



JOINT DEVELOPMENT CONTROL COMMITTEE: CAMBRIDGE FRINGES

Membership

Cambridge Council: Cllrs Nimmo-Smith (Vice-Chair), Blencowe, Dryden, Smart, Tunnacliffe and Znajek, Alternates: Herbert and Pippas

Cambridgeshire County Council: Cllrs Kenney, Orgee, Pegram and Shepherd, Alternates: Brooks-Gordon and Reynolds

South Cambridgeshire District Council: Cllrs Bard (Chair), Harford, Heazell, Nightingale, Shelton and Wotherspoon, Alternates: Smith and Wright

Date: Wednesday, 18 April 2012
Time: 10.30 am
Venue: Committee Room 1 & 2 - Guildhall
Contact: James Goddard **Direct Dial:** 01223 457015

AGENDA

9.30 AM MEMBER DEVELOPMENT PROGRAMME – DESIGN CODING UPDATE

Please note that Joint Development Control Committee will be undertaking Member development activity in the Committee Rooms from 9:30 am ahead of the committee meeting. The JDC Committee will be held in Committee Rooms as normal at the slightly later start time of 10:30 am.

1 APOLOGIES

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

Members are asked to declare at this stage any interests that they may have in an item shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular

matter, they should seek advice from the Head of Legal Services **before** the meeting.

3 MINUTES (*Pages 1 - 4*)

To confirm the minutes of the meeting held on 21 March 2012 as a correct record. (*Pages 1 - 4*)

4 11/0698/REM: PARCELS 19 AND 20, CLAY FARM, CAMBRIDGE
(*Pages 5 - 18*)

**5 CLAY FARM DEVELOPMENT PRE-SUBMISSION BRIEFING - PARCELS
1B, 2 AND 5 LAND AT LONG ROAD, CLAY FARM, 231 DWELLINGS
(COUNTRYSIDE)**

Voting Rights of Members and Quorum for This Item/Application:

South Cambridgeshire District Councillors will be unable to vote on the following applications:

- 11/0698/Rem: Parcels 19 and 20, Clay Farm, Cambridge

The quorum for the Committee comprises 3 members of Cambridge City Council, 3 members of South Cambridgeshire District Council and 2 members of Cambridgeshire County Council

Representations on Planning Applications

Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

The submission of late information after the officer's report has been published is to be avoided.

A written representation submitted to the Environment and Planning Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report. Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

At the meeting public speakers at Committee will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

Public Attendance at Meetings

The Public is welcome to attend meetings as an observer, although it may be necessary to ask them to leave the room during the discussion of matters described as confidential on the agenda.

Filming, recording and photography at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

Speaking at the Committee by Other Members of the Councils

A member of any of the councils who is not a member of the committee or a member of a parish council (in respect of applications relating to sites in their own parish) may speak at a meeting of the committee at the request or with the permission of that committee or of its Chair made or obtained before the meeting. Such request or permission shall specify the matters in respect of which the member shall be permitted to speak;

Public Speaking

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the day before** the meeting.

JOINT DEVELOPMENT CONTROL COMMITTEE: CAMBRIDGE FRINGES

21 March 2012

10.30 am - 12.00 pm

Present: Councillors Bard (Chair), Smart, Tunnacliffe, Znajek, Kenney, Orgee, Reynolds, Harford, Heazell and Nightingale

Officers Present:

Sharon Brown (New Neighbourhoods Development Manager – City), Patsy Dell (Head of Planning Services – City), James Goddard (Committee Manager – City), Penny Jewkes (Legal Advisor - City), Glen Richardson (Head of Joint Urban Design) and Elizabeth Rolph (Principal Planner (New Neighbourhoods - City))

Developer Representatives:

Hamish Buttle (Bovis Homes), Jo McCafferty (Levitt Bernstein), Amanda Renshaw (Levitt Bernstein) and Krishma Shah (Levitt Bernstein)

FOR THE INFORMATION OF THE COUNCIL

12/12/JDCC Apologies

Apologies were received from Councillors Dryden, Nimmo-Smith, Pegram, Shelton and Shepherd.

12/13/JDCC Declarations of Interest

None.

12/14/JDCC Minutes

The minutes of the 22 February 2012 meeting were approved and signed as a correct record.

