

CAMBRIDGE CITY COUNCIL

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REPORT OF: Director of Environment and Planning

TO: Planning Committee

25/07/2012

WARDS: Trumpington

**CB1 STATION AREA REDEVELOPMENT - DISCHARGE OF STRATEGIC PLANNING CONDITION 48 – DETAILED SCHEME FOR ALTERATIONS TO THE STATION ROAD/SOUTHERN ACCESS ROAD JUNCTION**

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**1 INTRODUCTION**

- 1.1 In April 2010 the applicants submitted a detailed plan showing the nature and extent of alterations to the Station Road/Southern Access Road junction to satisfy and discharge planning condition 48 of the planning consent 08/0266/OUT which grants outline approval for the redevelopment of the Station Area. Further information was provided in an explanatory memorandum in May 2010 in response to the comments made by the Highway Authority. This condition was discharged by the Planning Committee at their meeting on 22 September 2010.
- 1.2 An application has now been received for a Non Material Amendment (NMA) to the alignment of the Southern Access Road (SAR). A report that recommends the approval of this NMA appears elsewhere on this agenda. The alteration to the alignment means that effectively condition 48 needs to be 're-discharged' to relate to the amended plans. A previous request to discharge condition 48 that was made in relation to the earlier NMA for the SAR was refused.
- 1.3 The reason for the imposition of this condition on the outline planning permission is to improve accessibility and highway safety in accordance with Cambridge Local Plan 2006 policies 8/2 and 9/9.
- 1.4 In October 2008 when the outline application was considered by Planning Committee it was resolved that conditions 6, 7, 24, 44, 45, 46, 47, 48, 61 and 62 be discharged by Planning Committee and not under officer delegated powers and that condition 43 be discharged subject to agreement with Chair and Spokes of Planning Committee.
- 1.5 This report requests that the Committee discharge condition 48 for the reasons given in the report.

**2. RECOMMENDATIONS**

- 2.1 That the Committee agree to discharge condition 48 of outline planning permission 08/0266/OUT.
  - 2.2 That delegated authority be given to officers to agree an alternative timetable for delivery of the works should such a request is made.
3. **PUBLICITY**
- 3.1 The application for the discharge of planning condition 48 has not been the subject of public neighbour notification, although all the information has been made available on the website via Public Access. This is normal practice for applications of this type.
- 4 **POLICY CONTEXT**
- 4.1 **Cambridge Local Plan**  
  
Policy 8/2 – Transport Impact  
Policy 9/9 – Station Area
- 5 **INTERNAL AND EXTERNAL CONSULTATIONS**
- County Council (Highways)**
- 5.1 Officers of the Highway Authority have not raised any objections to the layout of the junction between Station Road and the realigned SAR as part of the consultation on the NMA or the full planning application for 50/60 Station Road.
- Urban Design and Conservation Team**
- 5.2 The Urban Design and Conservation Team have not raised any objections to the layout of the junction between Station Road and the realigned SAR as part of the consultation on the NMA or the full planning application for 50/60 Station Road.
- 6 **ASSESSMENT**
- 6.1 Condition 48 of the outline planning permission states:  
Prior to commencement of development a detailed scheme for alterations of the junction of the proposed Southern Access Road with Station Road shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the occupation of any development on Blocks I1, I2, K1, K2, L1, L2, L3, L4, M1 and M2 or in accordance with a timetable agreed in writing by the local planning authority.
  - 6.2 The reason for the imposition of this condition on the outline planning permission is in the interests of improving accessibility and highway safety in accordance with Cambridge Local Plan policies 8/2 and 9/9.

- 6.3 The detailed plans show the formation of a new junction at the eastern end of Station Road, which will facilitate the new Southern Access Road to serve the residential and student accommodation developments. The new road will be 10 metres wide (6m carriageway and 2m pavements) and the junction 15 metres wide at its widest point. The junction will finished in granite setts and the road will be hot rolled asphalt with pink granite gravel and granite setts bands in common with the new link road. The road will not be heavily trafficked and there will be no central island. There are no changes to the appearance of the SAR as originally permitted but the alignment and location will be changed. The junction will be approximately 12 metres further east when compared with the previously approved junction.
- 6.4 The works are required to be carried out in advance of occupation of any of Blocks I1, I2, K1, K2, L1, L2, L3, L4, M1 and M2 unless an alternative timescale is agreed. To date no such request has been made and it is my understanding that the SAR and the junction are to be constructed very soon, however in the event that it is I would request that that officers be given delegated powers to deal with such a request. This was agreed in relation to the previous discharge of condition 48.

## 7 CONCLUSIONS

- 7.1 In my view the information that has been brought forward meets the information requirements set out by Condition 48.

## 8 IMPLICATIONS

- (a) **Financial Implications** – None.
- (b) **Staffing Implications** (if not covered in Consultations Section) - 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:

CB1 Reports to Planning Committee October 2008, November 2009 and March 2010 and Notice of Decision for application ref. 08/0266/OUT.

Application for discharge of condition 48.

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.