

CAMBRIDGE CITY COUNCIL

REPORT OF: Director of Environment and Planning

TO: Planning Committee

27/06/2012

WARDS: Trumpington

CB1 STATION AREA REDEVELOPMENT – DISCHARGE OF PLANNING CONDITION – BLUE PHASE (BLOCKS L1 to L4) (BRICK SAMPLE PANEL)

1 INTRODUCTION

- 1.1 In September 2011 reserved matters approval was given for development of CB1 Blue Phase (Blocks L1 to L4) that is part of the CB1 Station Area Redevelopment. The Approval was subject to a number of planning conditions including a condition that related to the approval of a brick sample panels. The discharge of this condition is a matter that Members wish to be brought to Committee for determination.

2. RECOMMENDATIONS

- 2.1 That Condition 9 is discharged on the basis of the use of Freshfield Lane Dark Facings brick with natural buff mortar in the sample panel erected on site in May 2012.

3. BACKGROUND

- 3.1 Reserved matters approval was granted for the CB1 Blue Phase (Blocks L1 to L4) by Planning Committee on 21 September 2011. The minutes of the meeting state as follows:

‘With regard to the discharge of condition 9, the Planning Committee wish to deal with the discharge of this condition by way of a site visit and committee item prior to discharge. Officers do not have delegated powers to discharge this condition’.

- 3.2 Condition 9 reads as follows:

‘Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)'

- 3.3 A submission for the discharge of Condition 9 was made on 14 May 2012. Officers have seen the brick sample panel on site and in our view it is acceptable. Members were invited to view the sample panel on 22 June 2012 or to contact Hill Residential direct to arrange an independent visit.
- 3.4 I am confident that the facing brick that has been brought forward for consideration is appropriate and will compliment the appearance of existing development in the area.

4 **CONSULTATIONS**

Urban Design and Conservation Team

- 4.1 The JUDT raises no objection.

5 **OPTIONS**

Option 1

- 5.1 To discharge Condition 9 will facilitate the first residential phase of the development including the delivery of affordable housing.

Option 2

- 5.2 To refuse to discharge Condition 9 would mean that the developers would have to reconsider their choice of brick/mortar and could delay progress on site.

6 **CONCLUSIONS**

- 6.1 I would recommend that Condition 9 be approved.

*. **IMPLICATIONS**

- (a) **Financial Implications - None**
- (b) **Staffing Implications - None**
- (c) **Equal Opportunities Implications - None**
- (d) **Environmental Implications – None**
- (e) **Community Safety - None**

BACKGROUND PAPERS: The following are the background papers that were used in the preparation of this report:

Application for Discharge of Planning Conditions dated 14 May 2012.

To inspect these documents contact Sarah Dyer on extension 7153

The author and contact officer for queries on the report is Sarah Dyer on extension 7153.

Report file:

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