12/15/JDCC Guidance Note For Marketing Signage For Cambridge Fringe Sites

The committee received a report from the Principal Planner (New Neighbourhoods) regarding the guidance note for marketing signage for Cambridge fringe sites.

The report outlined that Members requested at the Joint Development Control Committee (JDCC) meeting on 1 December 2011 that a guidance note for marketing signage for Cambridge fringe sites be presented to a future JDCC meeting; and the Southern Fringe Community Forum. The guidance note was presented for agreement by JDCC.

In response to Member's questions the Principal Planner confirmed JDCC had no control over the marketing name of a development as chosen by a developer. JDCC could ask a developer to take on board the views of the local community, but had no legal control to require a developer to do so.

Councillor Heazell requested an amendment to the text set out in 'Content' on P10 of the Officer's report. Text to be added encouraging developers to hold discussions with the local community and be mindful of local sensitivities concerning naming.

The committee approved this amendment unanimously.

Councillor Smart requested an amendment to the text set out in 'Other – Street Name Plates' on P10 of the Officer's report. Text to be amended so details concerning street naming and numbering should be brought together and not separated.

The committee approved this amendment unanimously.

The committee unanimously agreed the guidance note for marketing signage for Cambridge fringe sites [Appendix A of the Officer's report as amended by text below] be used by officers as informal guidance to inform the interpretation of policy in relation to provision of pre-application advice and determination of applications.

Amendments to Text

Officer's report P8, 3rd paragraph 4th sentence: Replace 'The council' with 'The Councils'.

Officer's report P10, 'Content' 3rd paragraph: Amend final sentence to read '...taking into account suggestions and views of local residents.'

Also to add final sentence: 'In particular, a sensitive approach should be taken in relation to naming of developments, coordinating with developers to encourage discussions with the local community at an early stage.'

Officer's report P10, 'Other': Add to final sentence 'and is attached as Appendix A'.

Add

Appendix A: Extract from Cambridge City Council Street Naming and Numbering Policy, May 2011

Cross Boundary Development Sites Joint Arrangements With Neighbouring Authorities

In circumstances where development sites have been identified on the boundary between Cambridge City Council and South Cambridgeshire District Council it will be necessary to work with the neighbouring Local Authority in order to achieve logical street naming and numbering schemes.

The following paragraphs set out the joint working arrangements agreed between Cambridge City Council and South Cambridgeshire District Council for those developments sites, which lie, on the boundary between the two Council areas.

Any site which crosses the city / district boundaries is to be discussed at an early stage by both Street Naming and Numbering (SNN) officers. A list of street names for each single development site will be then compiled from suggestions made by local Resident's Associations or Parish Council's. The combined list will then be forwarded to Royal Mail and Cambridgeshire Fire and Rescue Service for consultation. A final list of suitable names will then be compiled and issued to ward councillors for approval.

In the event that a list of street names cannot be agreed following the consultation process, the final decision will rest with the Cambridge City Fringes Joint Committee.

Once a list has been determined this will be used to assign names to new streets within the development area. This will be carried out by both SNN officers consulting with each other.

With the exception of the specific arrangements for agreeing street names as above Cambridge City Council will generally continue to be the sole responsible Authority for carrying out all the tasks in relation to street naming and numbering within their boundary.

In respect of naming streets after people within the city boundary the use of the full name will be considered. This may not apply to streets within the areas administered by neighbouring authorities.

A numbering schedule and numbering certificate will be issued for properties addressed by the city within the joint development working area administered by South Cambridgeshire District Council.

Street naming and numbering charges for a joint development site will be agreed between Local Authorities and the developer and based on the charges in place for each Local Authority at the time. Proportions of the development plots in each area and a supplementary share of the charges for the lead authority may apply where this is agreed.

12/16/JDCC Pre-Application Briefing - Land between Long Road and Shelford Road (Clay Farm/Showground Site), Cambridge (Bovis)

The Committee received a presentation from Bovis Homes on the land between Long Road and Shelford Road.

Mr Buttle (Bovis Homes) undertook to provide a copy of the presentation for Officers to forward to Members for information.

