

PLANNING COMMITTEE MEETING – 4TH APRIL 2012

Amendment/De-brief Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **11/1538/S73**

Location: Redevelopment Station Area CB1, Station Road

Target Date: 15.03.2012

To Note:

Comparison between Previous Government Guidance and National Planning Policy Framework

Previous Government Guidance	National Planning Policy Framework Reference	Comment
PPS1	Section 7	I am satisfied that the proposal is in accordance with this section. In particular (paragraph 58) the development will function well and add to the quality of the area, will establish a strong sense of place when read on conjunction with other approved development and form part of the creation of an appropriate mix of uses.
PPS3	Section 6	I am satisfied that the proposal is in accordance with this section. In particular the proposal meets the need to provide for a mix of housing to meet the needs of different groups in the community (paragraph 50).
PPS4	Section 2	I am satisfied that the proposal is in accordance with this section. In particular the guidance highlights the importance of residential uses as part of town centre uses (paragraph 23).

PPS5	Section 12	I am satisfied that the proposal is in accordance with this section. In particular the application is supported by a Heritage Statement which correctly identifies heritage assets and the impact of the development upon them. (paragraph 129). This new development also benefits the appearance of the Conservation Area (paragraph 137).
PPS9	Section 11	I am satisfied that the proposal is in accordance with this section. In particular the development includes tree and shrub planting and green roofs which will enhance biodiversity (paragraph 118).
PPG13	Section 4	I am satisfied that the proposal is in accordance with this section, particularly the requirements to locate development where the need to travel will be minimised (Para 34), to exploit opportunities for the use of sustainable transport modes (Para 35), to use Travel Plans (Para 36), and to assess the appropriateness of car parking in the local context (Para 39).
PPS 22	Section 10	I am satisfied that the proposal is in accordance with this section. In particular the development incorporates a strategy to reduce energy use combined with the use of solar panels (paragraphs 96 and 97).
PPS 25	Section 10	I am satisfied that the proposal is in accordance with this section. In particular the development incorporates a surface water drainage strategy (paragraph 103).
Circular 05/2005	Paragraphs 203-206	I am satisfied that the planning obligation contributions sought are in accordance with the three tests in Para 204.

Amendments To Text:

Comments from Head of Streets and Open Spaces (Landscape Team)

Our previous concerns on this application related primarily to the visual impact of M4 on Hills Road and the limited space available for trees along the eastern boundary of M3. Where possible, and within the application site, these concerns have been allayed within the proposed amendments.

Whilst our concerns remain about the threshold space between M4 and Hills Road, it is understood that this area of land is beyond the control of the applicant and is therefore no longer a concern in the context of the subject application.

The revised tree planting and landscape treatment of Block M3 is supported by the landscape team. In particular, the revised tree planting proposals along the eastern boundary of M3 are considered an appropriate response to the agreed landscape strategy with adequate provision of space for the trees to establish and mature.

The Biodiverse roofs on the top of Blocks M3 & M4 are a welcome addition to the landscape proposals of this application.

Conclusion

The landscape team therefore supports the proposed development of M3 & M4.

Paragraph 8.10 – The site plan, basement plan and ground floor plans have been revised. The drawing numbers have changed and the amended condition 5 will introduce three new approved plans that would relate to Blocks M3 and M4 only (A10231 D1001 P2 Site Plan, A10231 D1099 P4 Proposed Basement Plan, A10231 D1100 P5 Proposed Ground Floor Plan).

