

# Public Document Pack



## Cambridge City Council

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

10.00 am Wednesday, 26 October 2016

Council Chamber, The Guildhall, Market Square, Cambridge,  
CB2 3QJ

Contact: Sarah Steed Direct Dial: 01223 457013

### **AGENDA**

<b>JOINT DEVELOPMENT CONTROL COMMITTEE</b>
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**To: Committee Members:**

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

County: 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

**1 Introduction by Chair to Forum**

**2 Apologies**

To receive any apologies for absence.

**3 Declarations of Interest**

Members are asked to declare at this stage any interests that they may have in an application 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 Head of Legal Practice **before** the meeting.

**4 Application and Petition (C/5007/16/CC / Land between Coldham's**

## **Lane and River Cam, through Coldham's Common, Barnwell Junction Pastures and Ditton Meadows Cambridge)**

Application No: C/5007/16/CC

Site Address: Land between Coldham's Lane and River Cam, through Coldham's Common, Barnwell Junction Pastures and Ditton Meadows Cambridge

Description: Phase 1 of the Chisholm Trail, a north-south pedestrian and cycle path from the River Cam to Coldham's Lane broadly parallel to the railway line. Including widening of the walkway beneath River Cam railway bridge, new underpass under Newmarket Road, bridge across Coldham's Brook, replacing culvert with bridge on Coldham's Common, new paths and improvements to existing paths

Applicant: Cambridgeshire County Council

Agent: Ralph Lewis, Atkins

Address: Euston Tower, 286 Euston Road, London, NW1 3AT

Lead Petitioner Against: Resident of Brampton Road, Cambridge

Lead Petitioner Support: Resident of Perne Road, Cambridge

Case Officer: Elizabeth Verdegem

### **Text of Petition Against the application**

**Title:** Save our rivers and meadows Lite

#### **Statement:**

We the undersigned petition the council to - for the submitted application for the north Chisholm Trail that we ask for the application to be withdrawn, and that they request the applicant : 1. recognises the significant environmental, social and landscape impacts of the present application; 2. confirms that they do not believe there is evidence that cycling benefits outweigh these impacts; 3. supplies additional information to be presented to address deficiencies; 4. explores the alternatives, such as the Cheap as Chips Trail 5. submits an Environmental Impact Assessment for the Chisholm Trail to allow consideration of in-combination and cumulative effects with other projects; 6. applies at least "No net loss" approach to biodiversity within this scheme.

#### **Justification:**

Explanatory text

We the undersigned object to the Chisholm Trail application as submitted. We ask that the application be withdrawn and the noted requests made of the applicant.

We believe that their location in two highly sensitive river valleys will irrevocably degrade this meadow landscape, and adversely affect the character of eastern Cambridge.

We assert that it is inseparably intertwined with that of the Abbey-Chesterton Bridge and its effects cannot be considered separately and requires an EIA.

We reach our position on it being contrary to policy, on our experiences of issues with the process and the obvious overlap of the two projects. The following are informative to this, and do not require a response.

#### Contrary to policy

We note the present application is contrary to Cambridge City Council development control policies and the National Planning Policy Frameworks, in particular but not exclusively that:

1. it has an adverse effect on protected and priority species e.g. otters and bats ;
2. its footprint of close to 5ha has an adverse effect on protected sites and priority habitats e.g. 4 Local Wildlife Sites and floodplain grassland;
3. it constitutes inappropriate development in a Green Belt;
4. it has an adverse effect on the landscape and character of the area, including the setting of the Riverside and Stourbridge Common and Fen Ditton Conservation Area;
5. it constitutes inappropriate development in a floodplain and increases flood risk;
6. the design quality of the bridges and scheme are poor;
7. it involves the development on contaminated land near Ditton Walk ;
8. it will have adverse impacts on heritage e.g. the Round House, Leper Chapel and quiet enjoyment of the area e.g. the Bumps course and rowing;
9. its construction will have significant social impacts on local people.

