

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)**

**18<sup>TH</sup> NOVEMBER 2015**

**PRE-COMMITTEE AMENDMENT SHEET**

**PLANNING APPLICATIONS**

<b>Circulation:</b>																																																	
<b>Item:</b>	4																																																
<b>Application Reference:</b>	15/1663/REM  S/2219/15/RM																																																
<b>Subject/Title:</b>	240 Market residential units (121 units in Cambridge City Council and 119 units in South Cambridgeshire District Council), access roads (including cycle and pedestrian routes), cycle parking, car parking, landscaping, utilities and associated ancillary structures.																																																
<b>Target Date:</b>	1 December 2015																																																
<b>To Note:</b>	<p><b>Disability Panel Comments (Meeting of 29 October 2015)</b> Application supported. Panel noted suitability for inclusion of hoists and other modifications to the units for future flexibility to achieve Lifetime Homes. Green Street: Panel highlighted general issues and concerns with shared space environments for those with impaired sight and hearing. However, the generous width of Green Street was noted.</p> <p><b>Clarification of dwelling mix</b> The schedule of accommodation in <b>table 1</b> contained a minor inaccuracy relating to the number of 3 bed and 4 bed units. This is corrected below: <i>Revised Table 1: Summary of housing mix</i></p> <table border="1"> <thead> <tr> <th></th> <th><b>Lot M1</b></th> <th></th> <th><b>Lot M2</b></th> <th></th> <th></th> </tr> <tr> <th></th> <th><b>Houses</b></th> <th><b>Apartments</b></th> <th><b>Houses</b></th> <th><b>Apartments</b></th> <th><b>Total</b></th> </tr> </thead> <tbody> <tr> <td><b>6 bed</b></td> <td>1</td> <td>-</td> <td>-</td> <td>-</td> <td>1</td> </tr> <tr> <td><b>5 bed</b></td> <td>11</td> <td>-</td> <td>-</td> <td>-</td> <td>11</td> </tr> <tr> <td><b>4 bed</b></td> <td><b>47</b></td> <td>-</td> <td><b>17</b></td> <td>-</td> <td><b>64 (75 in main report)</b></td> </tr> <tr> <td><b>3 bed</b></td> <td><b>20</b></td> <td>-</td> <td><b>29</b></td> <td><b>4</b></td> <td><b>53 (42 in main report)</b></td> </tr> <tr> <td><b>2 bed</b></td> <td>-</td> <td>3</td> <td>-</td> <td>59</td> <td>62</td> </tr> <tr> <td><b>1 bed</b></td> <td>-</td> <td>4</td> <td>-</td> <td>32</td> <td>36</td> </tr> </tbody> </table>		<b>Lot M1</b>		<b>Lot M2</b>				<b>Houses</b>	<b>Apartments</b>	<b>Houses</b>	<b>Apartments</b>	<b>Total</b>	<b>6 bed</b>	1	-	-	-	1	<b>5 bed</b>	11	-	-	-	11	<b>4 bed</b>	<b>47</b>	-	<b>17</b>	-	<b>64 (75 in main report)</b>	<b>3 bed</b>	<b>20</b>	-	<b>29</b>	<b>4</b>	<b>53 (42 in main report)</b>	<b>2 bed</b>	-	3	-	59	62	<b>1 bed</b>	-	4	-	32	36
	<b>Lot M1</b>		<b>Lot M2</b>																																														
	<b>Houses</b>	<b>Apartments</b>	<b>Houses</b>	<b>Apartments</b>	<b>Total</b>																																												
<b>6 bed</b>	1	-	-	-	1																																												
<b>5 bed</b>	11	-	-	-	11																																												
<b>4 bed</b>	<b>47</b>	-	<b>17</b>	-	<b>64 (75 in main report)</b>																																												
<b>3 bed</b>	<b>20</b>	-	<b>29</b>	<b>4</b>	<b>53 (42 in main report)</b>																																												
<b>2 bed</b>	-	3	-	59	62																																												
<b>1 bed</b>	-	4	-	32	36																																												

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)**

**18<sup>TH</sup> NOVEMBER 2015**

**PRE-COMMITTEE AMENDMENT SHEET**

**PLANNING APPLICATIONS**

<b>Studio</b>	-	6	-	7	13
<b>Total</b>	79	13	46	102	240

**Clarification of car parking provision**

Table 4: Car parking provision has been update to reflect an inaccuracy in the dwelling mix schedule and overall calculations. Please note four studio units are car free which is corrected from the original officer report.

