

**PLANNING COMMITTEE MEETING – 6<sup>TH</sup> MARCH 2013**

**Amendment/De-brief Sheet**

**PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: APPLICATION REF: **12/1556/FUL**

Location: 32-38 Station Road

Target Date: 11<sup>th</sup> March 2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **12/1553/CAC**

Location: 32-38 Station Road

Target Date: 4<sup>th</sup> February 2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **12/1512/FUL**

Location: 1 Benson Place

Target Date: 18<sup>th</sup> January 2013

To Note: No Amendments.

Amendments To Text: No Amendments.

Pre-Committee Amendments to Recommendation: No Amendments.

**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **12/1513/CAC**

Location: 1 Benson Place

Target Date: 18<sup>th</sup> January 2013

To Note: No Amendments.

Amendments To Text: No Amendments.

Pre-Committee Amendments to Recommendation: No Amendments.

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CIRCULATION: First

ITEM: APPLICATION REF: **12/1537/FUL**

Location: Land to the rear of 231-247 Milton Road

Target Date: 6<sup>th</sup> March 2013

To Note:

The Tree Officer's comments were received too late for them to be included in the officer's report. I set out below the main issues raised by the Tree Officer:

1. Concerns regarding the impact of the development on the existing category B trees, particularly T015 and T035. In this regard the officer would prefer to see more of the site retained for green space.
2. Concerns regarding the impact on future residences and usable outside

- areas, particularly on plots 8 and 9;
3. Concerns with inappropriate pruning of trees in order to accommodate the development. Instead space should be made available to allow trees to grow without the necessity for reduction or the financial implications associated with continued management
  4. There is insufficient space within the proposed site layout to allow any replant trees to mature.

In response to the comments from the Tree Officer:

1. Officers believe that, on balance, the loss of the trees would be outweighed by the benefits of bringing forward this site for residential development. The trees identified by the officer are category B, which are of 'moderate quality'.
  2. The applicant's daylight analysis and shadow assessment demonstrates that the gardens for plots 8 and 9 would benefit from daylight throughout the year despite the presence of the trees. The applicant has revised the location of the trees from that, which was seen at pre-application stage by moving them away from the trees. The applicant is aware of the Tree Officers views regarding the impact of the trees and the need for maintenance.
- 3/4. The proposed development is a low density scheme (about 26 dwellings per hectare) which includes areas of open space around the site some of which will accommodate new trees.

Amendments To Text:

Paragraph 8.5 – remove “no.249” and replace with “no.235”

Paragraph should now read: “The application site comprises an amalgamation of garden land serving nine plots (no.231/233/235/237/239/241/243/245 and 247), which has become overgrown and contains several mature trees some of which are protected by a Tree Preservation Order.”

Pre-Committee Amendments to Recommendation:

**Additional conditions in response to issues raised by consultees**

Replacement planting:

If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

Tree Protection:

No work shall start on the application site (including soil stripping, preconstruction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until a Tree Protection Plan, as defined in BS 5837:2005 "Trees in Relation to Construction - Recommendations", containing the following Arboricultural Method Statements/specifications has first been submitted and agreed to, in writing, by the Council's Principal Arboricultural Officer:

- Arboricultural method statements for the precise location and erection of tree protection barriers and ground protection for all trees retained on, and adjacent to, the site, in order to establish Root Protection Areas and construction exclusion zones;
- Arboricultural method statements for any special engineering operations within Root Protection Areas;
- Arboricultural method statements for root pruning and root barrier installation; including specifications for root-barrier material; and root-soil back-fill;
- Arboricultural method statements for the amelioration of the rhizosphere within the Root Protection Areas comprising of de-compaction (Terravention) and soil inoculation with spore derived mycorrhizae and bioactivators; soil tilthing utilising air-spade technology; irrigation; and mulching where appropriate;
- Arboricultural method statement for any development facilitation pruning.

Development shall take place thereafter only in accordance with the approved Tree Protection Plan.

Reason: To protect the health and welfare of trees of amenity interest. (Cambridge Local Plan (2006) policies 3/4, 3/11, 3/12 and 4/4).

Appointment of arboricultural consultant:

No work shall start on the application site (including soil stripping, preconstruction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until all the following have taken place:

- The appointment, by the developer, of a competent arboriculturalist for the development, who shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission.

- A pre-construction site meeting between the site agent, the developers chosen arboriculturalist, and the Council's delegated Arboricultural Officer.
- All development facilitation pruning, where required, has been completed in accordance with BS 3998:1989.
- All tree protection barriers and ground protection measures, which must be in accord with BS 5837:2005 clause 9 - "The construction exclusion zone: barriers and ground protection", have been installed to the satisfaction of the Council's delegated Arboricultural Officer.
- All Arboricultural works shall be carried out by a competent tree contractor, proficient in both root-zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications.

Reason: To protect the health and welfare of trees of amenity interest. (Cambridge Local Plan (2006) policies 3/4, 3/11, 3/12 and 4/4).

#### Archaeology:

No development shall commence in relation to the residential accommodation (Class C3 of the Town and Country Planning (Use Classes) Order 1987) until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work, within that part of the site, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

#### Ecology:

Prior to the commencement of development details of the type of bat and bird boxes including site plan showing their precise location shall be submitted to and approved in writing by the Local Planning Authority. The bat and bird box details shall be implemented in accordance with the approved details.

Reason: To provide bio-diversity enhancement on the site (Cambridge Local Plan policy 4/3)

#### Renewable energy:

No development shall take place until full details (including ongoing maintenance schedules) of the selected renewable energy strategy have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented prior to occupation, and shall be maintained in place thereafter.

Reason: To reduce carbon emissions (Cambridge Local Plan 2006 policy 8/16)

#### Road marking:

No development shall take place until full details of the road markings at the junction of the access with Milton Road have been to and agreed in writing by the local planning authority. The approved scheme shall be implemented prior to occupation of any dwelling, and shall be maintained in place thereafter.

Reason: To ensure safe and convenient circulation around the site. (Cambridge Local Plan 2006 policies 3/7, 3/11 and 3/12)

External lighting:

Details of any proposed external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 2006 policies 3/11 and 4/15)

**Amendments to Recommendation to address the fact that the s106 Agreement has not yet been completed**

1. APPROVE subject to the satisfactory completion of the s106 agreement by 30 June 2013 and subject to the following conditions and reasons for approval:

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30 June 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, transport mitigation measures, public art, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14, 8/3.

Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, the Northern Corridor Area Transport Plan 2003, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

Revised S106 package:

Contributions to include RECAP contribution totaling £2,280

The County Council has requested a new schedule to be included in the S106, which requires the developer to take full responsibility of the future maintenance and upkeep of the shared surface and private road, as the road layout is not to an adoptable standard. The applicant has agreed to maintain the shared surface and road as a private road, which future occupiers will be aware made of. The precise wording for this schedule needs to be agreed with relevant departments.

**Alternative recommendation:**

1. The proposed development by virtue of its back land location, proximity to neighbouring boundaries and height of the proposed dwellings would have a detrimental impact on the residential amenity of the adjoining neighbours. The proposed development would cause unacceptable levels of overlooking and loss of privacy. On this basis, the proposed development fails to respect the private amenity of neighbouring properties. The proposed development is therefore contrary to policies 3/4, 3/7 and 3/10 of the Local Plan 2006.
2. The proposed development would require the removal of a significant amount of trees and hedgerows from the site. In so doing the development would be likely to have an adverse impact upon the visual appearance of the site through the loss of trees that are subject to Tree Preservation Orders and their amenity value. The development is therefore contrary to policy 4/4 of the Cambridge Local Plan 2006.
3. The application fails to demonstrate clearly how it would ensure generation of 10% of energy needs on site by renewable means, contrary to policy 8/16 of the Cambridge Local Plan (2006).
4. The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning, primary school needs, pre-school needs, and waste in accordance with policies, 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2010, RECAP Waste Management Design Guide and Guidance for Interpretation and Implementation of Open Space Standards 2006.

