



Cambridge City Council

Planning - Pre-Application Developer Presentations

Date: Wednesday, 26 August 2020

Time: 10.00 am

Venue: This a virtual meeting and therefore there is no physical location for this meeting.

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

Agenda

- 1 Apologies
- 2 Declarations of Interest
- 3 Pre-Application Briefing by the Developer -
Abbeygate House, East Road, Cambridge
Approx: 10:00 am – 11:30 am

Site Context

The application site (Abbeygate House) occupies a prominent corner plot fronting East Road to the south east. Immediately to the north and north east of the site is Crispin Place and adjacent to the east and north is the Grafton shopping centre. The site lies within the Grafton Area of Major Change. As existing the ground floor is currently occupied by British Heart Foundation (use class A1) with first and second floors in office use (Class B1a).

The site lies outside of the Conservation Area. The site lies in an Air Quality Management Area.

The Pre Application Proposal

The pre application proposal is for a mixed use scheme which would provide a retail use (A1) at the ground floor with office space (B1a) on the upper floors. The proposed development would involve 3 storeys with a roof garden at the south of the application site which then gradually steps up towards the north of the site to a ground plus four and five storey building.

Planning Policy Context

The Grafton Area SPD (adopted December 2018) identifies the application site as an area for retail at ground floor level and residential development (including student accommodation) and/ or office use as a complementary use at upper floors. The site lies within a primary shopping area in the city centre meaning that policies 10 and 11 of the Cambridge Local Plan 2018 are also relevant.

Policy 12 (Fitzroy/Burleigh Street/Grafton Area of Major Change) states that the Council will coordinate the production of a masterplan for the area, bringing together the scheme promoter, other landowners, Cambridgeshire County Council and other relevant stakeholders. The indicative land use masterplan within the Grafton SPD (Figure 36) shows the use of the upper floors on this site as residential (including student accommodation) and or/ office as a complementary use. Paragraph 4.3.20 states that in the long-term, opportunities could exist to incorporate commercial office space on upper floors as a secondary use, as part of a residential led, mixed use development.

The existing upper floors of the building on the application site are currently used for office space. Therefore, Policy 40 (development and expansion of business space) and policy 41 (protection of business space) of the Cambridge Local Plan 2018 are relevant in the assessment of the proposed development. Policy 40 promotes the development and expansion of new office space in the city centre and policy 41 seeks to prevent the loss of any existing employment uses within the City.

Public consultation has taken place in the form of flyer drops, physical exhibition at the Grafton Centre, dedicated website, dedicated phoneline, online exhibition and surveys.

The application has been reviewed by Cambridge City Council's Design and Conservation Panel twice. The scheme received a green light verdict from the panel at the meeting on 13th May 2020.

Areas of focus

- Overall design approach- layout, access arrangements, scale and massing
- Proposed office use
- Sustainability
- Transport

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

If you are interested in joining to observe the meeting, please contact Democratic Services 2 working days in advance of the meeting so that joining details for the meeting can be sent to you.

Email: democratic.services@cambridge.gov.uk or Phone: 01223 457000.