Pre-Committee Amendments to Recommendation:

Condition 5 should read as follows:

The development should be carried out in accordance with the approved Development Proposal Parameter Plans refs RSHP_100_X_P_PP10, REV C, RSHP_0003_P_PMP, REVD, RSHP_0004_P_PMP, REVD, RSHP_0005_P_PMP, REVD, RSHP_0006_P_PMP, REVD, RSHP_0007_P_PMP, REVD, RSHP_0008_P_PMP, REVD, RSHP_0009_P_PMP, REVD, 217382/EAD/SK1020 REV P10, A10231 D1001 P2 Site Plan, A10231 D1099 P4 Proposed Basement Plan, A10231 D1100 P5 Proposed Ground Floor Plan in respect of Blocks M3 and M4 only.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **11/1537/REM**

Location: Station Area Redevelopment
Land Between Cambridge Station And Hills Road - Blocks M3 And M4
Of The CB1 Station Area Masterplan

Target Date: 05.04.2012

To Note:

Comparison between Previous Government Guidance and National Planning Policy Framework

Previous Government Guidance	National Planning Policy Framework Reference	Comment
PPS1	Section 7	I am satisfied that the proposal is in accordance with this section. In particular (paragraph 58) the development will function well and add to the quality of the area, will establish a strong sense of place when read on conjunction with other approved development and form part of the creation of an appropriate mix of uses.
PPS3	Section 6	I am satisfied that the proposal is in accordance with this section. In particular the proposal meets the need to provide for a mix of housing to meet the needs of different groups in the community (paragraph 50).
PPS4	Section 2	I am satisfied that the proposal is in accordance with this section. In particular the guidance highlights the importance of residential uses as part of town centre uses (paragraph 23).
PPS5	Section 12	I am satisfied that the proposal is in accordance with this section. In particular the application is supported by a Heritage Statement which correctly identifies heritage assets and the impact of the development upon them. (paragraph 129). This new development also benefits the appearance of the Conservation Area (paragraph 137).
PPS9	Section 11	I am satisfied that the proposal is in accordance with this section. In particular the development includes tree and shrub planting and green roofs which will enhance biodiversity (paragraph 118).
PPG13	Section 4	I am satisfied that the proposal is in accordance with this section, particularly the requirements to locate development where the need to travel will be minimised (Para 34), to exploit opportunities for the use of sustainable transport modes (Para 35), to use Travel Plans (Para 36), and to assess the appropriateness of car parking in the local context (Para 39).

PPS 22	Section 10	I am satisfied that the proposal is in accordance with this section. In particular the development incorporates a strategy to reduce energy use combined with the use of solar panels (paragraphs 96 and 97).
PPS 25	Section 10	I am satisfied that the proposal is in accordance with this section. In particular the development incorporates a surface water drainage strategy (paragraph 103).
Circular 05/2005	Paragraphs 203-206	I am satisfied that the planning obligation contributions sought are in accordance with the three tests in Para 204.

Amendments To Text:

6.1 Comments from Cambridgeshire County Council (Engineering)

A revised plan has been submitted which shows bollards outside the application site. To resolve this issue I would recommend a condition to control the detailed location of the bollards as follows:

Notwithstanding the details shown on the approved plans, the location of the bollards hereby approved shall be submitted to and approved by the local planning authority, prior to commencement of either block hereby approved, with the exception of below ground works. The development shall be carried out in accordance with the approved plans.

Reason: In the interests of highway safety. (Cambridge Local Plan policy 8/2).

6.7 Additional comments from Head of Streets and Open Spaces (Landscape Team)

Our previous concerns on this application related primarily to the visual impact of M4 on Hills Road and the limited space available for trees along the eastern boundary of M3. Where possible, and within the application site, these concerns have been allayed within the proposed amendments.

Whilst our concerns remain about the threshold space between M4 and Hills Road, it is understood that this area of land is beyond the control of the applicant and is therefore no longer a concern in the context of the subject application.

The revised tree planting and landscape treatment of Block M3 is supported by the landscape team. In particular, the revised tree planting proposals along the eastern boundary of M3 are considered an appropriate response to the agreed landscape strategy with adequate provision of space for the trees to establish and mature.

The Biodiverse roofs on the top of Blocks M3 & M4 are a welcome addition to the landscape proposals of this application.

Conclusion

The landscape team therefore supports the proposed development of M3 & M4.

6.8 Additional comments from Head of Streets and Open Spaces (Walking and Cycling Officer)

The amended plans are generally fine. Information should be provided regarding means of access to the cycle parking.

