



To: East Area Committee
Report by: Philip Doggett, Chief Estates Surveyor, Property Services
Relevant scrutiny committee: East Area Committee 15/12/2011
Wards affected: Petersfield

Approach from Sainsbury's for the City Council to dedicate land at 103 Mill Road for use as a loading bay.

East Area Committee is asked to comment on consultation arrangements in relation to the future use of Council land at Mill Road.

1. Background

- 1.1 On 21 June 2011 Sainsbury's submitted a planning application to change the use of 103 Mill Road to A1 retail use (to be a Sainsbury's Local). The application subsequently included the provision of a new loading bay on Mill Road, part of which would incorporate land owned by the City Council as shown on the attached plan at Appendix 1 (hatched). The land forms part of a paved area of public open space fronting Mill Road. East Area Committee refused planning consent for the proposed retail store on the 25th October 2011.
- 1.2 Sainsbury's wish to enter into dialogue with the Council about their options for provision of a Sainsbury's Local in the area. A decision by the City Council on the land ownership issue at 103 Mill Road is a separate matter to the planning decision and a process needs to be agreed to deal with this request. This paper deals with the proposed process. The Council's position on whether or not the land is available for this proposed use needs to be established in the event Sainsbury's appeal the planning decision. This will enable the Council's position as landowner to be confirmed to the Planning Inspectorate.
- 1.3 The Executive Councillor for Arts, Sport and Public Spaces confirmed in a letter to the Head of Planning (prior to the East Area Committee on 25 October) that in order to decide how to respond to Sainsbury's enquiry, the Council intended to consult to seek local views on the request with regard to the impact of the proposal on the amenity value of the open space. As part of this, he also confirmed the Council would ask the Area Committee for its input into the form that

consultation should take. Only after careful consideration of the response to the consultation would he be able to make an informed decision with regard to the approach made by Sainsbury's.

2. Proposed Consultations

- 2.1 Nearby residents and businesses would be consulted using a short questionnaire seeking views on the impact of the proposal on the amenity value of the open space. This would be available on the Council's website and posted to nearby addresses using the same database when publicising the planning application. This will comprise written consultation with 485 neighbouring addresses, incorporating both residential and business addresses. In addition, residents associations, the Mill Road Society and other interested parties will be consulted in the area including respondents to the original planning application. However, the consultation would not duplicate the planning consultation because this proposed consultation is in relation to the impact on the amenity value of the Council's public open space.
- 2.2 The proposed consultation would comprise a short questionnaire in the form shown at Appendix 2.
- 2.3 The outcome of the consultation would then be reported back to the East Area Committee with a recommendation to the Executive Councillor before a decision is made.

3. Recommendations

- 3.1 It is recommended that members of the East Area Committee consider the contents of this report and confirm that they support this proposed process for local consultation in order to inform any decision by the Executive Councillor for Arts, Sport and Public Spaces on whether to consider dedicating the land for a loading bay or not, subject to agreement of terms.

4. Appendices

Appendix 1 – Plan of City Council ownership coloured pink and land for part of the proposed loading bay hatched. (The full proposed loading bay is coloured yellow and extends beyond the Council's ownership).

