

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 16 April 2014

Application Number	07/0003/OUT	Agenda Item	
Date Received	21 March 2014	Officer	Elizabeth Rolph
Target Date	15 May 2014		
Parishes/Wards	Arbury and Castle		
Site	Darwin Green One, Land Between Huntingdon Road And Histon Road, Cambridge		
Proposal	Discharge of Condition 9 for a Strategy for Youth and Play Provision, pursuant to the outline permission 07/0003/OUT approved on December 18 th 2013 for mixed use development of up to 1593 dwellings, primary school, community facilities, retail units and transport infrastructure and open space.		
Applicant	Barratts Eastern Counties and NW Cambridge Consortium of Landowners		
Recommendation	Approve		
Application Type	Discharge of Condition	Departure:	No

The above application(s) have been reported to the Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

1.0 EXECUTIVE SUMMARY

- 1.1 The Joint Development Control Committee first resolved to approve the outline application for mixed use development of up to 1593 dwellings, primary school, community facilities, retail units and transport infrastructure and open space in July 2010 subject to completion of the S106 agreement. Updates were reported and amendments approved on August 2011, July 2012 and August 2013. The S106 agreement was completed and outline permission issued on 18 December 2013. The permission contains a number of strategic conditions that require approval before any reserved matters can be determined. A list of these conditions is set out in Appendix 1. The Design Code was approved by JDCC on 26 February 2014.
- 1.2 This report relates to Condition 9 which is the requirement for a Strategy for Youth Facilities and Children's Play Provision to be submitted prior to the submission of the first of the reserved matters for residential development. The reason for imposing this condition on the outline consent is to ensure the appropriate quantity and type of facilities are provided across the Darwin Green One site.
- 1.3 Prior to determining the outline application comments were made on emerging draft Youth and Play Strategy documents. The applicants then formally submitted details to discharge this condition on 20 December 2013. Officers carried out consultation in the manner identified in Paragraph 4 below. Minor issues were identified by internal consultees. A revised document has been submitted which addresses these concerns.

2.0 RECOMMENDATION

- 2.1 Committee are asked to:

Discharge planning condition 9 in respect of 07/0003/OUT.

3.0 SITE HISTORY

Reference	Description	Decision
07/0003/OUT	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works	Approved
14/0063/FUL	Construction of vehicular road link across the north-west green corridor of consented development 07/0003/OUT to provide access to the proposed secondary school parcel of land within South Cambridgeshire District Council.	o/s

14/0086/REM	Reserved matters of 07/003/OUT for access roads, pedestrian and cycle paths, public open space, services across the site and one allotment site.	o/s
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4.0 PUBLICITY

Advertisement No

There is no statutory requirement to advertise the discharge of condition.

Adjoining Owners No

There is no statutory requirement to consult adjoining owners with regard to the discharge of condition, however consultation has taken place with all the relevant residents' associations and Parish Councils.

Site Notice Displayed No

There is no statutory requirement to for a site notice to be displayed for the discharge of condition.

Public Meeting/Exhibition Yes

Included within presentations and / or display boards at the North West Community Forums in September 2013 and January 2014.

5.0 POLICY CONTEXT

National Planning Policy Framework 2012

Cambridge Local Plan 2006

Policies 3/7, 3/8, 5/13, 5/14, 9/3 and 9/8

6.0 CONSULTATION

6.1 External Consultees

The only comment received was from Windsor Road Residents' Association. They support the provision, but comment that they see little provision of community facilities for adults, including the retired and elderly.

6.2 Internal Consultees: Landscape / Open Space Officer / Children and Young People Services (CYPPS)

First submitted document:

- The document requires strengthening in terms of youth provision. The range of equipment listed in the teenage trim trail should be

broadened to include equipment specifically designed for teenagers. This should be supplemented by equipment such as a 'Hurricane Rotator', climbing boulders and youth shelter in shelter in the natural area south of the pond;

- LAPS should include other features aside from rocks and logs, including features with a Cambridge / Cambridgeshire theme;
- a commitment should be added to community consultation with future residents on play equipment;
- Formal LAPS, LEAPs and NEAPs do not require a fencing; junior play within the NEAP should be fenced
- the City Council's design criteria for play which should be incorporated into Appendix G.

Revised submission:

- The amendments in relation to youth provision are welcomed, although it is disappointing that reference to the youth shelter has not been included;
- Amendments relating to LAPS and fencing address previous concerns
- Welcome the inclusion of City Council's design criteria
- Reference to community consultation has been added. While the CYPSS team would want to be involved in consultation they do have limited resources and need to consider recouping costs.

6.3 Parish Councils

Histon and Impington and Girton PC were consulted. No comments were received.