30 three bed units are served by 1 car parking space, not 13 as originally contained in the officer report.

*Revised Table 4: M1 and M2 Car Parking Provision*

<b>Car location</b>	<b>parking</b>	<b>Number of units</b>	<b>Car spaces dwelling</b>	<b>parking per</b>	<b>Total</b>	<b>Use</b>
6 bed units		1	2		2	Residents
5 bed units		11	2		22	Residents
4 bed units		64	2		128	Residents
3 bed units		53	23 units - 2 spaces 30 units - 1 spaces		76	Residents
2bed units		62	1		61	Residents
1bed		36	1		37	Residents
Studio		13	0.7		9	Residents
Total car parking provision		240			335	Residents and visitors
Basement car parking for South Terrace and lower Green Street properties		95	137 (including 8 disabled spaces)		137	Residents
Visitor spaces within the application boundary			18 (including 5 disabled spaces)		18	Visitors
Visitor spaces outside Lots M1 and M2			29 (including 4 disabled spaces)		29	Visitors

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)**

**18<sup>TH</sup> NOVEMBER 2015**

**PRE-COMMITTEE AMENDMENT SHEET**

**PLANNING APPLICATIONS**

*Officer Comment*

The above table clarifies the allocation of car parking across the dwelling types. The revised table corrects that 4 studios are car free.

The analysis of car parking provision provided from paragraph 8.89 on car parking is unchanged. Notwithstanding the larger proportion of three bed dwellings which have a car parking provision below the maximum standards (30), the conclusions on the appropriateness of this provision remain the same. Given the sustainable location of the site, well served by cycle routes and public transport, a reduced provision is realistic for these units.

The four studio apartments which will not be served by car parking are contained within the Primary Street apartments. A car free approach for these relatively small units is appropriate because of their size and location immediately adjacent to excellent cycle links, bus links and the local centre.

Management of the visitor car parking spaces by the University through their parking enforcement scheme will ensure they are used for their intended purpose.

**Amendments to planning conditions**

Following further discussions with the applicant the proposed conditions have been amended by the following:

**Condition 1: Materials**

Flexibility added to wording to allow materials to be agreed for each individual building.

**Condition 2: Cornice and Condition 3: VOA windows:**

These conditions have been deleted. The details can be adequately secured through the discharge of condition 1.

**Condition 9: Landscape**

The landscape related conditions have been redrafted to be more specific to the outstanding information required.

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)**

**18<sup>TH</sup> NOVEMBER 2015**

**PRE-COMMITTEE AMENDMENT SHEET**

**PLANNING APPLICATIONS**

	<p><b>Condition 12: Noise Insulation</b></p> <p>Flexibility added to wording to allow materials to be agreed for each individual building.</p> <p><b>Condition 13: Noise Insulation</b></p> <p>Flexibility added to wording to allow materials to be agreed for each individual building.</p> <p><b>New Condition 15: fill monitoring</b></p> <p>A fill monitoring condition is required as part of the agreed waste strategy.</p>
<b>Representations Received:</b>	
	<p><b>Four Representations</b></p> <p>Whitlocks, High Street, Trumpington 36 Conduit Head Road</p> <p>The following matter is raised:</p> <ul style="list-style-type: none"><li>- The construction of these dwellings will have a detrimental impact on peak time traffic congestion within North West Cambridge.</li><li>- Madingley Road works should be completed before further construction work is commenced.</li></ul> <p><i>Officer Comment</i></p> <p>The strategic transport impact of the development was considered at outline stage. Further transport mitigation through these reserved matters applications would not be justified.</p> <p>While the Madingley Road junction improvements are running behind schedule, this should not constrain construction works agreed through phrase 1 of the NWCD.</p> <p><b>Storeys Way Residents Association</b></p> <ul style="list-style-type: none"><li>- Comments relate to the Ridgeway Path only.</li><li>- Cyclists needs to be slowed adjacent to numbers 32A, 32 B</li></ul>

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)**

**18<sup>TH</sup> NOVEMBER 2015**

**PRE-COMMITTEE AMENDMENT SHEET**

**PLANNING APPLICATIONS**

	<p>and 34 Storey's Way.</p> <ul style="list-style-type: none"> <li>- Consideration is needed for cyclists exiting the spur road when proceeding east along the middle section of Storeys Way.</li> </ul> <p><i>Officer Comment</i></p> <p>These comments relate to the wider transport improvements agreed as part of the outline planning permission. This was discussed table 6, paragraph 8.112 of the main officer report.</p> <p><b>Nineteen Acre Field Residents Association</b></p> <ul style="list-style-type: none"> <li>- Design Code criteria queried.</li> <li>- No objections.</li> </ul>
<p><b>Amendments To Text:</b></p>	<p>Informative 17: ...piling in the instance of <b>M1 and M2</b> (not lot 2)</p>
<p><b>Pre-Committee Amendments To Recommendation:</b></p>	<p><b>Amended Condition 1: Materials</b></p> <p>Prior to the commencement of development, except for any underground enabling works, of each individual building approved and identified below samples of the materials to be used in the construction of the external surfaces of that buildings, which includes external features such as windows, doors and lintels shall be submitted to and approved in writing by the local planning authority.</p> <p>A sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the appearance of the external surfaces is appropriate. (NWCAAP policy NW2)</p> <p><b>Amended Condition 9: Landscape Conditions</b></p> <p><b>Hard and Soft Landscape:</b></p>

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)**

**18<sup>TH</sup> NOVEMBER 2015**

**PRE-COMMITTEE AMENDMENT SHEET**

**PLANNING APPLICATIONS**

	<p>No development, except for any underground enabling works, shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The details shall include:</p> <p>a) For hard landscape, these details shall include, details of rills, headwalls and other drainage features, vehicle and pedestrian swale crossings and external lighting.</p> <p>b) For soft landscape works, these details shall include to-scale detailed planting plans with schedules of plants, noting species, plant sizes and proposed numbers and planting densities.</p> <p>The works shall then be carried out in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)</p> <p><b>Planting areas particularly in relation to underground utilities:</b></p> <p>No development, except for any underground enabling works, shall take place until details of planting areas, and in particularly in relation to underground utilities (including drainage and attenuation tanks), have been submitted to and approved in writing by the local planning authority.</p> <p>These co-ordinated landscape/engineering details shall include plan views with corresponding sections (on the same drawing) to show how all utilities will be positioned underground adjacent to planting areas. The planting areas will be demonstrated to be large enough for sustainable, long term planting. The utilities areas shall also be demonstrated to be suitably protected from damage or future disturbance. The works shall then be carried out in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)</p> <p><b>Softworks specification:</b></p>
--	---

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)**

**18<sup>TH</sup> NOVEMBER 2015**

**PRE-COMMITTEE AMENDMENT SHEET**

**PLANNING APPLICATIONS**

No development, except for any underground enabling works, shall take place until there has been submitted to and approved by the local planning authority a softworks specification to include, ground preparation, topsoil specification, cultivation, tree pit details and rootcell installation method statement, planting, mulching, form of plant support and watering. The works shall then be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

**Boundary treatment:**

No development, except for any underground enabling works, shall take place until there has been submitted to and approved by the local planning authority in writing details of the boundary treatments indicating the positions, height, type, design and materials of boundary treatments, particularly on the perimeter of the development site and along the public areas. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

**Condition 12: Noise Insulation**

Reworded to allow more flexibility:

Prior to occupation of any single residential unit an AECOM Noise Insulation Scheme (as detailed in condition 11 above) post construction / installation completion and performance testing report to include details of the airborne sound attenuation specification / performance standards of the external building facade elements and whole house ventilation system / mechanical ventilation with heat recovery (MVHR) operational noise limits, acoustic performance test certificates as appropriate for that particular unit, or group of units shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Reason: In the interests of the amenities of future occupiers of the development, (NWCAAP policy NW2).

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)**

**18<sup>TH</sup> NOVEMBER 2015**

**PRE-COMMITTEE AMENDMENT SHEET**

**PLANNING APPLICATIONS**

	<p><b>Condition 13: Noise Insulation</b></p> <p>This relates to plant from the basement and lifts etc. therefore only M2 properties are impacted. The single trigger is therefore provided.</p> <p>Before any properties within parcel M2 are occupied, an operational noise assessment and scheme for the insulation of any plant and equipment as appropriate, in order to minimise the level of noise emanating from the said plant and equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and retained thereafter.</p> <p>Reason: In the interests of the amenities of future occupiers of the development, (NWCAAP policy NW2).</p> <p><b>Amended Condition 15: Drawings</b></p> <p>The drawing schedule has been amended to reflect all of the amendments post submission.</p> <p><b>New condition 16: Fill Monitoring</b></p> <p>The underground waste hoppers hereby approved shall include a method of monitoring fill levels.</p> <p>Reason: To ensure that there is sufficient capacity within the underground system for future occupiers. (NWCAAP policy NW2).</p>
<b>Decision:</b>	