

Cambridge City Council

Planning - Pre-Application Developer Presentations

Date: Monday, 11 December 2023

Time: 11.00 am

Venue: MS Teams

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Agenda

- 1 Apologies
- 2 Declarations of Interest
- 3 Pre-Application Briefing by the Developer -
Clarendon House, Clarendon Road, Cambridge CB2
8BH

(Pages 7 - 10)

Approx: 11:00 – 12:30

Purpose of Briefing:

The purpose of this briefing note is to advise Members of a forthcoming full application that proposes to extend and redevelopment of existing office development at Clarendon House. The works include:

- i) Retention of the existing frame and under-croft parking
- ii) Demolition of the single storey glazed front extension
- iii) Extensions to the north and east
- iv) Relocation of the vehicular access from the north to the south
- v) A designated cycle access to the north
- vi) other associated works.

Site Context:

The site is a brownfield employment site, comprising a three storey

1970s office block with undercroft parking, with a T shaped configuration stretching west – east adjacent to the site vehicular access and north – south along Clarendon Road. A single storey extension was added to the north-western corner to allow disabled access to the building.

The Brooklands Avenue Conservation Area boundary was extended in 2013 to transect the site and includes the entrance glazed extension and mature trees along the frontage to Clarendon Road. These trees are therefore protected as they are in the conservation area.

The site is located within close proximity to the Cambridge Railway Station (500m north-east), guided busway cycle route (130m south-east) and bus stops along Brooklands Avenue (130m north-west).

Key site constraints:

- Partially within and within the setting of Brooklands Avenue Conservation Area
- Mature trees protected by virtue of falling within the conservation area
- Surrounding residential units – namely Glenalmond Avenue flats
- Controlled parking zone

Proposal Description:

The proposal is seeking to retain the existing frame and extend to the north and east to create a high-quality flexible office development while relocating the existing vehicular access to the south. A designated cycle access would be located to the north of the proposed building via a ramp to the under-croft. The floor plate is proposed to be lowered at the entrance to allow level access via a short colonnade.

The applicant team will present the full details of the scheme including the proposed and existing floor plans.

Background:

The Applicant is the same applicant as the neighbouring Lockton House site to the north.

The proposals are at pre-application stage. A Planning Performance Agreement (PPA) was agreed between the applicants and GCSP in May 2023. So far, the proposal has been subject to 4 pre-apps with the Council, several specialist workshops and a Design Review Panel.

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 observing the meeting, please contact Alice.Young@greatercambridgeplanning.org 2 working days in advance of the meeting so that joining details for the meeting can be sent to you. This meeting will be ran online but will not be livestreamed.