

Joint Development Control Committee –Cambridge Fringe Sites

REPORT OF: Head of Planning Services

TO: Fringe Sites Joint Development Control Committee 18/9/2015

WARDS/PARISHES: All

REVIEW OF CAMBRIDGE FRINGES JOINT DEVELOPMENT CONTROL COMMITTEE TERMS OF REFERENCE TO ACCOMMODATE CITY DEAL INFRASTRUCTURE SCHEMES / MINOR GENERAL UPDATES

1 INTRODUCTION

- 1.1 In late 2014, as part of the setting up of the Greater Cambridge City Deal Executive Board and agreeing its Terms of Reference, Cambridgeshire County Council (CCC), Cambridge City Council and South Cambridgeshire District Council (SCDC) agreed to delegate exercise of their functions to the Board where these functions relate to achieving the City Deal objectives. This entails the three Councils making any necessary changes to their schemes of delegation across a number of functions, one of which relates to the planning process and the granting of planning consent.
- 1.2. City Deal infrastructure schemes that are not located within the highway will require planning consent in order to be delivered. Legal advice obtained indicates that, where possible, planning decisions should be made across relevant geographical areas, in this case City and SCDC.
- 1.3 It is therefore considered that the most appropriate way to implement this principle is to modify the remit of the Cambridge Fringes Joint Development Committee (JDCC), which includes members from all three partner authorities, to include planning permission for City Deal infrastructure schemes. This will require changes to the existing Terms of Reference for the Committee.
- 1.4. The JDCC is therefore being consulted on the proposed changes as the first stage in a series of consultations with each individual planning committee affected by the proposed changes.

- 1.5. The final agreed version Terms of Reference will need to be formally approved through the three Councils in due course, once consultation with City Council and SCDC Planning Committees and other procedural approval processes have been completed. The timetable for this is set out in Section 3 of the report.
- 1.6. At the same time, since the Terms of Reference has not been updated overall since 2010, some further minor amendments are proposed to reflect the progress of the Cambridge Fringe site developments to date and specifically to exclude the need for householder and some other minor types of applications to be reported to the Committee for determination, where these fall within the geographical area of the Committee's remit, but do not otherwise relate to the strategic growth site allocations.

2. RECOMMENDATIONS

- 2.1 To support the principle of the proposed changes to the JDCC Terms of Reference, subject to:
 - a) Consultation with City Council and SCDC Planning Committees;
 - b) Endorsement by Cambridgeshire County Council Constitution and Ethics Committee;
 - c) Formal approval through the three Councils.

3. BACKGROUND

- 3.1. In order to ensure the smooth functioning of the Greater Cambridge City Deal governance arrangements and particularly the delivery of the City Deal infrastructure investment programme to a very tight timescale, clarification of delegations from the City Council, CCC and SCDC to the City Deal Executive Board is required. This affects a number of functions, of which the planning process/ the granting of planning consent is one.
- 3.2. City Deal infrastructure schemes that have works that extend beyond the highway boundary or are not within the highway will require planning consent in order to be delivered. For this purpose a City Deal infrastructure scheme is defined as "one arising from the Greater Cambridge City Deal which has all of the following characteristics:
 - i) Has been and remains designated by the Greater Cambridge City Deal Executive Board as a City Deal infrastructure scheme.
 - ii) is or has been funded in whole or in part by the County Council under the auspices of the Greater Cambridge City Deal or allocated

from the Greater Cambridge City Deal Executive Board by participating Authorities.”

- 3.3. Planning consent for transport schemes promoted by the County Council is considered by its own Planning Committee. However, the County Council has already delegated decisions on County Council applications to the Cambridge Fringes and Northstowe Joint Development Control Committees where applications fall within their respective remits.
- 3.4. Accommodating the decision-making process on planning applications for City Deal infrastructure schemes within the remit of the Cambridge Fringes JDCC will ensure that the decisions are made jointly across the relevant geographical areas, namely Cambridge City Council and SCDC, reflecting local circumstances, ambitions and constraints. The Committee also includes Members from all three partner authorities. This would mean that the schemes would be considered strategically, subject to a single planning process, rather than potentially up to three.
- 3.5. To achieve this, modifications to the existing JDCC Terms of Reference are required (these are indicated as changes in bold type to the existing document in Appendix 2). The Committee would retain its geographical remit, except in the case of City Deal infrastructure schemes when its geographical remit would extend to the whole of Cambridge City and SCDC.
- 3.5. Consultation with the JDCC is the first step in the procedural process. Further consultation with the City Council and SCDC Planning Committees and endorsement by CCC Constitution and Ethics Committee are required prior to formal approval of the amended Terms of Reference through the three Councils. The current timetable for completion of the procedural process is set out below:
 - 7 October –City Council Planning Committee
 - 22 October –City Full Council
 - 4 November –SCDC Planning Committee
 - 17 November –County Council Constitution and Ethics Committee
 - 26 November –SCDC Full Council
 - 15 December –County Full Council
- 3.6. The existing JDCC Terms of Reference was last reviewed generally in 2010. Since then, considerable progress has been made on some of the Fringe site developments, notably Southern Fringe, where