Small changes needed/suggested are:

Block M3 cycle store - the aisle width is too narrow to get past the sheffield stands - if these are put at a 30 degree angle this should provide enough space. I would also suggest that an additional sheffield stand is put in the space near the door - these sheffield stands can be then used by those with large baskets who cannot use the double decker racks very easily.

The doors should have an opening width of 900mm - these are slightly narrower - and should open automatically.

The rack image on drawing D1401 shows the Josta style racks which I would not recommend due to the wheel clamp mechanism which is hard to use. I would recommend either the Falco or Bellsure (Beta) racks.

6.12 English Heritage – no further comments.

8.50 Refuse Arrangements

No further comments received. The discharge of planning condition 42 will be delayed until Environmental Health officers have agreed arrangements.

8.55 Cycle Parking

The Cycling and Walking Officer has suggested minor changes. Condition 28 will not be discharged until these have been made.

Pre-Committee Amendments to Recommendation:

Additional condition 19 - Notwithstanding the details shown on the approved plans, the location of the bollards hereby approved shall be submitted to and approved by the local planning authority, prior to commencement of either block hereby approved, with the exception of below ground works. The development shall be carried out in accordance with the approved plans.

Reason: In the interests of highway safety. (Cambridge Local Plan policy 8/2).

DECISION:

CIRCULATION: First

ITEM: **APPLICATION REF:** **11/0008/FUL**

Location: Cambridge City Football Ground, Milton Road

Target Date: 21.03.2012

To Note:

- A.1 The Planning Policy Manager and her team have been involved in discussions about this application from the pre-application stage. The Planning Policy Manager has given formal advice on three occasions: 09.11.2010 (pre-application), 07.02.2011 (post-application), and 04.10.2011 (post-first amendments). In each case the advice was that the proposal did not provide satisfactory provision to meet the requirements of policy 4/2.
- A.2 These comments informed my assessment of the application at these various stages, and led to discussions between the case officer, the Policy Manager's team, other officers, and the applicants and their agents about this issue. These discussions led in turn to the revised proposals with respect to planning obligations which were put forward in February 2012.
- B.1 The applicants submitted additional information on 26th March 2012. This information comprised clarification of the affordable housing provision, copies of comment from the Senior Housing Development Officer, and explanatory drawings relating to distribution of affordable and lifetime homes, and unit details.
- C.1 Paragraphs 6.4 and 8.79 refer to a highways obligation of £163,989. This reflects the original advice from the highway authority. Subsequent discussions between the applicants and the highway authority resulted in revised advice that a contribution of £89,376 to the Area Transport Plan plus £2000 towards amendment of Mitcham's Corner traffic signals is required.
- D.1 I have received confirmation from the Housing Strategy Manager (30.03.2012) that he is content with the affordable housing provisions of the proposal.
- E.1 Following completion of the Committee report, the National Planning Policy Framework has come into force, superseding previous policy guidance. A comparison of the NPPF with the previous policy guidance, with reference to this application is shown below

Previous Government Guidance	National Planning Policy Framework Reference	Comment
PPS1	Section 7	I am satisfied that the proposal is in accordance with this section, particularly the requirements to contribute to making places better for people (Para 56), to secure high-quality and inclusive design (Para 57), and to ensure a strong sense of place, optimise the potential of the site, including the incorporation of green space, create a safe and accessible environment, and ensure visual attractiveness (Para 58).
PPS3	Section 6	I am satisfied that the proposal is in accordance with this section, particularly the requirements to use identified housing sites (Para 47), and to plan for a mix of housing and provide affordable housing on-site (Para 50)
PPG13	Section 4	I am satisfied that the proposal is in accordance with this section, particularly the requirements to locate development where the need to travel will be minimised (Para 34), to exploit opportunities for the use of sustainable transport modes (Para 35), to use Travel Plans (Para 36), and to assess the appropriateness of car parking in the local context (Para 39).
PPG17	Section 8	Notwithstanding the concerns raised in representations, I am satisfied that in terms of real recreational value to the community in this part of the city, the proposed enhancements to public open space at Chesterton Rec. and Logan's Meadow are a provision of equal or better quality than the existing privately-owned pitch at Cambridge City Football Ground. The improved facilities at these sites would be based on a robust and up-to-date assessment of the needs for open space, sports and recreation facilities and opportunities for new provision. I am therefore of the view that the proposal does not involve any conflict with Paras 73 and 74.

