

JOINT DEVELOPMENT CONTROL COMMITTEE - CAMBRIDGE FRINGES

26 February 2014
10.30 am - 2.45 pm

Cambridge City Councillors: Blencowe, Price, Smart, Tunnacliffe and Tucker

Cambridgeshire County Councillors: Ashwood, Hipkin, Kenney and Reynolds

South Cambridgeshire District Councillors: Bard (Chair), Corney, de Lacey, Nightingale, Shelton and Stewart.

Officers Present:

Head of Planning Services: Patsy Dell

New Neighbourhoods Development Manager: Sharon Brown

Principal Planner - New Neighbourhoods: Mark Parsons

Principal Planner - New Neighbourhoods: Elizabeth Rolph

Sustainable Drainage Engineer: Simon Bunn

Senior Urban Designer: Sarah Chubb

Legal Advisor: Penny Jewkes

Committee Manager: Toni Birkin

Other Officers Present:

County Council Highways Department: Jon Finney

Development Planning Manager, Cambridgeshire County Council: Michael Abbott

Principal Planning Officer (SCDC): Emily Harvey

Developer Representatives:

(MCAP), Emma Fletcher

(Terence O'Rourke Ltd) Julia Jardine

(WSP) Matthew Ingrey

FOR THE INFORMATION OF THE COUNCIL

14/8/JDCC Apologies

Apologies were received from Councillors Reid, Dryden and Van de Weyer.

14/9/JDCC Declarations of Interest

Councillor de Lacey declared a personal interest in minute number 14/11/JDCC as a member of the Cambridge Cycling Campaign.

14/10/JDCC Minutes

The minutes of the meeting of the 22nd January 2014 were agreed as a correct record.

14/11/JDCC 07/0003/OUT - Darwin Green 1 - Condition 5 - Design Code

The Committee received an application for the discharge of condition 07, Design Code, pursuant to the outline permissions 07/0003/OUT approved on 18 December for land between Huntingdon Road and Histon Road, Cambridge.

The Principal Planner (New Neighbourhoods) introduced the report as detailed in the agenda and highlighted changes contained in the amendment sheet.

At the suggestion of the Chair, the committee considered and made comments on the Design Code section by section.

Introduction

Councillor de Lacey stated that there were a number of problems with the introduction.

- It claimed to set out key objectives but offered no criteria against which these would be measured.
- Requiring a Code 3 building standard was not demanding enough to claim this was high quality.
- Pedestrian and cycle requirements were in need of a substantial re draft and different modes of transport would share what appeared to be a limited road space.

The Principal Planner (New Neighbourhoods) responded and stated that the Design Code would establish objectives against which subsequent applications would be measured. The New Neighbourhoods Development Manager stated that the document sets out the high level, vision and aspiration against which the individual authorities would measure applications. The Urban Design Officer confirmed that limited road space was intentional with

the aim of creating a low speed environment which would encourage walking and cycling.

Councillor Hipkin questioned the permeability of the site and its connectivity to surrounding communities. Officers stated that this had been agreed at the outline planning stage and confirmed that additional connections could not be added at this stage.

In response to question from Councillor Kenney, the New Neighbourhoods Development Manager confirmed that the final outline permission had contained a clerical error and had omitted a previous committee decision requiring the sustainability uplift to Code 4. Developers were aware of the requirement and were working to this requirement.

Section One

No comment

Section Two

No comment

Section Three

The Committee made the following comments.

- i. Queried how the external boundaries would be defined.
- ii. Requested that additional points of access for surrounding communities be added as the site evolves over time.
- iii. Questioned why the cycle route from Girton into Cambridge had not been considered to facilitate the avoidance of Huntingdon Road.

Officers confirmed that these matters would be addressed when the details of the development come forward and the Darwin Green 2 application was considered.