The meeting ended at 12.00 pm

CHAIR

JOINT DEVELOPMENT CONTROL COMMITTEE

Report by: Head of Planning
Services

Date: 18th April 2012

DISCHARGE OF PLANNING CONDITION FOR APPLICATION REFERENCE: 11/0698/REM PURSUANT TO THE OUTLINE PERMISSION 07/0620/OUT

**SITE: Royal Showground Parcels 19 and 20 Land between Long
Road and Shelford Road (Clay Farm/Showground Site), Cambridge**

CONDITION 13 - First and Second Floor Balcony Details

1. EXECUTIVE SUMMARY

- 1.1 A reserved matters (RM) application for 128 dwellings on Clay Farm Parcels 19 and 20 was approved by the Joint Development Control Committee (JDCC) on 6th October 2011. This permission was granted subject to conditions and the signing of a unilateral undertaking by the developers to provide a pedestrian crossing across Addenbrookes Road. Appendix A shows the location of Clay Farm Parcels 19 and 20 within the context of the wider Clay Farm site.
- 1.2 This report seeks approval for the first and second floor balcony details of the development which are the subject of condition 13 of the RM approval. This condition is being reported to the JDCC for discharge because there are third party representations which are contrary to the officer recommendation for approval.
- 1.3 Condition 13 states,

Prior to commencement of development, apart from enabling works previously approved in writing by the Local Planning Authority, details and specifications of first and second floor rear balconies shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details thus approved. Reason: To ensure the details are satisfactory (Cambridge Local Plan Policy 3/12).
- 1.4 This condition was imposed in order to enable the Council to approve the design and detail of the first and second floor balconies of 24 x 4 bedroom houses in the approved scheme

(11/0698/REM). Appendix B shows the location of those houses with first and second floor balconies.

- 1.5 The submission for condition 13 was received on the 12th January 2012, with further details received on 13th March 2012.

2. RECOMMENDATION

- 2.1 Committee are asked to:

- a) Agree to the discharge of planning condition 13 in respect of planning permission 11/0698/REM pursuant to the full outline permission 07/0620/OUT.

PUBLICITY

- 3.1. A site notice was displayed.
- 3.2 Two neighbours at 17 Cabbage Moor and 149 Shelford Road were consulted following objections raised to the balconies approved as part of the reserved matters scheme 11/0698/REM.

4. POLICY CONTEXT

Cambridge Local Plan 2006
3/12 The Design of New Buildings

National Planning Policy Framework 2012

5. INTERNAL AND EXTERNAL CONSULTATIONS

5.2 Urban Design Team

The Urban Design Team are satisfied with the balcony designs and details provided by the developers and raise no objection.

Environmental Health

Environmental Health have assessed the details provided and are satisfied there will be no impact on the amenity of existing residents and raise no objection to the scheme.

- 5.3 Any further responses received will be reported through the Amendment Sheet.

6. NEIGHBOUR REPRESENTATIONS

6.1 Objections have been received from 17 Cabbage Moor and 149 Shelford Road. These neighbours have objected to the detailed balcony proposals on the following grounds;

- The balconies will result in overlooking into gardens and properties.
- The balconies will result in an increase in noise and disturbance at night.

6.1 All other issues raised were considered at Committee on 6th October 2011. The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

7. ASSESSMENT

7.1 First and Second floor balconies are proposed on four properties located on the western boundary of the development and on 20 properties located on the southern boundary of the development. The information provided by the developers includes a plan showing the typical rear elevations of the properties with balconies, detailed construction drawings of the first and second floor balconies together with information regarding their height, materials and colour.

7.2 First Floor Balconies

7.3 The balconies at first floor level will span the width of the rear elevation, at 8m and provide a terraced area, accessed from the living room. The balcony guarding will be a 1120 mm high steel rod balustrade supported at either end by a 1400mm high brick pier. The steel balustrade will be painted grey with a powder coated finish. Appendices B and C show the design details of the first floor balconies.

7.4 Second Floor Balconies

7.5 The balconies at second floor level will be set back behind a 3.3 m wide glass panel screen which will sit flush with the rear elevation. The glass panel screens will be made of sandblasted toughened glass which will have an opaque finish. The glass screen will be

supported by stainless steel panel holders, the rear elevation and a 1400mm high brick pier. The balcony will also be visible from the front elevation but be set back by 3.3 metres. The guarding on this side will be a steel rod balustrade 1120mm in height and will be consistent in terms of materials, colour and height with all first floor level balconies. Small juliet balconies are also proposed at the rear at second floor level, these will also have steel rod balustrade guarding consistent with those at first floor level. Appendices B and D provide details of the second floor balconies.