PPS23	Section 10	I am satisfied that the proposal avoids adverse air quality impacts, as required by Para 124.
PPS24	Section 10	I am satisfied that the inclusion of conditions will ensure that the proposal avoids adverse noise impacts, as required by Para 123.
Circular 05/2005	Paragraphs 203-206	I am satisfied that the planning obligation contributions sought are in accordance with the three tests in Para 204.

Amendments To Text:

At 6.15A, insert:

Strategic Housing Manager second advice (08/04/2011)

- It is required that the affordable housing be 75% social rented and 25% intermediate
- Integration of affordable housing is much improved, and addresses earlier concerns about the integration of Blocks F and G, and about lifts
- Still concerned about number of upper maisonettes in the affordable group
- Breakdown of dwelling sizes is improved; still short of Annex 2 guidance, but in line with market housing mix
- Floor sizes are generally acceptable but two one-bed units are too small to be accepted as affordable.

Strategic Housing Manager third advice (10/05/2011)

- Noted that all unit floor sizes are acceptable
- Accept applicants' submission about upper maisonettes. Content with distribution proposed.

In 6.19, correct second part of final sentence to read:

'it requires replacement by provision of equivalent or better quality.'

At 7.3A, insert:

Representations have been received from the occupiers of 27 Gilbert Road, and the Friends of Mitcham's Corner (FMC). Both representations, whilst not objecting to the proposed improvements to Chesterton Rec. and Logan's Meadow, express the view that this would be an inadequate recompense for the loss of the existing pitch. Both representations also express dissatisfaction with the planning obligation contributions proposed under other heads, and reiterate earlier concerns about the density, scale and transport impact of the proposal, and its effect on neighbour amenity. Both indicate that their earlier objection to the proposal is unaffected by the

revised planning obligation proposal.

A separate representation from FMC has raised the concern that there may be a covenant on the land prohibiting use other than recreation.

A representation from a local resident has suggested that a more detailed site investigation is required for potential ground contamination if the application is approved. It is attached to the amendment sheet.

A representation on behalf of Old Chesterton Residents' Association and Chesterton Community Association has been received. It is attached to the amendment sheet. The representation expresses the view that the application should be refused, both because no adequate replacement for the CCFC playing pitch is proposed, and because the amount of on-site open space proposed is unsatisfactory. The representation refers to Section 74 of the NPPF.

At 7.3B, insert:

Following publication of the Committee report, a petition of 162 signatures has been received. The petition states that the signatories object to the application even in its recently amended form. The signatories believe the density, height and layout of the proposal to be inappropriate to the area, and also consider that it would have a negative impact on traffic, parking, and access to public facilities such as healthcare and education.

At 8.2, insert at end of paragraph:

For the avoidance of doubt, the statement in the comment column of the proposals schedule of the Cambridge Local Plan (2006) against site 5.05, which reads 'Development dependent on relocation of football club' is an acknowledgement that the site would not be available for development unless the football club relocates. It needs to be read in the context of the more detailed comment from the Development Brief referred to above. It is not intended to suggest that the Council must be satisfied with the arrangements for relocation made by the club; those are matters over which the local planning authority has no control.

At 8.7: Replace last two sentences with this revised version which shows the financial totals involved:

The upgrading at Chesterton Rec. would involve improvements and an extension to the existing pavilion (£225,000) and pitch improvements (£90,000), while at Logan's Meadow a new pavilion and changing facilities would be provided (£275,000) together with pitch improvements (£90,000). These sums would be additional to contributions made towards the enhancement of local open space by the Vie development.

