

## PLANNING - PRE-APPLICATION DEVELOPER PRESENTATIONS

26 August 2020  
10.00 - 11.35 am

**Present:** Councillors Baigent (Vice-Chair), Green and Thornburrow

### FOR THE INFORMATION OF THE COUNCIL

#### 20/12/Plan Apologies

Apologies were received from Councillors Lord, Smart, Porrer and Tunnacliffe

#### 20/13/Plan Declarations of Interest

Member	Item	Interest
Cllr Baigent	20/14/Plan	Personal: Member of Camcycle and Extinction Rebellion.

#### 20/14/Plan Pre-Application Briefing by the Developer - Abbeygate House, East Road, Cambridge

#### Meeting minutes

##### 1) Developer Team Introduction to the site-

Legal and General are carrying out significant research to determine how much space is needed for office use. Believe the office market and space is still needed in Cambridge.

Key elements discussed within the Developer Teams Presentation:

- Streetscene responses
- Entrance spaces and access points
- Floorplans
- Sections
- Compatibility with SPD requirements
- Shadow study results (impact on Staffordshire Garden properties)
- Key elevations
- Materials proposed
- Crispin Place and Burleigh Place proposals- Screening and fins.
- Landscaping: improve the surfacing around the site, visitor cycle parking, widen the pavements, resurfacing Burleigh Place.
- Habitat improvements

- Transport- Mott Macdonald comments: Only small vans are proposed to use Burleigh Place- no large delivery vehicles. Refuse collection on Crispin Place. Vehicle tracking/ HGV details to be submitted with the formal application. Cycle parking proposals are policy compliant.
- Sustainability

## 2) Members Questions

### **Cllr Thornburrow-**

1) How has the improvement of the public realm at street level been considered, particularly the SPD stated opportunity to create a boulevard? The trees along East Rd are all part of the hotel scheme.

#### *Developer Comments:*

- East Road works extend beyond Abbeygate House site- Requirement and contribution to trees along East Road. Tree locations to come forward under Section 278 agreement (to be agreed by County and City Council).
- Landscape proposals for greening coming forward as part of this scheme
- Enhancing the existing trees that already exist.
- Resurfacing of Burleigh Place and Crispin Place corner junction are public realm improvements.

2) How is the risk to overheating being dealt with?

#### *Developer Comments:*

- To be covered in the Sustainability information to be submitted with the formal application.

3) What water saving measures are being considered?

#### *Developer Comments:*

- BREEAM excellent to be achieved.

### **Councillor Paige Croft**

4) Shadow study- please show existing results in the formal submission

#### *Developer Comments:*

- To be included in the submission of the daylight sunlight assessment

5) Lack of disabled car parking?

#### *Developer Comments:*

- Believe 1 space is sufficient. Blue badge spaces in close proximity to Adam and Eve street (disabled bays- 100m from access to Abbeygate House)

### **Councillor Baigent**

6) Cars mounting the pavement is an issue in Cambridge. Would it be possible to use the bike racks as a barrier along the kerb line.

*David Allatt (Transport Assessment team manager) comments-*

The County Council Highway engineer would assess the safety details- want to make sure the proposals do not cause highway safety problems.

7) Panels to be used for light reflection/ overheating?

*Developer comments:*

- Introduce PV to glazing- where panels are introduced (north facing not particularly exposed to regular sunlight) PV to be used on the roof (technology not ready for the glazing to be PV)

### **Councillor Green**

9) Residents have raised concerns regarding Noise pollution, Flood water, Sunlight. How will these be addressed?

*Developer Comments:*

Full details and suite of documents to be submitted to address all technical matters.

10) Landscape – Statement and full details to be submitted as part of formal submission. Rational for different types of planting.

*Developer Comments:*

Confirmed these details would be included in the submission.

10) Would have preferred to see it set back further from East Road (for more spacious active frontage and a better active frontage/ public realm). Too bigger block to be this close to the road.

*Developer Comments:*

Continuing the existing building line is necessary- as existing there is a very strong building line and it would not be appropriate to change this character and urban frontage. The pavement will be wider following changes to East Road through the Highway Works. Scale and massing compliments the hotel and creates an enclosure to this space and relates well to the surrounding context

13) Burleigh Place treatment- it would be better to have a complete resurfacing of Burleigh Street and Burleigh Place secured through S106 rather than contrast in materials.

*LPA comments:*

Any works secured by this application has to be directly related to the development and being fairly and reasonably related in scale and kind to the development.

The meeting ended at 11.35 am

**CHAIR**