7.6 The glass panel screens at second floor level were included as part of the reserved matters scheme in response to neighbours concerns regarding overlooking and noise. The height of the screens has been raised from 1500mm to 1915mm in response to further concerns raised by the neighbours detailed in this report.

7.7 The Clay Farm Design Code (May 2011) does not include design criteria for balconies, but the design details and quality of materials are supported by the Urban Design Team and considered acceptable in design terms.

7.8 **Impact on Existing Residents**

7.9 Two neighbours have made representations objecting to the balcony designs for reasons of overlooking and noise. The potential impact on the amenity of these and other existing residents was given significant consideration throughout the assessment of the reserved matters application, and at the JDCC Committee Meeting on 6th October 2011. Following this consideration, the development was considered not to be detrimental to the amenity of existing residents and the development was approved on 6th October 2011 (11/0698/REM).

7.10 The continuing concerns of overlooking and noise raised by the residents of 17 Cabbage Moor and 149 Shelford Road, are again noted and considered in this subsequent assessment of the detailed balcony designs. In response to these concerns the developer has raised the height of the glass screens on the second floor balconies which were of most concern, from 1500mm to 1915mm, and sunken the terrace to give an overall height of 2000m. This has reduced further any potential impact on amenity. The sandblasted facade of the glass panels will also ensure they are not transparent which will reduce any overlooking and perception of overlooking and help reduce any noise from the balconies. A sample of the proposed

glazing has been submitted and will be made available at Committee.

7.11 The City Council's Environmental Health Officer has also assessed the balcony details and is satisfied that there will be no amenity impact in terms of noise coming from normal daily use.

7.12 The final balcony details have therefore been carefully designed so as to ensure that there would not be a significant detrimental impact on the amenity of existing residents and the design details of the balconies are therefore considered acceptable.

8. CONCLUSION

8.1 The details submitted for condition 13 are considered acceptable and are compliant with Development Plan policies.

9. BACKGROUND PAPER

6th October 2011 JDCC Report

10. APPENDICES

Appendix A: Southern Fringe Composite Plan

Appendix B First and Second Floor Balcony Plans (Rear Elevations)

Appendix C Steel Rod Balustrade Details

Appendix D Second Floor Balcony Glass Screens

11. INSPECTION OF PAPERS

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Kirsty Carmichael, Principal Planner, New Neighbourhoods Team, Cambridge City Council

Author's Phone Number 01223 457291

Author's Email: Kirsty.Carmichael@cambridge.gov.uk

This page is intentionally left blank

Southern Fringe Composite Plan

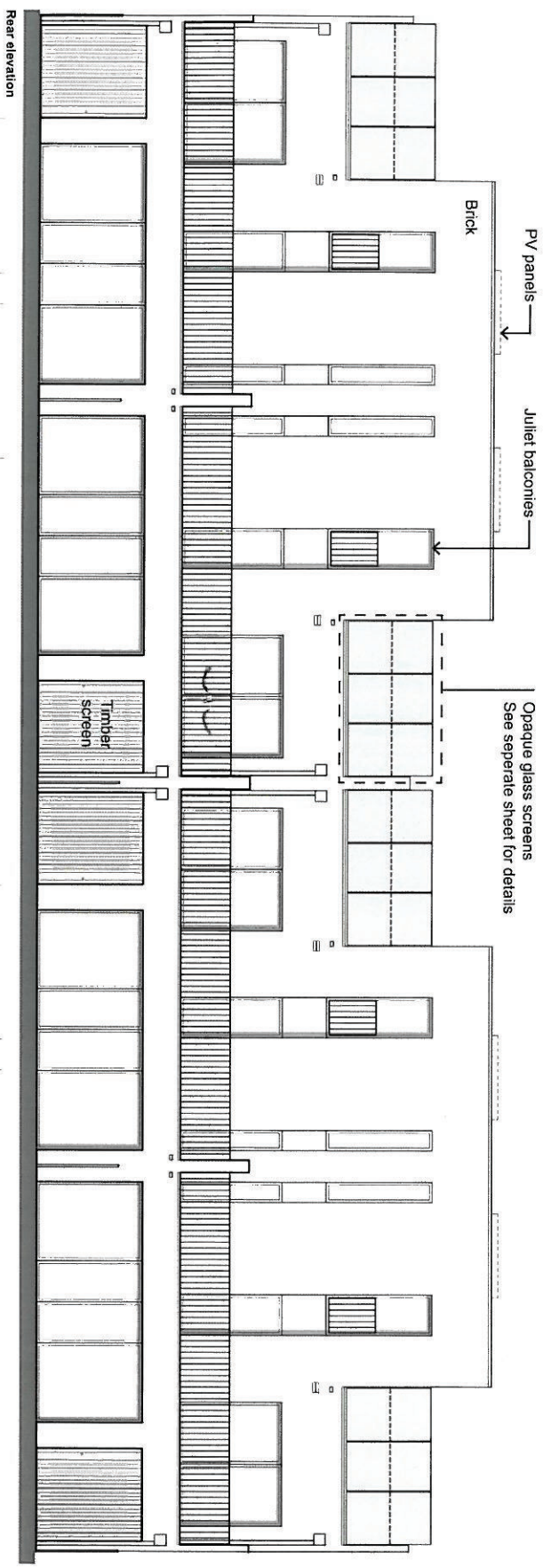
Context map for Clay Farm Parcels P10/11, 12B/12C 19 and 20 within Phase 1