At 8.42, replace paragraph with this amended version:

The proposed houses would not be aligned with the rear elevations in Green's Road,

so there would not be direct window-to window overlooking. No windows facing in this direction are proposed at second floor level; the town houses would have louvred screens on this elevation, and would gain light indirectly from windows facing south-east into a light well. The applicants have suggested that the difference in levels between the application site and the Greens Road houses would prevent overlooking from first-floor windows. Despite the angle of view and the level difference, I am not completely confident that the first-floor bedroom windows in the six town houses in the centre of the row would pose absolutely no threat to the privacy of the occupiers of 32-46 Greens Road. I am of the view that this is an issue which could be resolved by altering the configuration of first-floor windows in each of these houses. There are a number of possibilities, including projecting visibility screens, canted windows, a similar arrangement to that proposed on the second floor, or some combination of these. In my view, although this is a significant issue, it is one which could be addressed by an appropriate condition, which I recommend. A condition is also required to ensure that the louvred screens are retained at second floor level, and that no new windows are added to the town houses.

Insert at 8.83A:

The total planning obligation contribution sought, excluding affordable housing, public art, and monitoring costs is £1,462,939. These sums would be triggered by the commencement of development.

CIRCULATION: First

ITEM: APPLICATION REF: **11/1534/FUL**

Location: St Colettes Preparatory School, Tenison Road

Target Date: 08.02.2012

To Note:

Since the Committee Report was completed, correspondence has been received from Sancton Wood School, CCSS Tutorial College, and the Russian Orthodox Church stating that they are interested in the site. These emails are attached to the Amendment Sheet as Appendix 1. The applicant’s agent has responded to this and this is attached to the Amendment Sheet as Appendix 2.

Previous Government Guidance	National Planning Policy Framework Reference	Comment

PPS1	Section 7	I am satisfied that the proposal is in accordance with this section, particularly the requirements to contribute to making places better for people (Para 56), to secure high-quality and inclusive design (Para 57), and to ensure a strong sense of place, optimise the potential of the site, including the incorporation of green space, create a safe and accessible environment, and ensure visual attractiveness (Para 58).
PPS3	Section 6	I am satisfied that the proposal is in accordance with this section, particularly the requirements to use identified housing sites (Para 47), and to plan for a mix of housing and provide affordable housing on-site (Para 50)
PPG13	Section 4	I am satisfied that the proposal is in accordance with this section, particularly the requirements to locate development where the need to travel will be minimised (Para 34), to exploit opportunities for the use of sustainable transport modes (Para 35), to use Travel Plans (Para 36), and to assess the appropriateness of car parking in the local context (Para 39).
Circular 05/2005	Paragraphs 203-206	I am satisfied that the planning obligation contributions sought are in accordance with the three tests in Para 204.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **11/0988/FUL**

Location: Doubletree By Hilton, Granta Place, Mill Lane

Target Date: 01.11.2011

To Note:

- A.1 Paragraph 6.16. Response from the City Council Policy Team - it is my view that the changes that have been made to the building design and the significant additional landscaping overcome the concerns raised by officers in the Policy Team for the reasons set out in my Assessment.
- B.1 A petition has been received from the Residents' Association of Old Newnham (RAON) signed by 804 members of the public who object to the planning application.
- C.1 Following completion of the Committee report, the National Planning Policy Framework (NPPF) has come into force, superseding previous policy guidance. A comparison of the NPPF with the previous policy guidance, with reference to this application is shown in the table below:

Previous Government Guidance	National Planning Policy Framework Reference	Comment

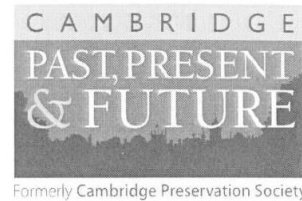
<p>PPS1 (Sustainable Development)</p>	<p>Section 7</p>	<p>The Government's objective is to promote good design that ensures attractive, usable and durable places. The NPPF reiterates advice in PPS1 by stating: "<i>Good design is indivisible from good planning</i>".</p> <p>The Government's objective is to create strong, vibrant and healthy communities by creating a good quality built environment, with accessible local services that reflect Community needs and support well being.</p> <p>I am satisfied that the proposal is in accordance with this section, particularly the requirements to contribute to making places better for people (Para 56), to secure high-quality and inclusive design (Para 57), and to ensure a strong sense of place, optimise the potential of the site, including the incorporation of green space, create a safe and accessible environment, and ensure visual attractiveness (Para 58). I also consider the proposal to successfully address the connections between people and places and the integrate into the natural, built and historic environment (Para 61).</p> <p>Paragraph 65 states that Local Planning Authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of the concerns about incompatibility with an existing townscape if these concerns have need mitigated by good deign, unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits.</p>
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PPG2 (Green Belts)	Section 9	<p>The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF reiterates the 5 purposes of Green Belt as contained within PPG2:</p> <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built-up areas. • To prevent neighbouring towns merging into one another. • To assist in safeguarding the countryside from encroachment. • To preserve the setting and special character of historic towns. • To assist in urban regeneration by encouraging the recycling of derelict and other urban land. <p>I am satisfied that the proposal accords with these objectives (Para 80) as discussed from paragraph 8.4 of the Committee Report.</p>
PPS4 (Sustainable Economic Growth)	Section 1	<p>I am satisfied that the proposal accords with the objectives of the NPPF which requires the planning system to do everything that it can to support sustainable economic growth (Para 18).</p>
PPS5 (Historic Environment)	Section 12	<p>The Government's objectives are to: conserve heritage assets in a manner appropriate to their significance; and contribute to our knowledge and understanding of our past by capturing evidence from the historic environment and making this publicly available, particularly where a heritage asset is to be lost.</p> <p>I am satisfied that the proposal is in accordance with this section, particularly the requirements for the application to describe the significance of the heritage assets affected and the contribution these make to their setting (Para 128) which was met by submission of a Heritage Statement with the application. The proposal meets the requirements of the framework by preserving and enhancing the surrounding conservation area (Para 137). I am satisfied that the design response of the proposal and the mitigation of the development through well considered landscaping proposals addresses the requirements of the NPPF (Para 132)</p>

PPG9 (Biodiversity and Geological Conservation)	Section 11	I am satisfied that the proposal is in accordance with this section, particularly the requirements to contribute the natural and local environment by enhancing valued landscapes (Para 109) and by effectively re-using land that has been previously developed (Para 111).
PPG13 (Transport)	Section 4	<p>The NPPF seeks to facilitate economic growth by taking a positive approach to planning for development; support reductions in greenhouse gas emissions and congestion, and promote accessibilities through planning for location and mix of development.</p> <p>I am satisfied that the proposal is in accordance with this section, particularly the requirements to locate development where the need to travel will be minimised (Para 34), to exploit opportunities for the use of sustainable transport modes (Para 35), to use Travel Plans (Para 36), and to assess the appropriateness of car parking in the local context (Para 39).</p>
PPS22 (Renewable Energy)	Section 10	<p>The Government's objective is that planning should fully support the transition to a low carbon economy in a changing climate.</p> <p>I am satisfied that the proposal is in accordance with the requirements of the NPPF in respect to renewable energy by proposing the delivery of renewable and low carbon energy and associated infrastructure (Para 93). It is recognized that even the small-scale project incorporated as part of this proposal is a valuable contribution to cutting greenhouse gas emissions (Para 98).</p>
PPS25 (Development and Flood Risk)	Section 10	I am satisfied that the proposal is in accordance with this section, particularly by ensuring that flood risk is not increased elsewhere (Para 100 and 103)
Circular 05/2005	Paragraph s 203-206	I am satisfied that the planning obligation contributions sought are in accordance with the three tests in Para 204.