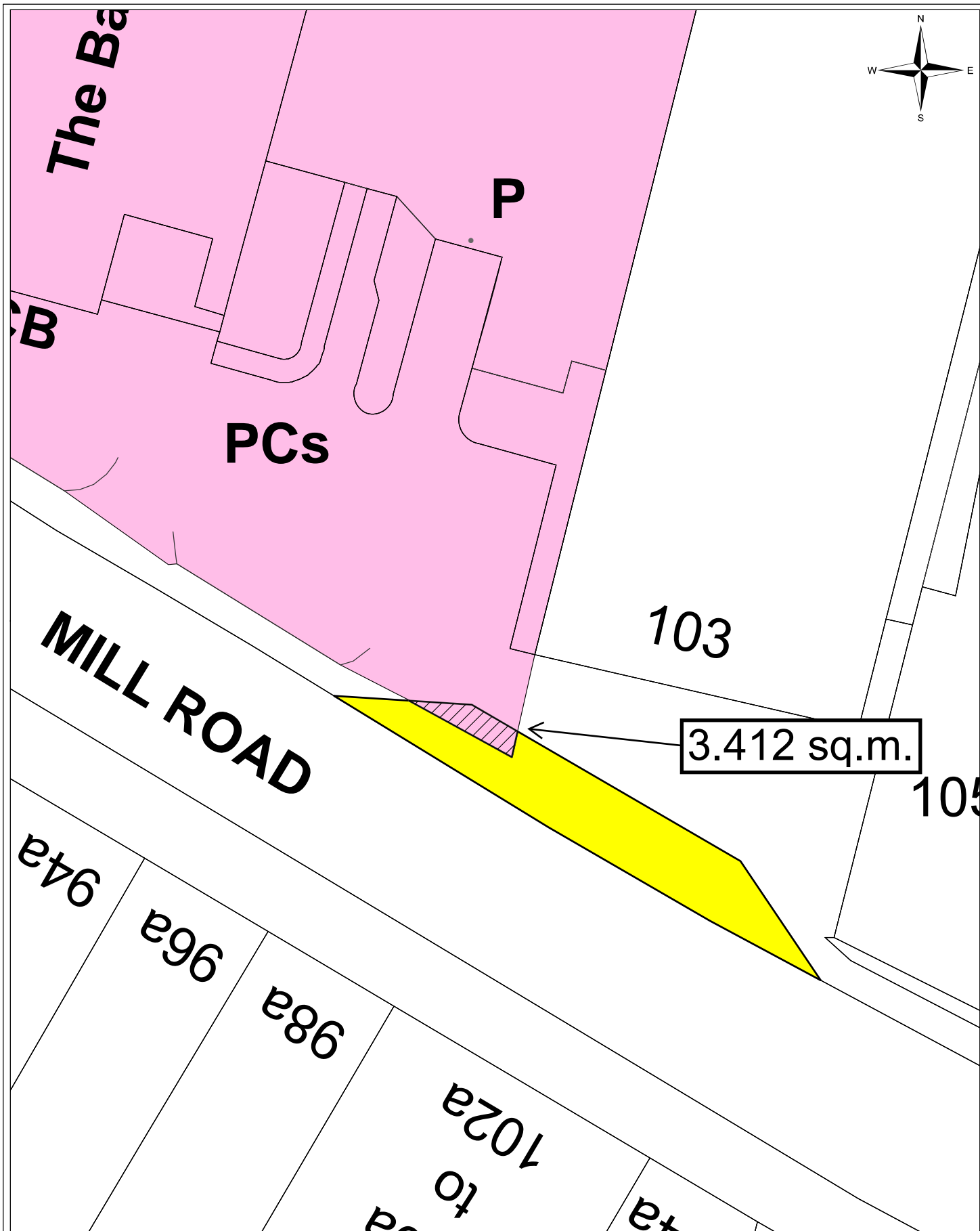
Appendix 2 – Proposed form of questionnaire.


5. Inspection of papers

To inspect any background papers or if you have a query on the report please contact:

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Appendix 1



 CAMBRIDGE CITY COUNCIL	Property & Building Services	103 Mill Road	Date: 05/12/11
			Produced by: Steve Udall
			Section/Department: Property & Building Services
			Scale: 1:200 @ A4

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Appendix 2



Consultation Response Form

Approach to the City Council to dedicate land at 103 Mill Road for use as a loading bay.

On 21 June 2011 a planning application was submitted to change the use of 103 Mill Road to A1 retail use. The application subsequently included the provision of a new loading bay on Mill Road, part of which would incorporate land owned by the City Council as shown hatched on the attached plan. The land forms part of a paved area of public open space fronting Mill Road.

The Council wishes to seek local views on the possible impact on the amenity value of the public open space of the proposal to include part of the Council's land for this use.

Thank you for taking the time to read this document and to respond with any comments.

If you need this document produced in a different format such as Braille, large print, audio, on disk or in a language other than English, please contact us.

Contact Details

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How to respond

The consultation will run from 9 January to 31 January 2012.

To respond to the consultation please save a copy of this form to your computer, complete it and email it to :

property.services@cambridge.gov.uk.

Alternatively, you can post your form to us at Property Services, Cambridge City Council, PO Box 700, Cambridge CB1 0JH.

The responses to this consultation will be reported to the Executive Councillor for Arts, Sport and Public Spaces and presented to the East Area Committee on 9 February 2012.

Individual responses will not be acknowledged unless specifically requested. The information you provide will be used in accordance with the Data Protection Act 1998.

Consultation question

Based on the possible impact to the amenity value of the Council's public open space, do you think the Council should permit the land (as shown hatched on the attached plan) to form part of the proposed loading bay?

Yes

No

Any comments (limited to 100 words)

Thank you for taking the time to read this document and to respond with any comments.