail units and office accommodation for XTC

### **Background**

Outline planning permission was granted in 2010 for the CB1 Station Area Development. The approved plans are a series of Parameter Plans which define the maximum building envelope (including height) of each block, the uses within the development etc. A number of planning applications have come forward in the last 6 years and most of the blocks that were permitted benefit from planning permission. In some cases full planning applications have been required because the size of the fully detailed building exceeds the Parameter Plan envelope or because the proposed use has changed.

In terms of current applications the only major application that has not yet been brought to Planning Committee relates to Blocks I1 and K1 which occupy the southwest corner of Station Square. The proposals for these blocks have been the subject of an extensive viability assessment.

Blocks B2 and F1 are in the northern part of the CB1 development area. Block F2 benefits from Outline consent for residential use on all floors. Block B2 falls partly in the envelope of Block B1 which was proposed for car and cycle parking in the Masterplan/Outline.

Block B1 has been partially developed as the IBIS hotel and Cycle Point, the Station Cycle Park.

Block F2 now includes office and commercial space on the ground floor and exceeds the heights shown in the Outline Parameter Plans therefore a full planning application is expected.

Block B2 will accommodate a multi-level car park for the Station with residential accommodation above. Again a full planning application is expected to come forward in combination with Block F2.

Blocks B2 and F2 are particularly significant because they are the last blocks to be developed at part of the overall CB1 Station Area scheme. They bring forward the opportunity to complete the public realm between the Station Square and Devonshire Road.

### **Key issues for the consideration of Blocks B2 and F2**

Officers have been providing advice to Brookgate and their project team which includes architects and landscape architects. The following key issues have been identified:

- Meeting the vision of the CB1 development to provide a mixed use, sustainable development around an enhanced transport interchange
- Introduction of PRS (private rented sector) housing into the scheme
- The interrelationship with the proposals to bring forward residential development on Station Square (Blocks I1/K1) in lieu of office development
- The height and scale of buildings in relation to the approved parameter plans
- Close relationship between the Carter Bridge and Block B2
- Impacts on existing residents in Block F1 as constructed and in Ravensworth Gardens
- Meeting the needs of Station users by providing a safe, well designed public realm
- Inclusion of retail/office uses in the ground floor of Block F2 in the light of the original vision to limit retail uses to the Station Square area