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**DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **13/0034/REM**

Location: West Cambridge Site, Madingley Road

Target Date: 12<sup>th</sup> April 2013

To Note:

## **Further Representation Received**

### Cambridge Past, Present and Future

(Letter attached to amendment sheet)

- No objections, subject to clarification of several matters.
- The choice of metal cladding is too stark.
- The steel palisade fence may appear stark and could be mitigated by appropriate landscaping.
- The flat roof should be used for the siting of solar panels.
- Evergreen species should be used to give year round screening.
- A living wall is welcomed and should be used on other buildings on West Cambridge.

### *Officer Comments*

**Materials** – The proposed external cladding of the building has been through extensive discussion with the Council’s Urban Team officer and two meetings of the Design and Conservation Panel. The initial choice of cladding was considered too crude, with highly visible fixings. The profiled metal cladding now proposed is a flat metal panel with concealed joints. The finish will be minimalist and contemporary, but there is general consensus that with appropriate detailing, it will achieve a high quality finish. Officers can consider and agree the final sample and window details through the discharge of condition 2.

**Steel Palisade** – The security fencing is a necessary feature given the sensitive use of the building. The application proposal now includes a greater number of landscaped panels within the steel fencing which will help to soften its appearance. This was suggested through consultation with the original masterplan architect for West Cambridge.

**Solar Panels** – The University have fully addressed the issue of carbon reduction and renewable energy for this development. The aim of the development is to reduction carbon emissions across the University Estate, which is estimated to be a 40% reduction. Because of the very high cooling requirements of this building, solar panels on the roof would make a tiny contribution to its energy needs which would not justify their expense. Solar panels were also not included in the interests of visual amenity from high vantage points outside of the site.

**Landscaping** – CPPF concerns regarding screening reflect comments from the Council’s Landscape Team. The University have confirmed they would be happy to introduce more planting, which can be agreed through the suggested landscape conditions. Landscaping of the noise bund and the proposed hedging in front of the building is also covered through the discharged of the approved infrastructure phase 4 application 12/1391/REM.



Amendments To Text: No Amendments.

Pre-Committee Amendments to Recommendation: No Amendments.

**DECISION**:

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Development Control  
Cambridge City Council  
Guildhall  
Cambridge  
CB2 3OJ

FAO: John Evans

25 February 2013

Dear John,

**Ref: Planning Application 13/0034/REM | Proposed new building for University Data Centre. | West Cambridge Site, Madingley Road, Cambridge**

With reference to the above application, whilst CambridgePPF does not object to the proposed Data Centre we do have certain reservations which we would ask the City Council to clarify with the University before planning permission is granted. These arise mainly from the location of the development on the edge of the Green Belt. We appreciate that, while the building will be at least partially concealed by the embankment and trees along the M11, it will still be prominent from the more distant elevated views from the Coton Countryside Reserve and from Madingley Hill.

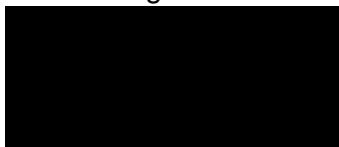
Our comments are as follows:

1. The use of metal cladding as the exterior material, particularly when combined with the choice of colour, would make the appearance of the building overly stark. We would ask that both the colour and the finish be reconsidered in order to make the design more sympathetic to its surroundings. For the same reason we would also ask that the bright orange and pink colours of the wooden palisade, around the plant housing, be replaced with more muted colours.
2. An 8ft high steel palisade boundary fence would be very severe and we would ask that this security requirement be mitigated by accompanying landscaping, including an embankment, or even a ha-ha, to conceal much of the fence along the northern and eastern boundaries. Security could also be enhanced by the use of appropriate shrubs, such as the thorny Berberis species, which also have attractive year-round foliage.
3. If a flat roof is preferred, then we would ask that it be used for siting solar panels as a contribution to the energy requirements of the building.
4. We appreciate the use of native species to screen the building, but suggest that a significant proportion of evergreen conifer trees are included in the mix to give year-round cover.
5. A 'living wall' is welcomed and, if it works in this instance, we would ask if it might also be adopted for other buildings on the West Cambridge site to improve views from the greenbelt.

We would like to suggest that the City Council satisfies itself on these points through a dialogue with the University before planning permission is granted.

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

Kind regards



Carolin Göhler

Encl - none

Cc

**Cambridge Past, Present & Future** — a local charity with over 1,700 members 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.

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