

**PLANNING COMMITTEE MEETING – 25<sup>th</sup> July 2012**

**Amendment/De-brief Sheet**

**PLANNING APPLICATIONS**

CIRCULATION: First

ITEM:                    APPLICATION REF:            **12/0502/FUL**

Location:        32 - 38 Station Road

Target Date: 20<sup>th</sup> July 2012

To Note:

Paragraph 4.2 – A copy of the DCF minutes are attached.

Paragraph 6.4 – I requested confirmation from the County Council regarding their satisfaction with the revised Travel Plan. They have confirmed that they are satisfied subject to a condition requiring compliance with the Travel Plan. I recommend a variation to condition 14 to address this.

Paragraph 7.1 – Letters of objection have been received from the occupiers of the following addresses:

Audley Cottage, 35 Broadway, Grantchester  
60 St Barnabas Road

No new issues are raised.

**Cycle Parking issues (Paragraphs 6.30, 8.44, 8.96)**

576 spaces are to be provided. The limit of 25% of spaces being on the upper level of cycle racks has been achieved and there is space to cross between cycle parking on the Southern Access Road. The plan demonstrates that all cycle parking can be achieved at ground level without the need for basement cycle parking.

**Photovoltaic Cells (Paragraph 8.62)**

The roof plans have been amended to incorporate Photovoltaic Cells on 50 Station Road only. This increases the 'renewable' energy contribution by 0.6% to 9%.

Amendments To Text:        None

Pre-Committee Amendments to Recommendation:

Amendment to Condition 14 as follows:

#### **14 Travel Plan and Management of Cycle Parking**

The approved Travel Plan and Cycle Parking Management shall be first implemented upon first occupation of either 50 or 60 Station Road and shall be maintained and implemented unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory arrangements are in place to secure work place travel planning and the management of cycle parking.(Cambridge Local Plan 2006 policies 8/2, 8/3 and 8/6).

#### **DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **12/0496/CAC**

Location: 32 - 38 Station Road

Target Date: 15<sup>th</sup> June 2012

#### To Note:

The plans were not attached to the report but are attached to this Amendment Sheet.

Paragraph 4.2 – A copy of the DCF minutes are attached.

Paragraph 7.1 – Letters of objection have been received from the occupiers of the following addresses:

Audley Cottage, 35 Broadway, Grantchester  
60 St Barnabas Road

No new issues are raised.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

#### **DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 12/0591/FUL

Location: Elizabeth House, 1 High Street, East Chesterton

Target Date: 10<sup>th</sup> August 2012

To Note:

### *Public Art*

The Council's Public Art Officer has confirmed that the wording of the S106 could reflect the developer's aspiration that a proportion of the public art contribution could go (partly or fully) towards the development, design and delivery of a village sign for Chesterton and that the costs of this would have to be developed at a later stage.

The background to the suggestion for the use of funds from the development for the sign, follows the developer-led public exhibition of the scheme, where Cllr Ian Manning informed the design team that the local community, led by Chesterton Community Association, has an ongoing project for a village green sign for Chesterton. The developers have expressed a preference for their public art contributions to be used for such a purpose, as opposed to on-site, as it would tie-in with community aspirations.

Paragraph 8.22 of the officer report states that I am supportive of the suggestion to partly use the contribution in this way. The S106 could, if members were equally supportive of the idea, be worded to state a preference for the use of the contribution for the identified purpose. I see no difficulty in this, especially as the sign would be directly adjacent to the site. The final allocation of the monies would still be subject to due process regarding its allocation, the detail sign and its practical delivery.

I have asked the applicants to confirm the 1% figure. At the time of completing the amendment sheet this was not made available. I will report any information received orally at the meeting.

### *Additional Representation*

An additional representation has been received from former Cllr Clare Blair.

Two points are raised. The first relates to whether there should be public art provision on-site and what the likely percentage of the contribution would be if off-site. The second is whether the open space contributions from the proposed development could be tied, within the S106, to projects on Pyes Pitch. In relation to the first point, I have some misgivings about the potential for on-site public art in this case to be of public benefit, as the grounds will be private and the site boundary is well landscaped. With regard to the second point, I am not familiar with the specific

nature of the projects identified. I am aware that there have been issues regarding the identification and allocation of appropriate S106 monies. There is an agreed process for dealing with s.106 contributions such as these, which includes some devolution to the Area Committees. In my opinion, this would be the appropriate mechanism for determining the use of the contributions.

*Existing CEG Accommodation*

I have asked the applicants for further information regarding the existing distribution of CEG student accommodation across the City. At the time of completing the amendment sheet this was not made available. I will report any information received orally at the meeting.

Amendments To Text:

None

Pre-Committee Amendments to Recommendation:

None

**DECISION:**

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CIRCULATION: First

ITEM:                    APPLICATION REF:                    **12/204/TTPO**

Location:            Denmore Lodge, Brunswick Gardens

Target Date: 27<sup>th</sup> July 2012

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

**DECISION:**

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**GENERAL ITEMS**

ITEM:                    APPLICATION REF:                    **97/0961/OP**

Location:            Cambridge University, West Cambridge Site, Madingley Road

Target Date:

To Note:

Ahead of Committee, officers wrote to Residents' Associations in Newnham and Castle, and both Girton and Coton Parish Councils to inform them for the proposed variation.

Three responses have been received and can be summarised as

### **North Newnham Residents' Association**

Better public access to the new facilities and indoor sport seems to be a reasonable and welcome proposition. However no doubt there will be implications for foot fall, cycle numbers access and parking which could affect the area. There are also lighting and noise issues.

### **Storey's Way Residents' Association**

Happy for the access to the Sports Centre to be widened to 'the public'.

### **West Cambridge Preservation Society**

Questions to what extent will this affect the athletics and hockey site on Wilberforce Road as local residents will be concerned about noise from loud speakers and light pollution from floodlighting.

Most residents are happy to support increased sporting activities for the public put not at the expense of noise and light pollution.

### **CREW (Concerned Residents at the End of Windsor Road)**

Widening access to the facility is a good thing and the variation is supported. The north west side of Cambridge is generally lacking in sports facilities.

### **Officer's comments in response to the above**

Although wider public use will now be allowed, the facility will still target local people (given that Abbey and Parkside cater for other parts of the City), who would normally travel by softer modes of transport. Car and Cycle parking are allocated to the development by floorspace proposed rather than users and therefore the parking available will not be different than that already allocated (50 car parking spaces off Charles Babbage Road) and 188 cycle spaces. A further 10 car parking spaces are located close to the entrance for disabled users. Further cycle spaces will be provided for later phases.

The widening of access to the public is limited to this sports facility, not the adjacent athletics track/hockey facility on Wilberforce Road. There will be no change in that facility as a result of this proposal.

Noise and lighting from this proposal will not be any more material than that currently anticipated under the current scheme. The indoor nature of this facility and its distance from residential properties mean that there is no impact in this respect.

Amendments to Text:

Pre-Committee Amendments to Recommendation:

**DECISION:**

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ITEM:            APPLICATION REF:            08/0266/OUT

Location:        CB1 Station Area Redevelopment

**CB1 STATION AREA REDEVELOPMENT - NON-MATERIAL AMENDMENT – SOUTHERN ACCESS ROAD (SAR)**

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To Note:        Nothing

Amendments to Text:        None

Pre-Committee Amendments to Recommendation        None

**DECISION:**

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ITEM:            APPLICATION REF:            08/0266/OUT

Location:        CB1 Station Area Redevelopment

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

To Note:        Nothing

Amendments to Text:        None

Pre-Committee Amendments to Recommendation:        None

**DECISION:**