

JOINT DEVELOPMENT CONTROL COMMITTEE

Report by: DIRECTOR OF JOINT PLANNING
(CAMBRIDGE FRINGE SITES)
Date: 14 July 2010

Parishes/Wards affected: TRUMPINGTON

APPROVAL OF PUBLIC ART DELIVERY PLAN IN ACCORDANCE WITH PLANNING CONDITION 44 FOR APPLICATION REFERENCE: 09/1140/FUL FOR GLEBE FARM.

1. EXECUTIVE SUMMARY

- 1.1 The full planning application for Glebe Farm was approved by Joint Development Control Committee (JDCC) on 21 April 2010, subject to the signing of the S106 by 21 June 2010 and conditions as amended at JDCC and subsequently agreed by Vice Chair and Spokes of JDCC. A Public Art Delivery Plan was included within the original submission of the full planning application. An amended submission was received, but there were still a number of outstanding issues at the time that the application was considered by the JDCC. It was requested that a revised Public Art Delivery Plan should come back to JDCC for formal approval.
- 1.2 A revised Public Art Delivery Plan (PADP) was received on 22 June and further amendments have subsequently been sought. The amended PADP received on 1 July and included in Appendix B is acceptable to Officers. At the time of writing this report the full planning permission had not been issued, due to minor legal issues, and an extension of time has been agreed to 31st July. Therefore it is recommended that revised Public Art Delivery Plan be approved and Condition 44 discharged under delegated powers at the appropriate time, once the permission has been issued.

2. RECOMMENDATION

- 2.1 Committee are asked to:
- a) Agree that the Public Art Delivery Plan dated July 2010 is acceptable; and
 - b) Delegate final discharge of condition 44 to the Director of Joint Planning under delegated powers, once the Section 106 agreement has been completed and full permission issued.

PUBLICITY

- 3.1. Full public consultation was carried out on the original and amended Public Art Delivery Plans when they were submitted as part of the full planning application. No comments were received on these documents, so no further public consultation has been carried out.
- 3.2. The Public Art Panel considered the revised PADP on 28 June and their comments are noted in section 5.1 below.

4. POLICY CONTEXT

Cambridge Local Plan 2006

Policy 3/7 – Creating Successful Places

Policy 9/3 – Development in urban extensions

Cambridge City Council Public Art SDP (adopted January 2010)

5. INTERNAL AND EXTERNAL CONSULTATIONS

5.1 Public Art Panel

The revised Public Art Delivery Plan received on 22 June 2010 is much improved and addresses the majority of the concerns previously raised. It is generally supported. The further revisions suggested by Officers are supported.

VERDICT - GREEN

5.2 Urban Design Team

The amended PADP addresses previous concerns the Urban Design team have had, particularly around being less prescriptive with locations for the artwork. This allows the freedom of the artist to work with the design team site wide and provides an opportunity for more value to be added to what is a small budget for such a large site. The revised document provides clarity around the implementation of the plan, the approval processes and delivery.

6. NEIGHBOUR REPRESENTATIONS

- 6.1 Not applicable.

7. ASSESSMENT

- 7.1 When the application was considered by JDCC on 21 April, it was requested that a revised Public Art Delivery Plan should come to the JDCC for approval. An amended Condition 44 was subsequently agreed through Vice Chair and Spokes of the Committee. This states:

44	<p>Public Art Delivery Plan</p> <p>Notwithstanding the Public Art Delivery Plan (PADP) dated 8 March 2010 and prepared by Future City in support of the Glebe Farm planning application 09/1140/FUL, prior to the commencement of development, a revised PADP shall be submitted to and approved in writing by the Local Planning Authority. The revised PADP shall be in accordance with the S106 agreement associated with this application and shall accord with the City Council's Public Art Supplementary Planning Document (adopted January 2010). In particular, the revised PADP shall address those concerns as set out in the officer report for Glebe Farm reported to the Joint Development Control Committee of 21 April 2010.</p> <p>Reason: To ensure that the Public Art Delivery Plan accords with the City Council's Public Art SPD (2010) to ensure a simplified but high quality public art scheme is delivered on-site that positively impacts on existing and future residents (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/5 and 10/1).</p>
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- 7.2 The Public Art SPD sets out the requirements for Public Art Delivery Plan submission as part of full applications. Appendix A shows out how this has been complied with, and includes Conditions 45 and 46, which will ensure the correct process is followed. At the JDCC meeting on 21 April it was agreed that public art details to be approved under condition 45 would be reported to JDCC.
- 7.3 When the application was considered in April, a number of criticisms of the PADP were identified in the Report, which reflected the advice of the Public Art Panel:
- a) The strategy was too complicated for the site and should demonstrate better value given the limited budget.
 - b) The strategy limited where the chosen artist can influence the design. Greater freedom within the site should be allowed for the chosen artist to influence placemaking.
 - c) The commissioning process should be simplified and shortened.
 - d) The long-list of Artists should be agreed by the Advisory Committee¹.
 - e) Artists should be given the opportunity be part of the design team and add value through subtle intervention.
 - f) The mentor scheme should be removed given the limited size of the budget for Glebe Farm and paid for separately by the Developers.
 - g) A more detailed breakdown of the budget should be provided.

¹ This will be a specific body set up by Countryside Properties to support and guide the public art programmes across the Clay and Glebe Farm sites. Members will consist of professionals and local residents.

JDCC Members also raised concern about the overcomplicated process for utilising the public art contribution, and about the Delivery Plan's compliance with the Public Art SPD.

- 7.4 The PADP submitted by the applicants on 22 June and considered by the Public Art Panel addressed some of these points. The main revisions were:
- a) The addition of shared delivery principles and project themes for artists to engage with for Clay and Glebe Farm Public Art.
 - b) Simplification of the commissioning process. In the previous draft, a long list of ten artists was included. In the amended document this is reduced to five, with a further five to be added by the Advisory Committee, with input from the City Council's Public Art Panel. The Advisory Committee will then select the artist, as was previously the case.
 - c) Removal of the identification of proposed sites for artists' consideration. It is stated that the commissioned artist will interrogate the entire Glebe Farm site and work with the design team. A "menu" of possible opportunities has been added (Appendix 3).
 - d) Removal of the mentor scheme.
 - e) Slight increasing in the artist's budget.
 - f) The addition of detail on implementation and the phasing of the development.
 - g) The addition of developer guidelines on engaging artists as part of the design team.
 - h) The addition of a decommissioning strategy.
- 7.5 This submission addressed the majority of the previous concerns. However there were a number of outstanding issues. While the removal of the identification of specific sites was welcomed, the PADP needed to make it clear that the emphasis should be on smaller, subtler commissions. The Project Implementation and Phasing section needed to reflect the conditions that require approval of public art in phases.
- 7.6 These issues have been addressed in the amended PADP received on 1 July and included in Appendix B. Section 4 of this states that the commissioned artist will interrogate the whole site, and that there will be an emphasis on smaller, subtle, embedded public art. Further guidance on this is included in Appendix 3 of the PADP.
- 7.7 The project implementation section allows for the approval of artwork in phases, reflecting the agreed conditions. Given that the PADP does not identify specific sites, it is proposed that the artist prepares a Public Art Framework when they have interrogated the whole site. This will set out when and where elements of public art will be provided within phases.

8. CONCLUSION

- 8.1 The amended Public Art Delivery Plan included in Appendix B addresses the outstanding points raised by Officers and the Public Art Panel and is considered acceptable. Condition 44 will be discharged under delegated powers at the appropriate time.

9. BACKGROUND PAPERS

21st April 2010 JDCC Report

10. Appendices

Appendix A: Consideration against Public Art SPD

Appendix B: Glebe Farm Public Art Delivery Plan, July 2010

11. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Elizabeth Rolph, Principal Major Sites Officer,
Cambridge City Council
Author's Phone Number: 01223 457293
Author's Email: Elizabeth.Rolph@cambridge.gov.uk