Section Four

In response to Members' questions, officers confirmed the following:

- i. Officers detailed the 'placemaking' approach being used on this site with the goal of reducing speeds and changing driver behavior through street design.
- ii. Unlike the University site, roads on this development would be adopted as public highway and this limited the scope for traffic restrictions such as giving cyclists priority at junctions.
- iii. Motorists would be deterred from using the route through the site as a rat run. Those entering from Histon Road entrance and driving from Darwin Green 2 to reach the supermarket would be required to navigate a circuitous route.
- iv. Street parking details would be addressed at a later date.
- v. P59 of the Code would be amended to incorporate text requiring parking provision for non-standard cycles.
- vi. Open space and sports provision across the site would achieve a balance between landscaping and addressing needs for play.
- vii. Maintenance of open spaces had been secured through the S106.
- viii. The size, on maturity, of trees selected for the sites had been given detailed consideration to ensure roots and canopies would not cause problems at a later date.
- ix. Incorporating some evergreen trees into the plan would be investigated with the landscape architects.
- x. A youth and play strategy would come to this committee shortly and would include provision for older children and young people.
- xi. Potential options for the use of grey water and of sustainable show homes would be added as requested but could not be required of developers.

Section Five

At the request of the Committee, the wording regarding roof gardens on page 124 would be amended to add clarity.

Members queried the limited access routes and orbital cycle routes. Officers confirmed that the driver was to improve conditions for cyclist and pedestrians, and for this to be achieved via street design and landscaping. Full details would be agreed later.

Jon Finney of the County Council Highways Department responded to Members' questions and confirmed that the only formal dual use crossing within the site would be Toucan controlled. He clarified that any dual use (pedestrian / cyclist) crossing must be signalised.

Section Six

In response to questions from the Committee, the New Neighbourhoods Development Manager confirmed that the variation and review clauses to the Design Code were standard procedure to allow for any necessary review to be completed in a timely fashion.

Summing Up

The Committee questioned how the changes they had requested to the Design Code would be agreed. The New Neighbourhoods Development Manager confirmed that the changes would be made as set out below:

- i. **Amend Code of Sustainability to Code 4.**
- ii. **P59 of the Code would be amended to incorporate text requiring parking provision for non-standard cycles.**
- iii. **Incorporating some evergreen trees into the plan would be investigated with the landscape architects.**
- iv. **Potential options for the use of grey water and of sustainable show homes would be added as requests but could not be required of developers.**
- v. **The wording regarding roof gardens would be reviewed.**

On a show of hands, the proposed amendments were agreed (by 9 votes to 3).

The Committee

Resolved (by 9 votes to 3) to grant the discharge of condition application in accordance with the officer recommendation and amendment sheet, additional amendments as set out below.

Page	Amendments to text , new text is shown <u>underlined</u> and deleted text struck through.
Pg 59	Add to Public Realm cycle parking Spaces and layout are fundamental in achieving a satisfactory solution and the following rules must be applied. The design of cycle parking must deter theft, avoid blocking routes, be convenient to the user, <u>include spaces for trailers and non-standard bikes</u> and be easy to maintain.
Pg	The proposed energy strategy will assist the scheme in

100	achieving a minimum level 3 4 of the Code of Sustainable Homes where that building is for market purposes and capable of achieving a minimum of level where the building is for affordable purposes.
Pg 102 & 103	Add <u>Grey water recycling</u> to list and image
Pg 124	Roof gardens may be required to apartments with tree planting along boundary line to provide privacy.

14/12/JDCC 13/1748/REM- 'Lot 1' located within Land Between Huntingdon Road, Madingley Road, and the M11, North West Cambridge,

The Committee received a reserved matters application (access, appearance, landscaping, layout and scale) pursuant to 11/1402/S73 for a foodstore (2000sqm net, Use class A1) and retail space (use class A1- A4), 117 residential units, comprising 41 one bedroom key worker units and 76 two bedroom key worker units, a primary health care centre (Use class D1), a police office (Use class B1), a district heating energy centre, access roads, including bollard controlled street running through the local centre (with cycle and pedestrian routes), cycle parking, car parking, landscaping, public realm, utilities and associated ancillary structures.

The Principal Planner (New Neighbourhoods) introduced the report as detailed in the agenda. Members noted the changes detailed on the amendment sheet.

Public Speaker

Heather Topel addressed the Committee on behalf of the University of Cambridge and in support of the application.

Members made the following comments in response to the report.

- i. Quality of the design was welcomed.
- ii. Construction of infrastructure at an early stage of development was welcomed.
- iii. Some concerns were raised that the level of parking provision might not be sufficient.

- iv. Not using the chimney flue as a clock tower was seen as a missed opportunity by some members.
- v. Clustering of affordable housing was acceptable.

