

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date:

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<b>Application Number</b>	S/0164/15/FL	<b>Agenda Item</b>	
<b>Date Received</b>	20 <sup>th</sup> January 2015	<b>Officer</b>	Katie Parry
<b>Target Date</b>	21 <sup>st</sup> April 2015		
<b>Parishes/Wards</b>	Fen Ditton		
<b>Site</b>	699 Newmarket Road, Cambridge		
<b>Proposal</b>	Continued use of land for parking for cars, lorry chassis and goods vehicles for a period until 31 December 2022 (previous permission ref: S/1112/08/F.)		
<b>Applicant</b>	Mr Richard Oakley, Marshall Group Properties Limited.		
<b>Recommendation</b>	Approve subject to conditions		
<b>Application Type</b>	Major	<b>Departure:</b>	No

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## APPENDICES

<b>Ref</b>	<b>Title</b>
A	Location Plan
B	Relationship to the phases of the Wing development

### 0.0 **INTRODUCTION**

- 0.1 This is a full application that has been submitted as a stand-alone application. The site falls within the red line boundary of the Cambridge East (Wing) outline application area, which is currently pending consideration. It does not prejudice the wider objectives of the Wing development. The site is located to the north of Newmarket Road as shown on the location plan in Appendix A.
- 0.2 The application is being reported to the Joint Development Control Committee for determination as under the Terms of Reference / Scheme of Delegation and being non-residential development; it exceeds the development threshold that can be determined under delegated powers.

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site is currently used for the parking of vehicles, lorry chassis and heavy goods vehicles in association with the car showrooms and other businesses of the North Works site. This application is for the continued use of the land for this purpose. The site consists of 4.3 hectares of land and benefits from established and mature tree planting along the northern and western boundaries. The site is located at the rear of the North Works, north of Newmarket Road. The closest residential properties are approx. 40m to the west of the site in the Fison Road estate.
- 1.2 It is located outside of the Fen Ditton Development Framework and outside of the Cambridge Green Belt. The site is within Phase 1 (Wing) of the Cambridge East allocated site.
- 1.3 The long term re-development of the site is provided for within the first phase of Cambridge East Area Action Plan.

## **2.0 THE PROPOSAL**

- 2.1 The planning application seeks approval for the continued use of the site for the parking of cars, lorry chassis and heavy goods vehicles. The application seeks a temporary permission up to 31<sup>st</sup> December 2022. The previous permission expired on 31<sup>st</sup> December 2014 and therefore a new full planning application has been submitted to continue this use of the site.

## **3.0 RELEVANT SITE HISTORY**

- 3.1 **S/2682/13/OL** - Up to 1,300 homes, primary school, food store, community facilities, open spaces, landscaping and associated infrastructure and other development. – Pending Consideration.

**S/1112/08/F** – Variation of Condition 1 (temporary Period of Use for Vehicle Parking) of Planning Permission S/0272/07/F for a period until 31<sup>st</sup> December 2014. – Approved

**S/0272/07/F** – Use of Land for Vehicle Parking (Renewal of Time Period Consent S/0232/03/F) – Approved

**S/0232/03/FL** – Use of land for vehicle and chassis parking (renewal of previous consent S/0611/98/F – Approved.

**S/0611/98/F** - Use of Land for Vehicle and Chassis Parking - Approved

**S/1019/94/F** – Change of use of agricultural land to car parking.- Approved

## **4.0 PUBLICITY**

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notices Displayed:	Yes

## **5.0 POLICY**

### **5.1 National Planning Policy Framework (2012) and National Planning Practice Guidance (2014)**

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The document was published on 27 March 2012 and immediately became a material consideration for planning applications. It replaces PPGs and PPSs, and other guidance. The document encourages positive, balanced decisions, emphasizes the primacy of the development plan and local decision making.

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a national planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched.

### **5.2 Cambridge East Area Action Plan (February 2008)**

CE/1 The vision for Cambridge East

CE/2 Development Principles

#### **Core Strategy DPD (January 2007)**

#### **Development Control Policies DPD (July 2007)**

DP/1 Sustainable Development

DP/3 Development Criteria

DP/7 Development Frameworks

ET/5 Development for the Expansion of Firms

## **6.0 EXTERNAL AND INTERNAL CONSULTATIONS**

### **External Consultations**

Cambridge City Council (New Neighbourhoods Team) - No objections.

### **Internal Consultees**

Environmental Health Officer – No objection in principle to the proposal. Question raised about the relationship between the application and the pending application for the Wing development. Consideration should be given to how the application site would interact with future residents of Wing.

## **7.0 PARISH COUNCIL COMMENTS AND NEIGHBOUR REPRESENTATIONS**

Fen Ditton Parish Council

No Comment – 04 February 2015



- 8.5 The site lies to the North of the North Works, which is north of Newmarket Road. It is located outside of the Cambridge Green Belt and outside of the Development Framework.
- 8.6 The layout of the site will remain as existing. The site has had a number of temporary permissions since the mid-1990s, please see section 3.0.
- 8.7 Overall, the proposed layout is considered to be acceptable. The storage area proposed will accommodate 600 spaces.

### **Landscape**

- 8.8 The existing site will remain unchanged; it is currently screened by tree belts to the north and west of the site. The overall landscaping of the site and its surroundings are considered to be acceptable and will not have a detrimental impact on the surrounding area.

### **Transport Impact**

- 8.9 The use has been operating on the site since the mid 1990's, no changes are proposed to how the site is used or the number of spaces. No additional impacts will arise from the proposal to continue to use the site for the storage of cars, lorry chassis and good vehicles.