7.0 ASSESSMENT

- 7.1 This discharge of condition is being reported to this Committee in line with working protocol agreed with Chair, Vice- Chair and Spokes (see Appendix 1). The wording of the condition is as follows:

Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development, a Strategy for Youth Facilities and Children's Play provision, in accordance with the principles set out in the Design and Access Statement, shall be submitted to the Local Planning Authority for approval. Such Strategy shall have sufficient details to demonstrate the implementation of that strategy including specifications, location and phasing. Development shall take place in accordance with the approved strategy

REASON To ensure that appropriate facilities for youth facility and children's play provision are provided in relation to the development of the site (Cambridge Local Plan policies 3/7, 3/8, 5/13, 5/14, 9/3 and 9/8).

- 7.2 The reason for the imposition of this condition on the outline planning permission is to assist with the determination of the detailed

applications that will come forward on the site over a number of years and to ensure that high quality provision for children and young people comes forward at the appropriate time, in a co-ordinated manner and that children and young people are involved in the design of the play environment. In addition, under condition 10 of the outline permission, any reserved matters application for development youth and play facilities is required to include a detailed design and specification and show how the proposal accords with the Strategy for Youth Facilities and Children's Play Provision. Further details of the phasing of the youth facilities and play provision will be set out in the phasing strategy required under condition 5 the outline permission.

- 7.3 The Strategy submitted by the applicants on 21st March 2014, addressed all of aspects required through condition 9. Namely, it included details on type and location of play areas, design considerations and specifications and reference to phasing. This document can be viewed via the City Council's website at <http://idox.cambridge.gov.uk/online-applications/>, by entering 07/0003/OUT in the search box. Key extracts from the document are attached to this report as Appendix 2.

Play Provision

- 7.3 The plan included in Appendix 2 shows the indicative location of youth facilities and children's play provision. This reflects the public open space strategy included within the S106 which shows the areas allocated for play provision required to meet meets the standards. This includes the areas for a Super Local Equipped Areas of Play (SLEAP) Neighbourhood Equipped Area of Play (NEAP), Local Equipped Area of Play (LEAPs) and Local Areas of Play (LAPs). This in accordance with the adopted Cambridge Local Plan Open Space Standards, with the addition of a SLEAP as has been agreed on other urban extensions. This has more equipment and a wider catchment than a LEAP, and better meets the overall need than additional LEAPS would. The number and location of equipped play areas ensures all residential areas are adequately served.
- 7.4 In addition to equipped play areas, provision is required for teenagers. This will be provided within Central Park in the form of a Multi Use Games Area, a teenage trim trail and informal play provision in the natural area south of the pond.

Phasing

- 7.5 The S106 includes triggers by which youth and play provision will be provided relative to the number of dwellings being occupied as the site is built out. The phasing strategy to be submitted will show how this will be adhered to. The Youth & Play Strategy includes a commitment to provision within individual parcels and the site at large as early as practically possible.

Consultation

- 7.6 Following comments on the original submission, the Strategy includes a commitment to consultation with young people on the design of play equipment to be carried out with support from (but not managed by) the City Councils' CYPPS team. This wording has been agreed with them.

Representations

- 7.7 Windsor Road Residents' Association commented that there is little provision of community facilities for adults. The central park will include a substantial area for general informal recreation. Community rooms (referred to as a community café in S106) are to be included in the local centre and the pavilion includes a club room.

Management

- 7.8 The youth and play facilities will be provided by the developer and then transferred to the City Council as set out in the S106 agreement with the appropriate maintenance payment.

8.0 CONCLUSION

- 8.1 The resubmitted Youth and Play Strategy to satisfactorily address the criteria set out in condition 9 of the outline permissions and the concerns identified on the original submission. It is therefore recommended the condition be discharged.

9.0 BACKGROUND PAPERS

Application File 07/0003/OUT: Conditions
Joint Development Control Committee Reports for 14th July 2010, 10th August 2011, 11th July 2012 and 21st August 2013

10.0 Appendices

Appendix 1: Conditions for approval by JDCC
Appendix 2: Key extracts from the Darwin Green One Strategy for Youth and Children's Play Provision

11.0 Inspection of papers

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

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APPENDIX 1 Discharge of Planning Conditions

Planning conditions are often applied to the grant of planning permission. These limit and control the way in which the planning permission may be implemented. Conditions are imposed on the grant of planning permission for regulating development in a certain way or requiring further details which weren't necessarily required at the time of granting permission, but are necessary prior to the submission of reserved matters or implementation.

Applicants are required to submit information to discharge planning conditions on the standard form entitled "Application for Approval of Details Reserved by Condition". The appropriate fee must be provided with the application. Provided that all the information that is required by the condition is submitted and this information is adequate, the local planning authority should write to the applicant to confirm that the condition has been discharged in a timely manner (normally within eight weeks). Local planning authorities cannot request information that was not stipulated by the initial planning condition.

Following consultation with the Chair, Vice Chair and Spokespersons for the JDCC it has been agreed that the following conditions would be referred to the JDCC for determination:

Condition 5 – Site Wide Phasing
Condition 7 – Design Code
Condition 9 – Youth Facilities and Children's Play
Condition 26 – Surface Water Drainage

These are the conditions, which relate to strategic issues, which will set out the principles for future reserved matters applications.