This map is for information purposes only and is the property of Cambridge City Council. It should not be reproduced in any form.

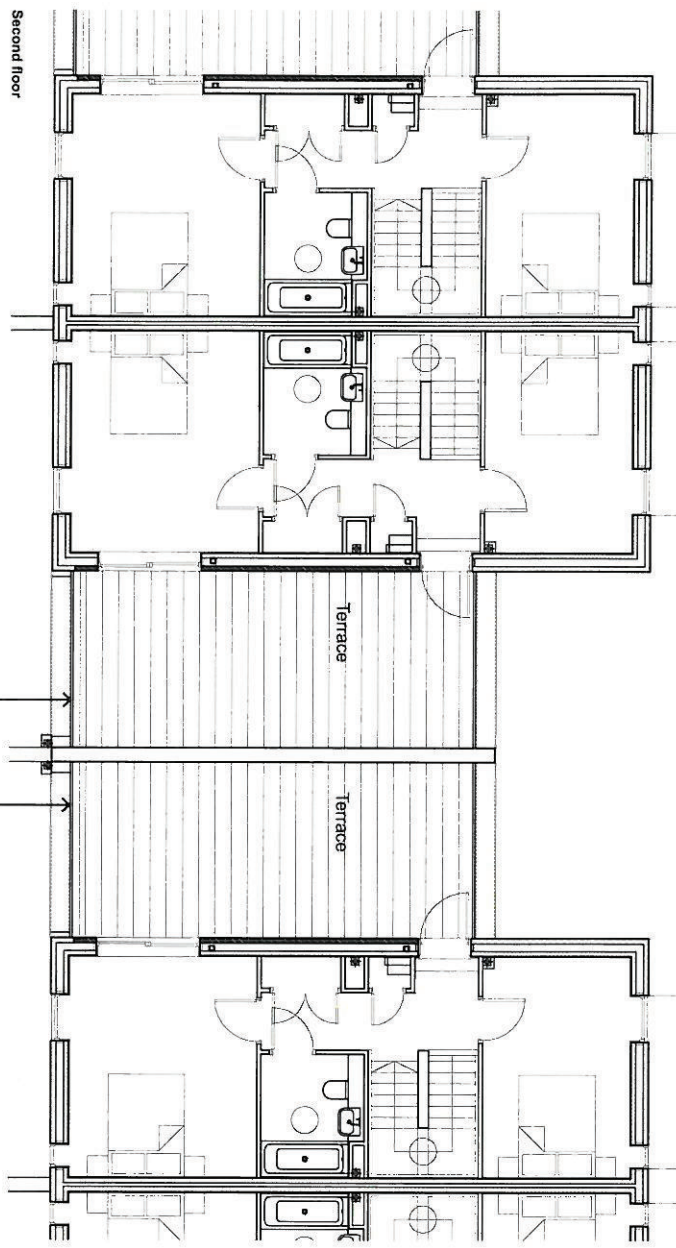
June 2011



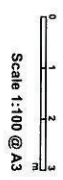
This page is intentionally left blank



Rear elevation



Second floor



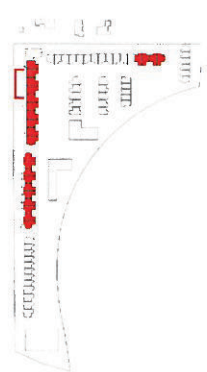
Scale 1:100 @ A3

Seven Acres, Clay Farm
Glass screens to
second floor terraces

29 February 2012

6222

Glass screens to 3 storey houses



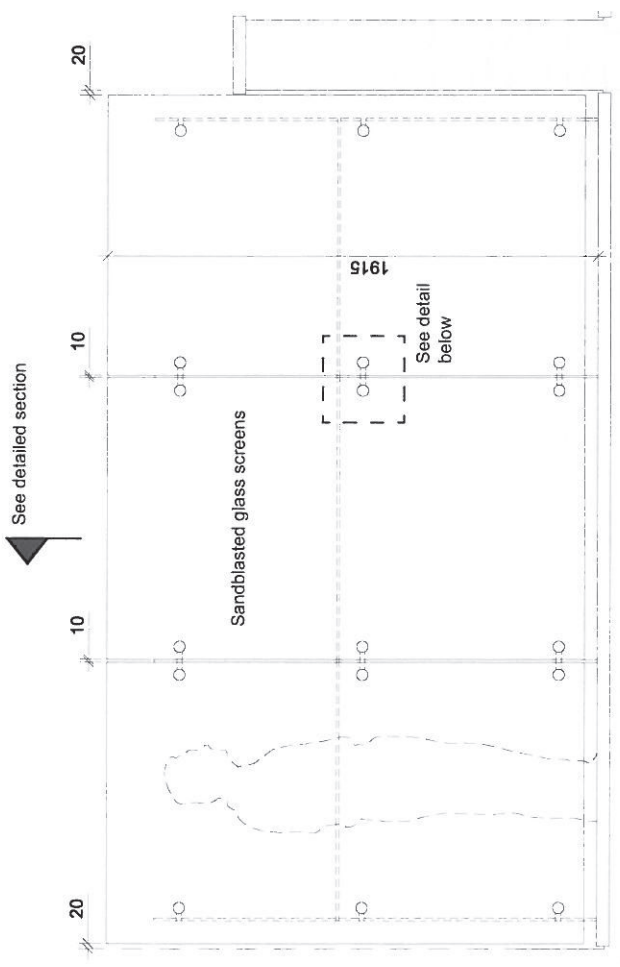
