

Cambridge City Council

Development Control Forum

Date: Thursday, 14 January 2021

Time: 10.00 am

Venue: via Microsoft Teams

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

- 1 Introduction by Chair to the Forum
- 2 Apologies
- 3 Declarations of Interest
- 4 Application and Petition Details (16/1134/OUT / West Cambridge Site Madingley Road Cambridge Cambridgeshire)
 - Application No: 16/1134/OUT
 - Site Address: West Cambridge Site Madingley Road Cambridge Cambridgeshire
 - Description: Outline planning permission with all matters reserved is sought for up to 383,300m² of development comprising up to 370,000m² of academic floorspace (Class D1 space), commercial/research institute floorspace (Class B1b and sui generis research uses), of which not more than 170,000m² will be commercial floorspace (Class B1b); up to 2,500m² nursery floorspace (Class D1); up to 1000m² of retail/food and drink floorspace (Classes A1-A5); up to 4,100m² and not less than 3,000m² for assembly and leisure floorspace (Class D2); up to 5,700m² of sui generis uses, including Energy Centre and Data Centre; associated infrastructure including roads (including adaptations to highway junctions on Madingley Road), pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping and earthworks; and demolition of existing buildings and breaking up of hardstanding.
 - Applicant: Chancellors and Masters

Agent: Jim Strike, AECOM
Address: 71 High Holborn London WC1V 6QS
Lead Petitioner: Resident of Clerk Maxwell Road
Case Officer: Fiona Bradley

Text of Petition:

We the undersigned petition the Council to convene a Development Control Forum in relation to planning application 16/1134/OUT Revised Outline Planning Proposal for the West Cambridge Site, Madingley Road, Cambridge, Cambridgeshire. We are particularly concerned by the proposal contained within the Outline Plan to build a multi-storey car park for 450 cars on the corner of Clerk Maxwell Road (CMR) and Madingley Road, and by the applicant's plan to require all cars using the carpark and all service vehicles visiting the eastern end of the site to enter and depart via CMR.

The grounds for asking for a Forum on this application are as follows:

1. The creation of a multi-storey carpark conflicts with Cambridge Local Plan Policy 80, which states that 'Development will be supported where it demonstrates prioritisation of access is by walking, cycling and public transport, and is accessible for all'.
2. The location is inappropriate for siting a multi-storey carpark. CMR and Madingley Road are residential roads, and the building would be right on the edge of a conservation area. The first thing visitors approaching the site from the city will see is a multi-storey carpark, which would be an underwhelming introduction to a 'world-class facility' and out of keeping aesthetically with its surroundings.
3. The applicant has offered to fund the construction of cycle paths down both sides of Clerk Maxwell Road, which would leave insufficient space to build a feeder lane in CMR for vehicles to queue to get into the car park, adding to congestion and pollution on the corner and creating the possibility that cars will back up onto Madingley Road.
4. On 1 July 2020, planning approval was granted for the construction of 35 dwellings on the site of the former Cocks and Hens Tennis Club

on CMR. The entrance to this development, where an open play area will be provided for young children and teenagers, is opposite the proposed entrance to the multi-storey car park. This conjunction of traffic and play area is potentially unsafe.

We would ask the applicant to give consideration to either removing the car park from its plan or moving it to the western end of the site adjacent to the M11, where fewer people live, and from there, if necessary, run visitors round the site on electric buggies. If that is not possible, the applicant should accept that it is responsible for the traffic generated by the West Cambridge site development and arrange for access/egress to the car park and to the buildings at the eastern end of the site to be directed via JJ Thompson Road, rather than utilising CMR as its service road. In essence, the plan brings traffic from the M11 and A428 further down Madingley Road and into the city than is necessary and is an imposition on local residents and contrary to the public policy of encouraging cycling, walking and the use of public transport.

Development Control Forum Members: Baigent, Green, McQueen, Page-Croft, Porrer, Smart, Thornburrow and Tunnacliffe

Alternates: Bird and Herbert

Information for Petitioners' and Applicants' Representative

The aims of the Forum are to allow early discussion of the planning issues and to explore the scope for agreement and compromise between all sides.

Up to three representatives of the petitioners and up to three representatives of the applicants may attend and speak for a total period not exceeding 20 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 or the petition process, please see the Development Control Guidelines, a copy of this is available on the Council's website at <https://www.cambridge.gov.uk/petitions-and-development-control-forum> or contact the Council's Committee Section (01223) 457000.

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

Format of the Forum

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 3 representatives) principally to address the issues raised by petitioners – **up to 15 minutes**
- Presentation of the views of the petitioners against the application (up to 3 representatives) – **up to 15 minutes**
- Presentation by the planning 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**
- Final comments of the Chair

Information for the public

Details how to observe the Committee meeting will be published no later than 24 hours before the meeting.

Members of the public are welcome to view the live stream of this meeting, except during the consideration of exempt or confidential items, by following the link to be published on the Council's website.

Any person who participates in the meeting in accordance with the Council's public speaking time, is deemed to have consented to being recorded and to the use of those images (where participating via video conference) and/or sound recordings for webcast purposes. When speaking, members of the public should not disclose any personal information of any individual as this might infringe the rights of that individual and breach the Data Protection Act.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000