

Application Number	17/1865/FUL	Agenda Item	
Date Received	27th October 2017	Officer	Mairead O'Sullivan
Target Date	22nd December 2017		
Ward	Market		
Site	Scudamores Mooring Landing Stage Quayside Cambridge		
Proposal	Demolition of the existing ticket offices and pontoons, erection of replacement ticket offices and pontoons.		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal is considered acceptable in terms of design and would preserve and enhance the character and appearance of the conservation area. - The proposal would improve access to the river.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site lies adjacent to Quayside and the Grade II Listed Magdalene Great Bridge. The site is highly visible from Quayside and from the adjacent college gardens at Magdalene College. The site is currently used for punting and includes two small office buildings and pontoons. The Historic Core appraisal notes the importance of the views from Quayside down the river including the views of the busy punting station which is stated to provide continuity with the historic association between punting and Cambridge.

1.2 The surrounding area is predominantly commercial in use. The site lies within Flood Zones 1, 2 and 3. The River Cam is a designated Wildlife Site

2.0 THE PROPOSAL

2.1 The application seeks full planning permission for the demolition of the existing ticket offices and pontoons and erection of replacement ticket offices and pontoons.

2.2 The proposed layout of the site remains largely the same as existing. However, there is an increase to the width of the pontoons/office at either end to accommodate larger ticket offices with more space around the office for customers to queue.

2.3 The proposed ticket offices have a rectangular form. They will sit in the same location as existing at either end of the pontoons. They will be clad in timber with a zinc roof. Signage is incorporated into the zinc roof area.

2.4 The application as submitted includes:

- Plans
- Design and Access Statement
- Heritage Statement
- Ecology report
- Flood Risk Assessment
- Context document
- Health and Safety document
- Frequently asked questions

3.0 SITE HISTORY

3.1 There is no site history.

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/9 3/11 3/12 3/14 4/3 4/4 4/6 4/8 4/10 4/11 4/13 6/4 8/2 8/18

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A) Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
Material Considerations	<u>City Wide Guidance</u> Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001). Cambridge City Nature Conservation Strategy (2006)

	<p>Criteria for the Designation of Wildlife Sites (2005)</p> <p>Cambridge City Wildlife Sites Register (2005)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge Historic Core Conservation Area Appraisal (2006)</p>

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment.

Environmental Health

6.2 No objection: In the interests of amenity, I recommend the standard construction hours condition.

Refuse and Recycling

6.3 No comments received.

Urban Design and Conservation Team

6.4 No objection: The site is in a prominent location. The pontoons and associated walkways are relatively low visual impact. Precise details are requested by condition. The ticket office is fairly modest. Conditions are required in relation to signage and materials. A condition regarding details of the DDA-type compliant equipment is also required.

Policy

6.5 No comments received.

Access Officer

6.6 I am so impressed with this application. The proposers have gone out of their way to be inclusive towards the residents and visitors to Cambridge. I fully support the application. They might consider installing a stairclimbing platform lift instead of just a stairlift.

Head of Streets and Open Spaces (Tree Team)

6.7 No objection: There are no arboricultural objections to the proposal. However it will be necessary to ensure that tree crowns are protected from construction activity. A condition is recommended.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.8 No comments received.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.9 No comments received. If comments are submitted, these will be provided on the amendment sheet.

The Wildlife Trust

6.10 No comments received.

Conservators of the River Cam

6.11 No comments received.

Environment Agency

First comment

6.12 Objection: In the absence of a Flood Risk Assessment (FRA), we object to the application.

Second comment

6.13 Following the submission of the Flood Risk Assessment (FRA) (Scudamore's Punting Quayside FRA Dec 2017), the Agency now has no objection in principle to the proposed development providing the mitigation measures proposed in the FRA are adhered to.

Disability Consultative Panel (Meeting of)

6.14 The Panel were impressed by the quality of the research undertaken as background to this application and applaud Scudamore's aspiration to significantly improve access to the river for both the ambulant disabled and wheelchair users.

6.15 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

- 72 Hemingford Road
- 47 Riverside

7.2 The representations can be summarised as follows:

- Concerned about land ownership issues
- Concerned that in breach of competition laws
- Booth cladding should be high quality.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces and impact on heritage assets
3. Disabled access
4. Highway safety
5. Flood risk
6. Third party representations

Principle of Development

8.2 Policy 3/9 relates to waterside or water-related development. This policy states that development will be permitted if it can demonstrate that it would:

- a) complement and enhance the waterside setting;
- b) maintain or improve public access to and along the waterside;
- c) maintain and enhance the biodiversity of the watercourses and other bodies of water and their margins; and

d) in the case of recreational development, there is sufficient capacity to accommodate additional usage of the waterway arising from the development.

8.3 I will assess criteria a) and c) in the below paragraphs. In my view the proposal would accord with criterion b) which relates to access to the river. The proposal involves the addition of ramps and specialized equipment which will improve disabled access. The revised layout aims to alleviate current issues with congestion and queuing for tickets. The pontoons and office are replacement facilities and will not cause any significant intensification of use of this part of the river and as a result I am satisfied that the proposal is in accordance with criterion d).

Context of site, design and external spaces and impact on heritage assets

8.4 The site is located in a prominent location within the Conservation Area with views possible from the bridge, Quayside and the grounds of Magdalene College. The proposal involves an upgrade to the current situation with replacement ticket offices and new pontoons. The new proposal will be substantially the same as existing but with an increased width at either end around the ticket offices.

8.5 The existing ticket offices are of no architectural value and their removal is considered acceptable. The replacement ticket offices would have a simple box form with a sloped zinc roof which would incorporate a signage zone. The remainder of the building would be clad in timber. The simple form of the building is considered acceptable and is not considered to detract from the sensitive setting of the listed bridge and adjacent listed college buildings.

8.6 One of the representations raises concerns about the proposed materials to be used in the ticket office noting that the proposal had originally been proposed to be finished in brass, as detailed in the Design and Access Statement. I am satisfied that the use of timber cladding and zinc would be appropriate for the site. Details of materials are required by condition.

8.7 The pontoons and associated railings have been designed to have a low visual impact. The nature of the railings allows views through. A stairlift will be incorporated to improve access to the

river. The Conservation Officer has requested further information to ensure this will have an appropriate finish for the sensitive location of the site.

- 8.8 The proposal would not increase the number of punts operating from the site. The applicant has been in contact with the Conservators of the River Cam, although they have not commented on the planning application, the applicant's documentation notes that they have no concerns about the revised layout. As a result the proposal is considered to be in accordance with part d of policy 3/9.
- 8.9 The Conservation Officer is satisfied that subject to conditions the proposal would preserve and enhance the character and appearance of the Conservation area and that the proposal would not harm the special interest of the listed bridge. I share this view. The proposed use of the site would remain the same and the revised layout and new ticket office are considered to complement the waterside setting in accordance with part a) of policy 3/9.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/9, 3/11, 3/12, 4/10 and 4/11.

Disabled access

- 8.11 The Access Officer and members of Disability Panel have reviewed the plans. Both have stated that they are impressed with the level of research which has gone into the proposal and that the scheme will be a significant improvement in terms of accessibility.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12

Highway Safety

- 8.13 The Highway Authority has not raised any concerns. The proposal would provide replacement pontoons and ticket office for the existing use and as a result I am satisfied that it would not give rise to any highway safety issues.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Flood risk

- 8.15 The site lies in a high flood risk area. The Environment Agency has advised that, in accordance with the NPPF, development should not be permitted in such areas if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
- 8.16 The proposed development would be classified as minor development and, in my opinion, the Sequential Test does not need to be applied in this instance. Notwithstanding this, the proposal relates to development defined as 'water compatible' by the Environment Agency and this development clearly needs to be located adjacent to the river, so it would not be pragmatic to consider alternatives within a lower risk flood zone.

Third Party Representations

- 8.17 I address the third party representations in the below table:

Representation	Response
Concerned about land ownership issues	The applicants have signed certificate D and served notice on both land owners; Cambridge City Council and Cambridge County Council. This fulfils the requirements of the planning application.
Concerned that in breach of competition laws	This is not a planning matter.
Booth cladding should be high quality.	See paragraph 8.6

9.0 CONCLUSION

- 9.1 The proposed replacement pontoons and ticket office are considered to preserve and enhance the character and appearance of the Conservation Area and have respect for the special interest of the adjoining listed bridge and surrounding listed buildings on the adjacent Magdalene College Site. The proposal would improve access to the river for less abled customers and complement the waterside setting of the site.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

4. Prior to the commencement of development, full details of the materials and finishes of the walls, roofs, etc. of the ticket offices shall be submitted to and approved in writing by the Local Planning Authority. This may be in the form of samples. Thereafter the ticket offices shall be finished only in accordance with the approved details.

Reason: To ensure the materials used are of a high quality finish (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

5. Prior to the commencement of development, full details of the fixings / anchorages to land, finishes, balustrades, decks, etc. of the pontoons shall be submitted to and approved in writing by the Local Planning Authority. This may be in the form of samples. Thereafter the pontoons shall be finished only in accordance with the approved details.

Reason: To ensure the pontoons are finished to a high standard and to ensure the material used for the balustrade will be suitable for the sensitive location (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

6. Prior to the commencement of development, full details of all access equipment [hoists, lifts, etc.] including colours, fixings, finish etc. shall be submitted to and approved in writing by the Local Planning Authority. This may be in the form of samples. Thereafter the access equipment shall be finished only in accordance with the approved details.

Reason: To ensure the equipment is of a suitable colour and finish for the sensitive location (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

7. Prior to the commencement of development, full details of roller shutters including colours, finish etc. shall be submitted to and approved in writing by the Local Planning Authority. This may be in the form of samples. Thereafter the shutters shall be finished only in accordance with the approved details.

Reason: To ensure the roller shutters will be designed and finished to respect the sensitive nature of the site (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

8. Prior to the installation of any artificial lighting an external artificial lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of nearby properties and to safeguard the foraging habitat of local bats (Cambridge Local Plan Policies 4/6 and 4/13)

9. Prior to commencement and in accordance with BS5837 2012, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority, before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on tree crowns. The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment and surplus materials have been removed.

Reason: To ensure the protection of the surrounding tree crowns during construction works (Cambridge Local Plan 2006 policy 4/4)

10. The development shall be carried out in accordance with the mitigation measures proposed in the submitted Flood Risk Assessment (Scudamore's Punting Quayside FRA Dec 2017).

Reason: To minimise flood risk (National Planning Policy Framework 2012)