The Committee:

Resolved (unanimously) to grant the reserved matters application in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

14/13/JDCC S/2533/13/RM and 13/1740/REM- Western Edge located within Land Between Huntingdon Road, Madingley Road, and the M11

The Committee received applications for:

- i. Reserved Matters Approval, pursuant to 13/1402/S73 and S/2036/13/VC, for the formation and finishes of part of the Western Edge for the North Cambridge Scheme including earthworks to create a series of berms, the creation and enhancement of new and existing water channels and ponds and associated sustainable urban drainage systems, hard and soft landscaping, footpaths and cycle paths, ecological enhancements, public art, play facilities, utility and ancillary structures; and
- ii. Reserved Matters Approval, pursuant to 13/1402/S73 for the formation of part of Green Corridor 01 from Primary Street to the Western Edge to include formation of swales, planting and associated infrastructure including disabled parking spaces and cycle parking, along with approval for a children's adventure play area and associated equipment and planting.

The South Cambridgeshire Development Officer introduced the report as detailed in the agenda.

Public Speaker

Heather Topel addressed the Committee on behalf of the University of Cambridge and in support of the application.

In response to Members' questions officers said the following:

- i. Washpit Brook would be closely monitored during construction to ensure it did not run dry resulting in silting and potential floods at a later date.

Flows would not be affected and a strategy was in place to maintain greenfield run-offs.

- ii. Officers confirmed the location of the berms and their relationship to the M11.
- iii. The location of fencing to prevent unwanted access on to the M11, and accompanying landscaping measures to soften the hard edge of the site, were explained.

The Committee:

Resolved (unanimously) to grant the Reserved Matters Approval applications in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

14/14/JDCC S/2682/13/OL - North of Newmarket Road (Wing), Newmarket Road, Cambridge: Post Submission Briefing

Emma Fletcher, Julia Jardine and Matthew Ingrey, on behalf of the developers, gave a post submission briefing regarding the development North of Newmarket Road (The Wing). The following points were highlighted

- i. Improvements had been made to the planned distribution of open space across the site
- ii. The developer had been working closely with Fen Ditton Parish Council to integrate the new development.
- iii. Affordable Housing would not be limited to Marshall employees.
- iv. It is currently proposed that the site would provide 40% of dwellings as affordable on a 50/50 split of rented and shared equity.
- v. The site would reflect the key values of Marshall's and would seek to develop a sustainable community.
- vi. The site layout was highlighted.
- vii. A contribution to a new cycle bridge as part of the Chisholm Trail was planned.
- viii. A 'fabric first' approach to sustainability was planned.
- ix. Some self-build on site would be encouraged.
- x. Buy-to-let would be discouraged with the aim of creating a place where people would want to live.

In response to Members' questions the development team said the following:

- i. Agreed that for some potential owner occupiers, buying off plan caused difficulties in securing a mortgage.

- ii. Confirmed that, with the exception of flats, dwellings on the site would be freehold.
- iii. Stated that a requirement for 75% of the affordable allocation to be rented, rather than shared equity, would create viability issues and that a report on this is being prepared.
- iv. Confirmed that most roads within the development would be adopted by the highway department.
- v. Suggested that a 'fabric first' approach to suitability should achieve Code 4 as a minimum.

Councillor Blencowe chaired 14/15/JDCC and only City and County Councillors voted on the item.

14/15/JDCC C/05005/13/CC - Fawcett School, Alpha Terrace, Trumpington.

The Committee received a Regulation 3, Town and Country Planning General Regulations 1992 application for the erection of four classroom single storey extension to include children's centre, pre-school, nursery and foyer, car and cycle parking, new access from the Clay Farm development and associated hard and soft landscaping and fencing.

The County Council Development Management Officer introduced the report as detailed in the agenda.

Public Speaker

David Fletcher addressed the Committee on behalf of the Cambridgeshire Education Department and in support of the application.

In response to questions from the Committee, the officer explained the planned access arrangements. There would be additional cycle and pedestrian access points with the aim of discouraging vehicle drop off at the school. He confirmed that street parking concerns had been addressed.

Resolved (unanimously) to grant the Regulation 3, Town and Country Planning General Regulations 1992 application in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

The meeting ended at 2.45 pm

CHAIR