there are now over 1,000 occupations. Further minor adjustments to the Terms of Reference are therefore being recommended at the same time, to remove the need for individual householder applications and some other minor applications to be reported to the Committee for determination, where these have no relationship with the original strategic growth site allocations, other than being within the geographical area subject to the Committee's remit.

4. CONSULTATIONS

- 4.1. Consultation has been carried out with the Leaders, relevant portfolio holders, Planning Committee Chairs and chief officers within each of the three Councils. Further consultation is scheduled to take place with the City Council and SCDC Planning Committees as set out in Section 3 of this report.
- 4.2. Any further legal advice required will be sought as part of this ongoing process.
- 4.2. Each individual City Deal infrastructure scheme will be subject to the appropriate level of stakeholder and public consultation, both in the lead up to and as part of the planning process.

5. OPTIONS

- 5.1. Careful consideration has been given to the optimum way to have an effective planning process for the City Deal infrastructure schemes, as well as ensuring that the associated planning decisions are made across relevant geographical areas. From both a procedural and legal perspective, this approach is considered to present the best option. It provides a single planning process, using an existing established Committee that contains member representation from all three authorities. The alternative option would be make decisions through individual planning committees within each of the three authorities but this would result in increased administration implications and potential delays through having to take decisions on individual City Deal infrastructure schemes through more than one Committee in many instances.

6. CONCLUSIONS

- 6.1. For the reasons set out in this report, it is recommended that the principle of modifying the JDCC Terms of Reference to accommodate City Deal infrastructure projects, be supported; subject to consultation with the City Council and SCDC Planning

Committees; endorsement of the County Council's Constitution and Ethics Committee; and formal approvals through the three Councils in due course.

- 6.2. As part of the ongoing process, formal approval will also be sought for some other general minor updates to the existing Terms of Reference as highlighted in Section 3.6 of the report.

7. IMPLICATIONS

a) Financial Implications

Under Annex 3 of the Standing Orders for the JDCC, any associated costs arising from decisions made by the Committee, including associated appeals, are borne jointly by the Councils with voting rights on the specific items that give rise to the costs. For City Deal Infrastructure projects it is proposed that all three Councils would have voting rights on all of these, so any costs arising from Committee decisions and associated appeals would be shared by all three authorities.

b) Staffing Implications

There are no additional staffing implications arising from these proposed changes. The administration arrangements for the Committee would continue as existing.

c) Equality and Poverty Implications

An Equality Impact Assessment (EQIA) has not been carried out in respect of these proposed changes. However, where relevant and at the appropriate time, EQIAs would be carried out in respect of individual City Deal infrastructure schemes.

d) Environmental Implications

There are no direct environmental implications arising from the proposed changes to the Terms of Reference and therefore this proposal has a NIL climate change rating. However, there will be direct and indirect environmental implications arising from each City Deal infrastructure scheme that will be assessed individually and cumulatively as appropriate.

e) Procurement

There are no direct procurement implications arising from these proposed changes. Procurement implications arising from City Deal infrastructure schemes will be addressed separately.

f) **Community Safety**

There are no direct community safety implications arising from these proposed changes. Community safety implications arising from City Deal infrastructure schemes will be addressed separately.

LIST OF APPENDICES

1. Officer briefing note dated September 2015 –Greater Cambridge City Deal –Executive Board Delegations
2. Proposed draft amended JDCC Terms of Reference (Bold changes)

BACKGROUND PAPERS: The following are the background papers that were used in the preparation of this report:

None

The author and contact officer for queries on the report is Sharon Brown on 01223 457294.

Report file:

Date originated: 07 September 2015

Date of last revision: 07 September 2015