

Addendum to Amendment Sheet

CIRCULATION: First

ITEM: **APPLICATION REF:** 12/1608/FUL

Location: Block A1/A2, Station Area Redevelopment, Station Road, Cambridge

Target Date: 01/04/2013

To Note

The applicants have requested that the commuted payments towards the Southern Corridor Area Transport Plan (SCATP) and Cambridge Guided Bus (CGB) be reviewed. They are not seeking to reduce the payments in total but have asked that the Pink Phase payments be split between the Cycle Park/Hotel site and the Residential blocks in a one third/two thirds split and that the proportion attributable to the Cycle Park/Hotel be payable in association with the development of Block A1/A2.

The implications of the additional payments to be made in relation to the development of Block A1/A2 are as follows as amendments to the table in paragraph 8.101 of my report.

Table – SCATP/CGB Contributions as set out in s106 for Outline Consent

Green Sub Phase	SCATP contribution	CGB contribution
Part A (A1/A2)	£134,543	£476,940
Total A1/A2		£611,483
Part B (K1/I1)	£66,466	£236,455
Total K1/I1		£329,921
Overall Total		£941,404 (£750,435)

The reason that they have given for making this request is that it is too onerous for the Cycle Park/Hotel scheme to bear the full burden of the commuted payments for the Pink Phase particularly as it delivers a significant public benefit.

I have consulted with County Council officers, who will receive the SCATP and CGB payments direct and await their comments. I will provide an update at the Committee meeting.

In the event that the County Council are supportive of the applicant's position then the commuted sums set out in paragraphs 8.100 and 8.102 of my report would need to be varied in accordance with the above table.

Pre-Committee Amendments to Recommendation:

Additional condition

48 No development shall commence until a detailed ground conditions plan, methodology and specification including de-compaction fill material, topsoil and tree pits has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

49 No development shall commence until a detailed drainage plans including existing drainage and services have been submitted to the local planning authority in writing.

Reason: To ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

CIRCULATION: First

ITEM: APPLICATION REF: 12/1622/FUL

Location: Block B1, Station Area Redevelopment, Station Road, Cambridge

Target Date: 01/04/2013

To Note:

6.2 and 8.84 Cambridgeshire County Council (New Communities)

Should read as follows:

This application has been looked at in tandem with the application (12/1608/FUL) which proposes 14,711 sq m commercial and 1100 sq m of retail.

Comments from the Applicants

The applicants have requested that the commuted payments towards the Southern Corridor Area Transport Plan (SCATP) and Cambridge Guided Bus (CGB) be reviewed. They are not seeking to reduce the payments in total but have asked that the Pink Phase payments be split between the Cycle Park/Hotel site and the Residential blocks in a one third/two thirds split and that the proportion attributable to the Cycle Park/Hotel be payable in association with the development of Block A1/A2.

The implications of the split between the two parts of the Pink Phase are as follows as additions to the table in paragraph 8.84 of my report.

	SCATP contribution	CGB contribution
Pink Phase	£108,214	£383,695
Overall Total		£491,909
<i>Cycle Park/Hotel</i>	<i>£36,071</i>	<i>£127,898</i>
<i>Total Cycle Park/Hotel</i>		<i>£163,969</i>
<i>Residential phases</i>	<i>£72,143</i>	<i>£255,797</i>
<i>Total residential phases</i>		<i>£327,940</i>
<i>Overall Total</i>		<i>£491,909</i>

The reason that they have given for making this request is that it is too onerous for the Cycle Park/Hotel scheme to bear the full burden of the commuted payments for the Pink Phase particularly as it delivers a significant public benefit.

I have consulted with County Council officers, who will receive the SCATP and CGB payments direct and await their comments. I will provide an update at the Committee meeting.

In the event that the County Council are supportive of the applicant's position then there would be no requirement for commuted payments to be made towards SCATP and CGB as set out in paragraphs 8.83 and 8.85 of my report.

It would also be necessary to vary the s106 Agreement for the Outline Consent to ensure that the appropriate Pink Phase payments are made when the residential blocks are brought forward.

I have added a recommendation which allows the Committee to confirm their agreement to a variation of the s106 Agreement for the Outline Consent (application reference 08/0266/OUT) in relation to the residential phase as set out in the above table.

Pre-Committee Amendments to Recommendation:

Amendments to conditions to respond to comments from the UDC team:

20 Materials samples

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials, including spandrel panels and coloured panels to be used in the construction of the external surfaces shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

21 Sample Panel

Before starting any stone work/brickwork (artificial and/or real), a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and 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 the 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, 3/12 and 4/11)

22 Glass types

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of glass type(s) to be used in curtain walling/windows/doors or other glazed features, including glazing to the south and west facing facades at ground and first floor levels which is intended to be non-transparent but include fritting, etching, etc shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. The use of tinted or reflective glass will not likely be supported.

Reason: To ensure that the appearance of the external surfaces is appropriate.
(Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

23 Non-masonry walling systems

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of non-masonry walling systems to be used, including perforated screens, vertical fins and ground floor posts, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate.
(Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

25 Joinery

Prior to the commencement of development, full details of all external joinery [whether of metal, timber or hybrid construction] including frames, thresholds, mullions, transoms, finishes, colours, etc., shall be submitted to and approved in writing by the local planning authority. The submitted details shall include the multi-storey car park and the shopfronts serving the retail units. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate.
(Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

27 Coping

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of all coping and decorative string course and cills shall be submitted to and approved in writing by the local planning authority. Large-scale cross-sectional drawings may be appropriate for depicting some details. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

28 Signage Strategy

Prior to commencement of occupation a signage strategy for use in association with the occupation of the development shall be submitted to and approved by the local planning authority in writing. The approved signage strategy which shall comply with the Cambridge City Council Shopfront Design Guide shall thereafter be retained and all external signage shall conform to the strategy unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

35 Hard and soft landscape works

No development shall commence until details of hard and soft landscape works including the green and brown roofs have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. Hard landscaping works shall include full construction details and specifications of levels, all hard surfacing materials, furniture, boundary treatments and lighting.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

Additional informative:

The opening hours specified in condition 17 do not apply to the ancillary bar and restaurant facilities accommodated within the hotel if in use by hotel residents only.

3. To agree the variation to s106 Agreement:

That the Planning Committee delegate powers to officers to vary the Section 106 Agreement by means of a deed of variation to:

Allow for an amendment to the commuted payments towards the Southern Corridor Area Transport Plan and the Cambridge Guided Bus in respect of the Pink Phase as follows:

In relation to SCATP and CGB payments in the Pink Phase (13th and 14th Schedule of the s106) make amendments to remove reference to Pink Phase and replace with Blocks C1/C2, D1, F1 and F2 and require commuted payments to be made as follows:

Payment	Purpose
£72,143 Index Linked	SCATP
£255,797 Index Linked	CGB