

PLANNING COMMITTEE MEETING – 3rd September 2014

Amendment/De-brief Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 14/0492/OUT

Location: Edinburgh Building, Shaftesbury Avenue

Target Date: 07/07/2014

To Note:

Application Description

The description of development has been amended to confirm car parking and cycle parking provision as follows:

Demolition of Edinburgh Building, warehouse and associated buildings and erection of office development of up to 41,750 sq. m. gross external area with development generally being of between 4 and 5 storeys (with limited areas of screened rooftop plant), a single tower element with two further storeys of accommodation, between 189 and 209 car parking spaces, a minimum of 1325 cycle parking spaces, up to 26 motorcycle spaces, hard and soft landscaping and ancillary facilities including staff canteens, meeting rooms, refuse enclosures, plant rooms, social break-out spaces etc. all to serve as the new office campus headquarters for Cambridge Assessment.

Transport Impact – Further comments from the applicant

Further comments have been received from the applicant in response to the comments of the CCC Transport team. They provide further information in relation to census data, detailed plans for the works to Brooklands Avenue and further details regarding Travel Plan targets and measures to be implemented in the event that targets are not met. The latter could include re-launch of the Travel Plan and more focussed personalised travel planning but measures would be agreed via the Travel Plan Steering Group which will include CCC officers.

Transport Impact – Further comments from CCC Transport team

The CCC Transport team accept the further information provided by the applicants and confirm withdrawal of their objection subject to provision of the mitigation measures as set out in my report.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation:

APPROVE subject to completion of the s106 Agreement **by 30 November 2014** and the following conditions.

Amendment to condition 12 to remove reference to dwellings; revised condition to read:

No development shall commence until further details of the circulation route for refuse collection vehicles have been submitted to the local planning authority and approved in writing. The required details shall include a full construction specification for the route, and a plan defining the extent of the area to which that specification will be applied. No part of the development shall be occupied until the refuse vehicle circulation route has been laid out and constructed in accordance with the details thus approved, and thereafter the route shall be maintained in accordance with those details

Amendment to Condition 17 as follows:

Any foundation design, including piling (and investigation boreholes using penetrative methods), will only be permitted with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it can be demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details

Condition 19 to be deleted.

Reason for Condition 21 amended as follows:

To prevent the increased risk of flooding, both on and off site. and to demonstrate that they will not pose a risk to vulnerable groundwaters. (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0790/FUL

Location: Cambridge City Football Ground, Milton Road

Target Date: 18/08/2014

To Note:

The Housing Officer has raised some concerns regarding the affordable housing provision. Officers are in the process of discussing these concerns and the outcome of these discussions will be presented at the Committee meeting.

Highways Officer has concerns with the use of the shared surface to the south of the central square, as no provision is made for pedestrian access, and is concerned this could create a potential conflict issues between drivers and pedestrians.

In response to this, I have therefore recommended additional condition, which I have set out below.

Following additional information from the applicant in response to concerns raised by the Access Officer, the Access Officer is now satisfied with the clarification and amendments to the scheme.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

No development hereby approved shall commence until details of pedestrian access into and out of the site have been submitted to and agreed in writing by the Local Planning Authority. The details shall include a pedestrian link which is clearly marked, which is also makes provision for disabled access. The development shall be carried out in accordance with the approved details.

Reason: To ensure convenient access to and from the site for all users (Cambridge Local Plan 2006 policy 3/7)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0906/FUL

Location: Ice Rink, Parkers Piece

Target Date: 01/09/2014

To Note:

Consultee Responses in relation to the amended position for the proposed ice rink:

- Head of Refuse and Environment – No further comment
- Head of Streets and Open Spaces (Landscape Team) – No further comment

- Sport England – No further comment

Representations in relation to the amended position for the proposed ice rink:

- No further representations have been received

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0907/ADV

Location: Ice Rink, Parkers Piece

Target Date: 01/09/2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0591/FUL

Location: North Cambridge Academy, Arbury Road

Target Date: 13/08/2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

There is no requirement for a s106 Agreement therefore the recommendation should read:

APPROVE subject to the following conditions.

DECISION:

GENERAL ITEM

CIRCULATION: First

ITEM: **APPLICATION REF:** Committee Tour 2014

Location:

Target Date:

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION: