

CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning
TO: Planning Committee
WARD: Cherry Hinton Ward

Report to seek members' approval to change the requirement for fire hydrant provision to be secured by way of a condition rather than via the S106 agreement for ARM, Peterhouse Technology Park for the demolition of ARM2; the construction of new buildings for B1 use; two multistorey car parking structures; additional temporary car parking spaces; new cycle parking spaces; hard and soft landscaping works; new internal roads, foot and cycle paths; ancillary and associated facilities and site infrastructure

1. INTRODUCTION

- 1.1 On 2nd September 2015 Planning Committee considered an application (15/0893/FUL) to allow the demolition of ARM2; the construction of new buildings for B1 use; two multistorey car parking structures; additional temporary car parking spaces; new cycle parking spaces; hard and soft landscaping works; new internal roads, foot and cycle paths; ancillary and associated facilities and site infrastructure
- 1.2 The Committee resolved to approve the application subject to conditions and completion of a S106 agreement. The committee report included at paragraph 8.58 a requirement for fire hydrants to be secured via a S106 agreement.
- 1.3 Since members resolved to approve the application, the application has been referred to the Secretary of State who has responded that he does not intend to call in the application and as such, once the S106 agreement is finalised planning permission can be issued.
- 1.4 During the drafting of the S106 agreement it has been raised that it is the Council's usual approach to secure the provision of fire hydrants via a condition rather than via a legal agreement. A request has been received from the legal team representing the applicants to remove the requirement for the provision of fire hydrants from the S106 agreement.

2. RECOMMENDATIONS

- 2.1 Agree that the fire hydrants should be secured by way of a condition attached to the planning permission as set out below, rather than through a S106 legal agreement.
- 2.2 **Condition wording:** Prior to the commencement of each phase of the development a scheme for the provision of fire hydrants serving that phase shall be submitted and approved in writing by the local planning authority. The approved scheme shall be fully operational prior to the first occupation of that

phase of development, or as agreed in writing with the local planning authority. No development shall take place otherwise than in accordance with the approved scheme.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (Cambridge Local Plan 2006 saved policies 3/7, 3/12 and 8/18).

3. CONCLUSIONS

3.0 I recommend that the Committee agrees to the recommendations at paragraphs 2.1 & 2.2 of this report.

4. IMPLICATIONS

- (a) **Financial Implications** – None
- (b) **Staffing Implications** – None
- (c) **Equal Opportunities Implications** – None
- (d) **Environmental Implications** – None
Climate Change Impact: Nil
- (e) **Procurement** – None
- (f) **Consultation and Communication** - None
- (g) **Community Safety** - None

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

Planning application 15/0893/FUL
Report for 15/0893/FUL to 4th March 2015 Planning Committee

To inspect these documents contact Lisa Lamb on extension 7155

The author and contact officer for queries on the report is Lisa Lamb on extension 7155.

Report file:

Date originated: 21 October 2015
Date of last revision: 21 October 2015