C.1 Below is a copy of the third party representation received from Cambridge Past Present and Future:

Cambridge Past, Present & Future
Wandlebury Ring, Gog Magog Hills,
Babraham, Cambridge CB22 3AE
Phone 01223 - 243830
www.cambridgeppf.org



Cambridge City Council
Guildhall
Cambridge
CB2 3OJ

FAO: [Amy Lack](#)

23 September 2011

Dear Amy,

Ref: Planning Application 11/0988/FUL | Demolition of existing single storey leisure centre, and erection a three storey extension to provide 31 additional bedrooms and a new leisure centre. | **Doubletree By Hilton, Granta Place, Mill Lane, Cambridge CB2 1RT**

With reference to the above application Cambridge Past, Present & Future **strongly objects to the proposal** to develop the site with a higher building than existing for the following reasons:

- **The adverse impact on the Green Belt and Protected Open Space** [Local Plan [LP] Policies 4/1; 4/3] This is highlighted in the **Conservation Plan – Coe Fen & Sheep’s Green (2001)** (e.g. page 41, para 5.1.3 Conservation Policies and Guidance) “*prepare planning briefs for any significant new developments or extensions to existing buildings in the area to ensure that all the issues concerning the site’s interrelationship with Sheep’s Green and Coe Fen are taken into account. Require that these be of high quality and worthy of the location. Consider what impact tall developments even at considerable distance, will have on the skyline around these open spaces.*” We consider this document as essential within the planning process for this area and applicable to this application. To date the applicant has not yet provided such documentation. Despite the reduction in height **the proposed extension is of too big scale and height, massing and bulk** and would result in an adverse impact on the nearby Protected Green Space and the Green Belt; not only when viewed from the immediate vicinity but also from further away within the green corridor/Green Belt - see also Old Press/Mill Lane AAP – page 26 – where the Doubletree Hilton Hotel has been clearly identified as a Negative Landmark . To date no detailed planning brief has been provided nor any assessment highlighting alternative hotel development opportunities within the city. There is no need to extend the hotel at this very sensitive and special site as other viable hotel sites are present in Cambridge and indeed such land use is proposed nearby as part of the Old Press/Mill Lane Area Action Plan (issued 2010 – see page 34-35 and 38-42, particularly paragraph 6.3.8) and could easily be managed by the same hotel chain/ management and share local facilities.
- **The adverse impact on the Central Conservation Area;** as the proposal neither enhances, nor successfully contrasts the Conservation Area [LP Policy 4/11]. The proposed development does not make any serious attempt through high quality built fabric nor any substantial landscape mitigation to integrate well with its surroundings – this is unacceptable and wholly inappropriate. There is no strategy how the existing hotel

structure would be improved in time and no real commitment by the applicant to contribute positively to the setting of the historic River Cam corridor and Conservation area.

- The Cambridge **Landscape Character Appraisal** [LCA 2003] **categorises this stretch as the River Corridor ‘Commons’** (map p 28) and its significance is highlighted as being of a **‘defining character in relation to Views, Green Corridor and Environmental Features’** (p 23). It also highlights that **“these tracts of land are one of Cambridge’s most important resources as they provide a green bridge right across and through the heart of the City”** (p32) . The proposed extension does meet the demands as set out by the LCA. The development makes flagrant attempts to mitigate its impact and quite the opposite clearly stating within its Design and Access Statement (additional information dated 28-7-11) with its first bullet point to **“retain and enhance existing views to the River Cam to the South West”**. This is the wrong approach and the common good of the Green Belt land, Protected Open Space and City Wildlife Site should be placed first. The original small mill or subsequent “Garden House character” is not retained – indeed the bulky development of the 1970s is being extended despite high public dislike and totally inadequate integration with its sensitive setting.
- **Overdevelopment of the site** - the development proposal is still too close to the River and the River Corridor and may have an adverse impact on the flood plain [LP Policy 4/15].
- **Adverse impact on an already congested and high conflict area at local junctions –**
a) along Granta Place/ Laundress Lane/ Mill Lane and crossing over the Cam and b) Mill Lane with Trumpington Road and Pembroke Street. The increased transport impact of drop-off and the later re-collection of hotel guests and visitors/ public (including greater than before usage of the leisure spa) will result in increased traffic and is unacceptable at this prominent location [LP Policies 4/11; 8/2; 8/3]. Already during recent summer month the problems have exacerbated creating a poor environment for pedestrians (locals and tourists) as well as cyclists using this area at high frequency for commuting and leisure activities along the river and commercial enterprises such as adjacent pub and university centre.