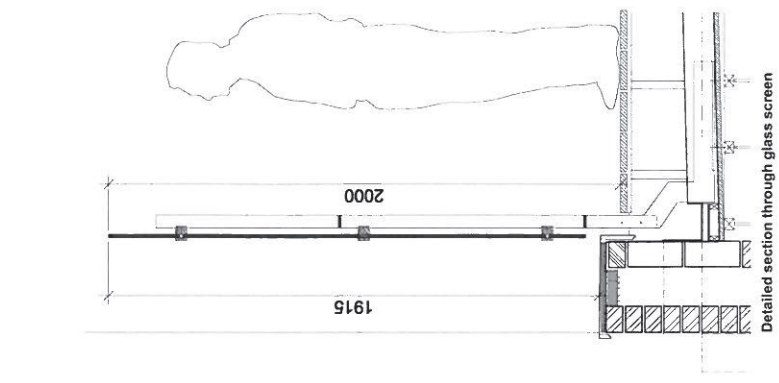
Key

Second floor terrace with opaque glass screen

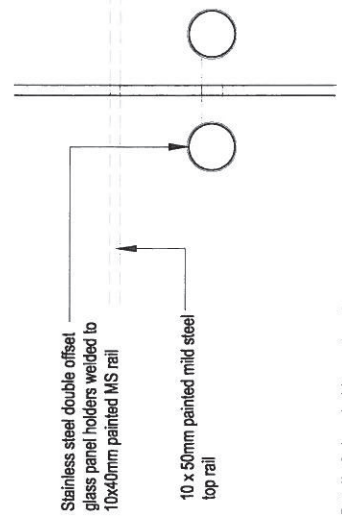
This page is intentionally left blank

This page is intentionally left blank

Appendix D



Detailed external elevation of glass screen



Detail of glass holder, external appearance
Scale 1:5 @ A3

0 100 200 300 400 500 mm
Scale 1:20 @ A3

Seven Acres, Clay Farm
Glass screens to second floor terraces
29 February 2012
6222

Glass screens to 3 storey houses

This page is intentionally left blank