#### Issues with process

We take issue with the process of the application :

1. that the application form as submitted contains factual errors and an unclear description, in particular in the differences to planning application between this and the bridge ;
2. it is supported by insufficient information e.g. no full heritage assessment; no traffic assessment; effects on Fen Ditton Conservation Area
3. that the design and consultation process failed to consider alternatives

- e.g. use of existing cycle facilities via Cheap as Chips Trail;
4. that the consultation process has not been transparent or inclusive and is misrepresented in the application e.g. viz complaints about Local Liaison Forum;
  5. that no cost-benefit analysis has been made against the “do nothing” alternative;
  6. that the usage figures as presented are misleading e.g. based on entire trail construction and not northern section - including existing users of Coldhams Common;
  7. that no in combination or cumulative effects with the Chisholm Trail have been considered or EIA or SIA undertaken

### Overlap with Abbey Chesterton Bridge

The application for the Northern Section of the Chisholm Trail and the Abbey Chesterton Bridge are interdependent, sharing the same redline and many elements. The applications are meaningless as independent elements. The granting of either application prior to the other would create prejudicial issues, and neither would be deliverable on present submissions.

The separate applications have created confusion for consultees, who are unclear on what each scheme entails, as has been recognised by County planners.

We believe the artificial separation makes it impossible for proper consideration and an informed response.

### **Text of Petition in Support of the application**

**Title:** Build the Chisholm Trail Phase 1

#### **Statement:**

We the undersigned petition the council to We the undersigned support the planning application for the Chisholm Trail Phase 1. We believe the application is in line with relevant policy and that the supporting documentation goes above and beyond that which is required.

#### **Justification:**

We believe that the Trail will enhance the character of Ditton Meadows, the Leper Chapel and Coldham's Common. The Trail will improve access for all, not just for cyclists, to all the areas it passes through. Overlooked by the objectors are the access improvements to the commons and the Leper Chapel that will open up areas currently inaccessible to those using

wheelchairs or with mobility issues. The objectors say the Trail, and the Abbey-Chesterton Bridge that the Trail connects to, will interfere with events such as the Bumps and Stourbridge Fair. We believe that such events will be enhanced by the improved access. The development process considered alternatives and rightly rejected them. The existing facilities, especially at Newmarket Road, are deeply substandard and the Green Dragon bridge is already congested at peak times.

We believe the petition "Save our rivers and meadows Lite" is against the policy for Development Control Forums:

"The forum will not consider petitions:

- expressing an in-principle outright objection to the application with no suggestions for a compromise solution"

The petition presented by the objectors has no serious and workable suggestion for compromise.

## Information for Petitioners' and Applicants' Representative

The main purpose of Forum meetings is to enable petitioners and applicants to give their views and to provide the means by which consensus can be built between the parties.

Up to five (normally 3) representatives of the petitioners and up to five (normally 3) representatives of the applicants may attend and present their views for a period not exceeding 20 minutes. The representatives of the petitioner and the representatives of the applicant may sum up their views for a period not exceeding 5 minutes.

The applicants' presentation is heard first and applicants are asked to start their presentation with a brief description of the application proposals.

For further information on the conduct of the Forum please see the Development Control Guidelines, contained within the Committee's Terms of Reference a copy of this is available on the Council's website at <http://democracy.cambridge.gov.uk/mgCommitteeDetails.aspx?ID=188> or contact the Council's Committee Section (01223) 457013.

Please let the Committee Manager know if you would like a briefing on the procedures at the Forum, if you have any other queries, or if you require any special facilities (for example an overhead projector).

### Format of the Forum

The Development Control Advisor or other Senior Planning Officer (other than one of the case officers involved in dealing with the application) will chair the meeting.

The style of the Forum will be informal, but the authority of the Chair must be recognised. The decision of the Chair on any question of procedure will be final. No votes will be taken.

The format of the Forum will be as follows for each application:

- Introduction by Chair and declaration of Councillor interests – **up to 5 minutes**
- Presentation of the application by the applicant/agent (up to 5 (normally 3) representatives) – **up to 20 minutes**
- Presentation of the views of the petitioners against the application (up to 5 (normally 3) representatives) – **up to 20 minutes**
- Presentation of the views of the petitioners in support of the application (where applicable) (up to 5 (normally 3) representatives) – **up to 20 minutes**
- Presentation by the case officer – **up to 10 minutes**
- Member questions and issues arising – **up to 30 minutes**
- Summing up by the applicant/agent – **up to 5 minutes**

- Summing up by the petitioners against the application – **up to 5 minutes**
- Summing up by the petitioners in support of the application – **up to 5 minutes**
- Final comments of the Chair

## 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** Development Control Forums are held in public.

Members of the public may observe

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

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk)

**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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