Should the development go ahead we would like to see:

- It is considered that **the proposals are still of poor design** and do not meet LP Policies 3/4; 3/14; 4/15 etc. Although improvements in design have been made, following presentations to the Design and Conservation Panel over recent years, the design is still too visually intrusive on this green space, and river corridor of local importance, particularly in the winter months. Any light spillage from the hotel rooms, the leisure centre and other spaces is unacceptable (this includes light spillage from rooms and staircases) and will result in an adverse and undesirable impact on the Protected Open Space/Green Space and the Conservation Area. No attempt has been made to properly screen the existing building and the proposed extension using appropriate native plant species at low and higher levels (i.e. low formal box hedges and 2 medium-sized trees are not acceptable) all round to edge of the Green Belt. This special site requires a much more sensitively designed building warranting this prime location.
- **Planning Obligation / Section 106** contributions being made to improve the nearby Green Spaces and Commons **using high quality material throughout** – Sheep’s Green & Coe Fen. This should include improvements to the path infrastructure and a reduction in wear and tear; good planting buffers on the edges of the various Commons; improving the public open space at the edge of the River and Mill Lane/Granta Place area whilst

carrying out historic environment restoration and using appropriate materials and native species and improvements to revetments at the edge of the River Cam as well as sluice gates, weirs and punt routes etc.

- **A greater reduction in car parking provision** than that included in the plans and **a stipulation that there be no non-resident parking**. That means no parking for the general public should be provided and a much more detailed transport plan developed and active traffic management undertaken. Overprovision of parking should be addressed and reduced such as enabling further tree planting in this area, to replace car spaces, and should be provided to better mitigate on-site the adverse impact of the bulk and massing of this building particularly with the edge of Coe Fen. Lack of public/ visitor cycle parking is astonishing and needs to be addressed should leisure centre be also used by local people or the hotel receive local visitors.
- Leisure centre provision should **remain accessible to local people** (non-hotel users) as an important recreational facility.

We **strongly object to the proposed development** as the scale and massing will so adversely affect the surrounding special landscape.

If you have any queries regarding this letter please do not hesitate to contact me.

Kind regards



Carolin Göhler

CC Alistair Wilson – Green Space Manager - Cambridge City Council

Cambridge Past, Present & Future —

a local charity working to keep Cambridge and its surroundings special by positively influencing planning developments, delivering environmental education and managing the green spaces and historic buildings in its care — for the benefit of all.

Registered Charity No. 204121. Non-profit making company limited by guarantee, registered in England No. 239835.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: **APPLICATION REF:** **11/0975/CAC**

Location: Doubletree By Hilton, Granta Place, Mill Lane

Target Date: 27.09.2011

To Note:

A.1 Following completion of the Committee report, the National Planning Policy Framework (NPPF) has come into force, superseding previous policy guidance. A comparison of the NPPF with the previous policy guidance, with reference to this application is shown in the table below:

PPS5 (Historic Environment)	Section 12	<p>The Government's objectives are to: conserve heritage assets in a manner appropriate to their significance; and contribute to our knowledge and understanding of our past by capturing evidence from the historic environment and making this publicly available, particularly where a heritage asset is to be lost.</p> <p>I am satisfied that the proposal is in accordance with this section, particularly the requirements for the application to describe the significance of the heritage assets affected and the contribution these make to their setting (Para 128) which was met by submission of a Heritage Statement with the application. The proposal meets the requirements of the framework by preserving and enhancing the surrounding conservation area (Para 137). I am satisfied that the design response of the proposal and the mitigation of the development through well considered landscaping proposals addresses the requirements of the NPPF (Para 132)</p>
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Amendments To Text: None

Pre-Committee Amendments to Recommendation:

DECISION:
