

Report by: Joint Director of Planning and Economic Development

Date: 20rd February 2019

**Application
Number**

18/0355/FUL

Date Received

19th March 2018

Officer

Aaron Coe

Target Date

Eot 20th February
2019

Parishes/Wards

Castle

Site

Darwin Green One
Land Between Huntingdon Road and Histon Road
Cambridge

Proposal

Temporary use of the ground floor of Block B, Plot 70,
BDW1 (first residential phase) as a Community Room

Applicant

Barratt Homes

SUMMARY	<ol style="list-style-type: none">1. The application proposes to deliver a temporary community room prior to the 50th dwelling at Darwin Green One, allowing the permanent community rooms to be delivered upon completion of the 300th dwelling occupation.2. The temporary community facility will enable community cohesion in the first phases of the development.3. There will be no harmful impacts on neighbour amenity.
RECOMMENDATION	APPROVAL and agreement to the provision of the temporary community room by the occupation of the 50 th unit and a revised trigger for provision of the permanent community centre on completion of the 300 th dwelling as part of a Deed of Variation to the 2013 outline S106 Agreement.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site, known as Darwin Green 1 (DG1, previously the NIAB site), is a 52.87 Ha site situated on land between Huntingdon Road and Histon Road. It is located on the northwest fringe of the City bounded by Huntingdon Road to the southwest, Whitehouse Lane and a public footpath to the northwest. Histon Road is to the north and residential developments form the existing urban edge along the eastern boundary. To the north west of the site is the Darwin Green Two site within the South Cambridgeshire District Council (SCDC) boundary.
- 1.2 The site has outline consent for a development of up to 1593 dwellings and associated infrastructure and community uses. The Local Centre reserved matters 15/1670/REM was approved on 18 May 2016 and provided 114 residential units and local centre uses, including a library, community rooms, a health centre and retail units.
- 1.3 The outline S106 agreement required the community rooms to be constructed, completed and fitted out prior to the occupation of the 101st dwelling.
- 1.4 The permanent community rooms are proposed to be located in the Local Centre REM as Block H1, comprising two floors with two flexible space rooms (over floor one and floor two) with storage, a lift, kitchen, toilets, cleaners store and entrance hall. The approximate floor size is 197m², with 115m² for meeting and breakout spaces. This facility would be managed by Cambridge City Council in due course under the provisions of the S106 agreement.
- 1.5 The site is not within a conservation area

2.0 THE PROPOSAL

- 2.1 The planning application seeks approval for a temporary community room to be constructed and made available prior to the first occupation at DG1. This temporary facility is proposed to allow the original 101st dwelling occupation delivery of the permanent community room to be delayed until 300 dwellings occupation.
- 2.2 The temporary community room will be on the ground floor of Block B (approved residential apartment), plot 70 of BDW1 (the first residential phase), which received approval under reserved matters 16/0208/REM. The internal layout of the proposed temporary community room measures approximately 50m² which includes a meeting room (approx. 30.2m²), office (7.2m²), kitchenette and toilet (cumulative 9.92m²). The temporary facility premises are proposed to be open upon completion of the 50th dwelling.
- 2.3 The first, second and third storeys of Block B are proposed to remain consistent in design and use (2 bed apartments) to that already approved.

- 2.4 The temporary community facility would have access to ten car parking spaces (including one disabled space) adjacent to the sales centre.
- 2.5 Cycle parking is proposed adjacent to the sales centre. No specific details were provided.

3.0 SITE HISTORY

Reference (City Council)	Description	Decision
07/0003/OUT	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works.	Approved
16/0208/REM	Reserved matters application for first housing phase (known as BDW1) including 173 dwellings with associated internal roads, car parking, landscaping, amenity and public open space.	Approved
15/1670/REM	Reserved matters for 114 residential units and local centre, including library, community rooms, health centre and retail units pursuant to outline consent 07/0003/OUT.	Approved

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

5.0 POLICY

- 5.1 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	Policy 13: Areas of major change and opportunity areas Policy 19: NIAB 1 Area of Major Change Policy 55: Responding to context Policy 56: Creating successful places Policy 73: Community, sports and leisure facilities Policy 82: Parking management

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

Central Government Guidance	National Planning Policy Framework March 2018 National Planning Policy Framework – Planning Practice Guidance March 2014
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The Highway Authority does not consider that this application will have any significant adverse impact upon the operation of the highway network.

Urban Design and Conservation team

- 6.2 No objections.

Community Development Officer

- 6.3 Following discussions between Cambridge City Council and the applicants, it was agreed that a temporary community facility should be delivered at the earliest unit completion as possible. The Community Development Officer (CDO) has accepted the design, layout and furniture proposed. It is welcomed by the CDO that the facility proposes to provide space for meetings as well as a base for community development officers.
- 6.4 The CDO considers the provision of this temporary community facility necessary from first occupation. It is acknowledged that the permanent facilities within Darwin Green 1 development are to be part of the local centre that comes forward slightly later, meaning the access to the permanent community facility would have been impacted by construction work in the local centre development. This would significantly affect access to the facility.
- 6.5 We acknowledge the possible limitations of the size of the room, but it is important to have a facility to meet with residents on site in the early days for small meetings etc. to welcome residents and a base of the community development staff to work out of. There will be activities at other centres locally (e.g. Storey's field) in the interim which we will signpost people to.
- 6.6 The CDO has recommended that the details of the opening hours are conditioned which will be consistent with that already approved for the permanent community rooms - 07:00 to 23:00 Monday to Saturday; and, 08:00 to 22:00 Sundays/Bank holidays.
- 6.7 The use of the facility by the developers will be permitted with the agreement of the CDO. The terms of lease are also to be agreed, which shall include a peppercorn agreement for any service charges and building insurance to be met by the developer.

Access Officer

6.8 No objections.

Environmental Health Team

6.9 The Environmental Health Officer has raised no objections to the Community Room, however has recommended conditions of consent in respect of the following:

- A noise insulation condition to ensure noise is appropriately mitigated on adjoining residential neighbours; and,
- Amplified music and voice is not to be permitted.

6.10 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 following owners/occupiers/groups have objected to the application:

- Ascension Rectory, 95 Richmond Road
- 37 Hoadly Road

7.2 The representations objecting to the application can be summarised as follows:

- The revised trigger point of 500 homes for the main community facility if a large number of homes before a permanent facility is available.
- The community room will be used also by people from the NIAB frontage site who do not have community rooms/any meeting place (not enough space).
- A room which only seats 14 without storage is not adequate.
- If the space is to be used flexibly it is not clear where the tables will be stored.
- Opening hours should be clarified.

Windsor Road Residents' Association

- A temporary community space for DG1 is welcomed.
- The adequacy of the proposal is however questioned, with a limited meeting room for only 14 people.
- The temporary provision would not accommodate the kinds of activities commonly organised by community groups such as parent and toddler groups, school clubs, exercise classes and common interest groups.
- The application is vague in respect of storage, opening hours, access to outside space in summer, parking for parents with buggies.

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

Principle of Development

8.1 The reason that a temporary community facility is being brought forward in advance of the permanent facility and the permanent facility proposed to be delayed from 101 occupations to 300 occupations, is because of the construction logistics and constraints associated with bringing forward the local centre. The design and layout of the local centre involves a number of blocks with flats above commercial and community uses including the health facility and library as well as the community rooms and shops. The current trigger for the permanent facility in the S106 Agreement of 101 dwellings occupation would mean that construction would still be going on in the local centre area around the community rooms whilst the facility was in use. This would result in health and safety and access issues to the community facility. Both the library and health facility have significantly later triggers for provision so are not affected by this issue.

- 8.2 The applicant is therefore proposing a variation to the S106 agreement to delay the trigger for the permanent community rooms until 300th dwelling occupation and the early provision of a temporary community facility to serve early needs of the emerging new community prior to the 50th dwelling occupation.
- 8.3 The temporary community room would provide a meeting space for various groups to use, as well as a base for the CDO to facilitate community cohesion. The CDO has confirmed the temporary community room is appropriate for the period prior to the 300 unit occupancy, and supports that the community will benefit from the early delivery of a community room. This will bring forward the delivery by 50 units compared to the existing S106 provisions, albeit with a smaller, temporary facility.
- 8.4 Reviewing the phasing plan and the proposed draft phasing plan, the developer is still committed to providing the local centre development in Phase 1, which includes the permanent community rooms. This means that there will still be early delivery of key facilities for new residents.
- 8.5 Officers consider that the temporary meeting space of 30m² is proportionate in size to serve the first 300 dwellings. The CDO has confirmed the size of the temporary community room will be appropriate for small group meetings and other related community development events such as development updates, adult learning courses and youth work.
- 8.6 At outline stage it was anticipated that there would be some sharing of facilities across the North West Cambridge Development (Eddington) and the Darwin Green Site. The Storeys Field Community Centre has been delivered early and provides community rooms and events which are publically available to new residents of Darwin Green.
- 8.7 The temporary community facility will not result in the permanent loss of a residential apartment, so there is no conflict with Cambridge Local Plan 2018 policy 3. The temporary facility will revert back to residential use after 300 occupations at Darwin Green.

Context of site, design and external spaces

- 8.8 The external façade of the community centre remains unchanged to that already approved under the BDW1 reserved matters planning application.
- 8.9 There is no signage proposed for the temporary community centre. The Council's CDO has confirmed this is not necessary given the nature of the facility during the early years of the development. Notwithstanding, the imposition of planning condition 6 can ensure any future temporary signage is adequately considered.
- 8.10 The proposal is therefore compliant with Cambridge Local Plan (2018) policies 55, 56 and 73.

Residential Amenity

- 8.11 Any impacts on neighbouring properties will be appropriately mitigated by noise mitigation measures such as restricting opening hours, insulation between the community room and residential properties and restricting amplified music or voice. The Environmental Health Officer has raised no objections to the proposal, subject to these conditions being recommended (see conditions 3, 4 and 5). Given the low key nature of activities likely to take place within the temporary community centre, officers do not consider the use to be incompatible with the residential apartments above.
- 8.12 In respect of potential car drop off, there is a temporary car park located to the rear of the sales suite. It is not considered that there would be a significant number of comings and goings to the temporary facility by car. This is because of the low key nature of the facility and the likely events which will take place.
- 8.13 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and it is considered that it is compliant with Cambridge Local Plan (2018) policies 55 and 58.

Access, Car and Cycle Parking

- 8.14 The application proposes a level access up to the building for disabled access.
- 8.15 A total of eight car parking spaces are proposed adjacent to the sales centre. In addition, there will be two disabled car parking spaces in close proximity. Cambridge Local Plan 2018 requires one parking space per 100m², with one disabled parking space. The proposed arrangement exceeds the required car parking standards but is considered acceptable given the nature of the temporary facility.
- 8.16 In respect of cycle parking, the application does not provide details of any temporary spaces. The Adopted Cycle Parking standards would suggest at least five cycle spaces would be required and in the view of officers some additional provision should be provided for the duration of the temporary use. There is sufficient adjacent to the disabled car parking bays or next to the temporary car park area. This can be adequately secured through condition 7. This arrangement is considered acceptable for the duration of the temporary period. On the above basis, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Highway Safety

- 8.17 No objections have been raised over Highway Safety by the Highway Authority or third party objections. The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Third Party Representations

Table 1: Representations Received

Issue	Officer response/report section
Revised trigger point	The community room size proposed is considered appropriate for the CDO to use and hold community meetings. The temporary community room will be delivered upon the 50th occupation, and will help the CDO build the community from early occupation. The meeting space is appropriate for the emerging community in its early stages.
Benefits to NIAB frontage dwellings	The existing NIAB frontage dwellings will benefit from the temporary community room and permanent facility when it is provided.
Storage	Some storage space is available in the office.
Outside Access	In respect to outside access in the summer, outside access was not provided in the original application for the community rooms. Officers consider that outside activities for community building would not be limited to the general building area, and any outside activities could be undertaken by the CDO or the community themselves in appropriate locations.
Opening Hours	As discussed above, the hours will be conditioned to be the same as the permanent community rooms' hours.
Parking for parents with buggies	Provision may be available within the building and will be considered further by the CDO.

9.0 CONCLUSION

- 9.1 The proposed temporary community room will provide a space and office for community development to be undertaken from the early occupation at DG1. The external design of the apartment block will remain unchanged and any effects on amenity will be minimal, with conditions to mitigate any potential noise impacts. Adequate cycle and car parking can be provided. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVAL and agreement to the provision of the temporary community room prior to occupation of the 50th dwelling and a revised trigger for the provision of the permanent community facility on occupation of the 300th dwelling, as part of a Deed of Variation to the 2013 outline S106 Agreement.

Use

1. The use hereby permitted shall be discontinued on or before the 300th occupation of a dwelling at Darwin Green.

Reason: For the avoidance of doubt, and because continued use of the community room and the building would require review of its impact and relationship to the permanent community rooms facility. (Cambridge Local Plan 2018 policies 55 and 57).

Return to residential use

2. On discontinuation of the use of the community room hereby permitted, the building and associated development of the community room shall be used for residential purposes as approved under reserved matters, reference: 16/0794/REM.

Reason: Cambridge Local Plan 2018 policies 3, 55 and 59.

Hours for the Community Room

3. The Community Room, hereby approved shall not open outside the hours of:
 - 0700 to 2300 Monday to Saturday; and,
 - 0800 to 2200 Sundays/Bank holidays.

Reason: To protect the amenity of the adjoining and nearby properties. (Cambridge Local Plan 2018 Policy 35).

Noise insulation

4. Prior to construction of the building, a scheme for the insulation of the community room in order to minimise noise to an acceptable level experienced in the residential units as a result of the proximity of the habitable rooms to the community room shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

Reason: To protect the amenity of the above and adjacent properties. (Cambridge Local Plan 2018 Policy 35).

Amplified music

5. Amplified music or voice shall not be permitted within the community room.

Reason: To protect the amenity of the above and adjacent properties. (Cambridge Local Plan Policy 35).

Signage

6. Prior to occupation of the temporary community centre, details of any temporary signage associated with the facility shall be submitted to and approved in writing by the local planning authority. The temporary signage shall be carried out in accordance with the approved details and removed following cessation of the temporary use on or before the 300th occupation of a dwelling at Darwin Green.

Reason: To maintain the character and appearance of the area. (Cambridge Local Plan 2018 Policy 55).

Cycle Parking

7. Prior to occupation of the temporary community centre, details of facilities for the parking of at least six number cycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details.

Reason: To ensure satisfactory provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policy 82).

Approved plans

8. 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.

Appendix A: Site layout, temporary community facility, DG1

