

Cambridge City Council

Planning - Pre-Application Developer Presentations

Date: Wednesday, 6 September 2017

Time: 10.00 am

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

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Agenda

- 1 Apologies
- 2 Declaration of Interest
- 3 Pre-Application Briefing by the Developer - Cavendish Laboratory, JJ Thomson Avenue, West Cambridge Site, Cambridge

1.0 Cavendish III Proposal

- 1.1 The pre application proposal is for the complete relocation of the Cavendish II laboratory from its existing site in the south east corner of the West Cambridge campus. The proposed building will have four levels of accommodation providing 38,600 sq m of footprint. It is proposed to be formed of two phases. Phase two will be located in the north east corner of the plot.
- 1.2 The proposed application site is situated on the west side of JJ Thomson Avenue and at the junction with Madingley Road, on land currently used as paddocks for the Veterinary School and Merton Hall Farmhouse. It falls within 'the Green' and 'Central Green Link' key places within the Design Guide which accompanies the West Cambridge outline application.
- 1.3 Because of timescales involved with the outline (16/1134/OUT) the proposal will come forward as a separate full planning application. It will be assessed on its own merits, as well as the emerging outline application, parameter plans, Design Guide and other associated strategies.

Shared Facilities Hub and JJ Thomson Gardens

- 1.4 A proposed shared facilities building will provide catering, library and other supporting amenities to serve the West Cambridge Site. It will be situated to the south of the proposed Cavendish III and will be adjacent to the existing North Residences. The Shared Facilities Hub will be accommodated within a rectangular shaped plot and will have 3-4 levels of accommodation.
- 1.5 Between the proposed Cavendish III and Shared Facilities Hub is a proposed 2.4 ha area of landscaped public realm. 'JJ Thomson Gardens' will be a predominantly soft landscape and recreational open space which will accommodate an east - west cycle and pedestrian path. JJ Thomson Gardens will be part of a larger open space (The Green), which will be delivered in three phases progressing east to west, involving the relocation of the Veterinary School.

2.0 Background and Policy Context

- 2.1 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.
- 2.2 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. There is a general lack of activity on site and external spaces tend to be car dominated. The site suffers from a lack of facilities, although the sports centre has helped start to readdress this issue over the last 18 months.
- 2.3 The densification of West Cambridge 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. This will be assessed through the revised masterplan.

3.0 Key Issues

- 3.1 The key issues are:
 - Compliance with the emerging and yet to be agreed parameter plans and Design Guide for the revised West Cambridge outline

permission.

- Design and appearance of the new buildings in context.
- Setting of Schlumberger Gould Research Centre.
- Active frontages and contribution to wider public realm.
- Sunlight and shadow impacts.
- Relationship with existing trees.
- Energy strategy.
- Landscape strategy.
- Drainage approach.
- Utilities requirements and connections to the wider site.
- Servicing, access and construction management.
- Cycle parking strategy.
- Inclusive access.
- Public Art integration.

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.

Planning - Pre-Application Developer Presentations Members and Ward Members

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public. For details go to:

www.cambridge.gov.uk/have-your-say-at-committee-meetings

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- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
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