### **Noise**

- 8.10 The environmental health officer has raised a query regarding the relationship between the proposal and the future residents of the Wing development. The closest existing residential properties are approx. 40m from the western boundary of the site. As Wing is redeveloped residential properties could be in closer proximity to the site than the existing. As discussed previously in Para 8.4 the use of the land for parking vehicles etc. would coexist with the early phases of the Wing development, until such point as the North Works is relocated and the land redeveloped as part of this proposal.
- 8.11 As part of the Wing application, suitable restrictions can be put in place to ensure satisfactory noise levels are achieved to protect the amenity of residents. In addition as Marshall are landowners of both this application site and the Wing site they have adequate landlord and tenant controls to ensure the site can be vacated in a timely fashion. Taking account of all of the above, officers are confident that satisfactory controls can be imposed through the Wing development to ensure that the amenity of residents is not put at risk.

## **9.0 CONCLUSION**

- 9.1 The planning application seeks approval for the continued use of the land for vehicle, lorry chassis and heavy goods vehicles parking for a temporary period until 31 December 2022. It is not the intention of the current

proposal that it in anyway frustrates the future delivery of the Wing development. The proposal seeks no changes to the existing arrangement of the site other than to allow the established use to continue until 2022.

## **10.0 RECOMMENDATION**

**APPROVE S/0164/15/FL subject to the following condition and informative:**

1. The temporary use of the land for vehicle parking hereby permitted, shall be discontinued on or before 31<sup>st</sup> December 2022.

REASON: The approval of the proposal on a permanent basis would be contrary to the planned development of the area incorporated within the Local Development Framework Cambridge East Area Action Plan adopted 2008

## **INFORMATIVES**

This consent has been granted on the grounds that it would assist Marshall's operations in the interim period pending the redevelopment of the northern part of the North Works site for the wider delivery of the first phase of the Cambridge East Area Action Plan development.

## **Contact details**

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

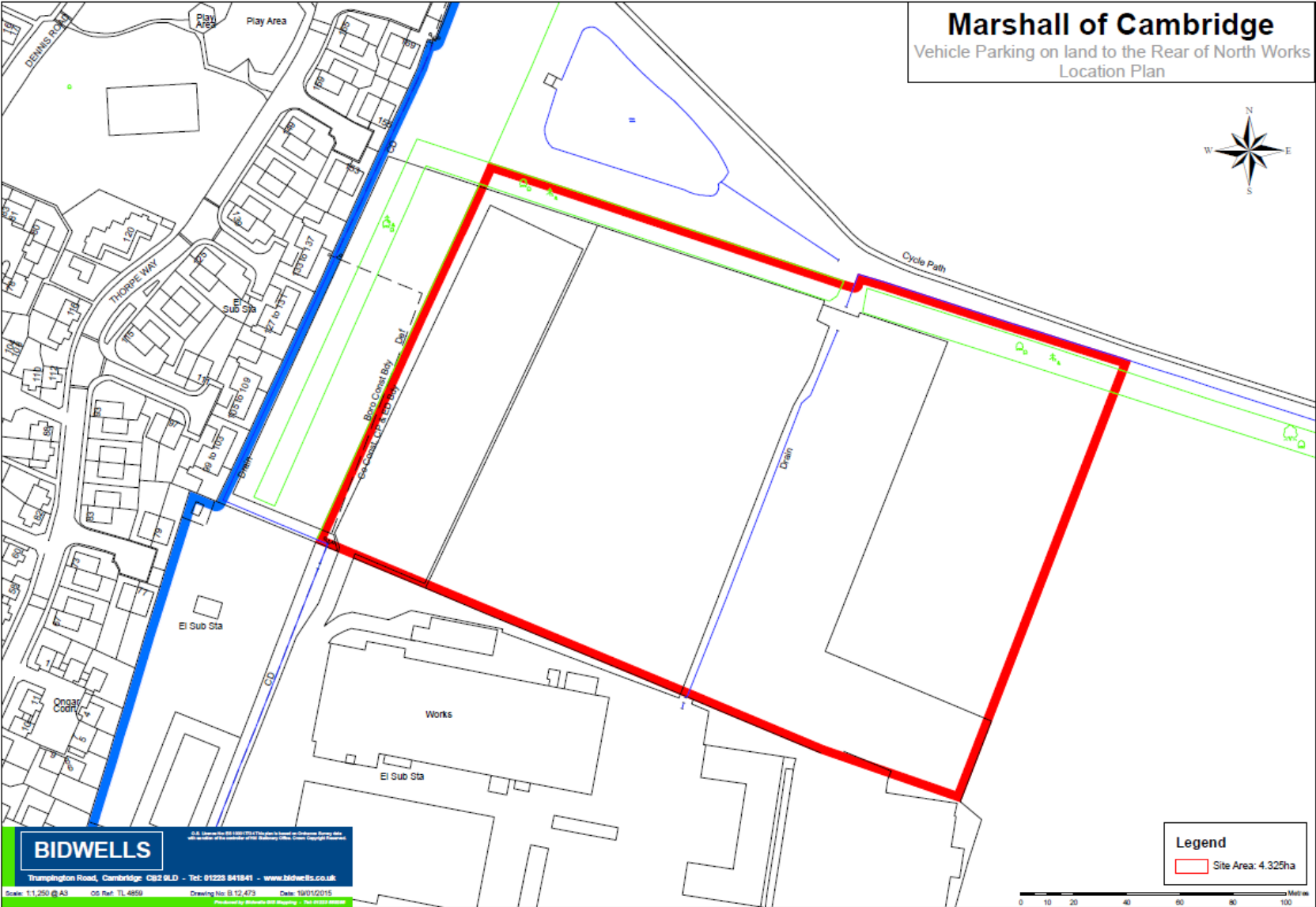
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APPENDIX A – Site Location Plan



APPENDIX B – Relationship to the phasing of the Wing development.





