

Planning Committee10 October 2007
9.30am – 10.10am

Present: Councillors Baker (Chair), Bailey, Blencowe, Dixon, Dryden,
Durrant, Slatter, Zmura

FOR THE INFORMATION OF THE COUNCIL

07/plan/38 Apologies

Cllr Reid

07/plan/39 Declarations of Interest

None

07/plan/40 Planning Applications

The Planning applications were determined as shown in the appendix to these minutes.

CHAIR

Learning centre, seminar/conference centre, development centre, hotel, retail, club, Enterprise Hub, together with shared accommodation/circulation areas, link to Elective Care Centre and extension to S. Ward block; car parking structure; access and service roads; landscaping and new areas of public realm; to accommodate 34,500 sqm of total development area and 1,100 cars.

Applicant

Cambridge University Hospitals NHS Trust
R Cutting Box 146 Addenbrookes Hospital Hills Road
Cambridge CB2 2QQ

Recommendation

Approve subject to the satisfactory completion of the s106 agreement by 16 January 2008 and subject to the conditions set out in paragraph 11 in the report.

Public Speaker

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DECISION

The Chair's proposal that the first sentence of Condition be amended to read: 'Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of development for the construction of the car park, the precise number of spaces, which shall not exceed **1062** (*instead of 994*) spaces, shall be agreed in writing with the Local Planning Authority.' was carried (by 5 votes to 2) (*Amendment shown in bold*)

Approved (by 8 votes to 0)

subject to the satisfactory completion of the S106 agreement by 16 January 2008 and subject to the conditions and informatives set out in the report and the amendment to condition 8 shown above and the amendment of Conditions 7 and 33 to read as follows:

7. Unless otherwise agreed in writing by the local planning authority, the development shall not exceed 61,000sqm of gross (internal) floor space and shall not exceed gross (internal) floor space limits for the following uses:

- Hotel: 14,500sqm
- Development Centre: 6,000sqm
- Learning Centre: 5,100sqm
- Shared Accommodation/Circulation areas: 4,750sqm
- Seminar/Conference Centre: 2,700sqm
- Club/Interaction space: 850sqm
- Retail: 700sqm
- Car Park: 25,500sqm
- Enterprise Hub: 400sqm
- Extension to S Ward Block: 350sqm
- Link to Elective Care Centre: 150sqm

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the description of development (Cambridgeshire and Peterborough Structure Plan 2003 policies P1/3, P6/1 and 9/8 and Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3 and 4/4).

33. No development shall commence on site until a detailed engineering scheme/plan showing access roads and footway/footpath/cycleway links comprising dimensions, levels, forms of construction, kerbing, surface water drainage, street lighting systems and traffic calming measures, together with a phasing plan that is linked to the occupation of buildings on the site, has been submitted to and approved in writing by the local planning authority. The scheme/plan shall include:
- a) Proposed route construction and design details for the provision of the Cambridgeshire Guided Bus.
 - b) Proposed intersections with all existing roads, footpaths and cycleways.
 - c) A stop for the Cambridgeshire Guided Bus (unless otherwise agreed)
 - d) Details of all proposed cycle routes, both dedicated and on-road.
 - e) Details of all proposed materials and finishes
 - f) Detailed design of all proposed street furniture (including all signs, lighting, bollards, bus stops/shelters, cycle parking)

The detailed engineering scheme/plan shall demonstrate how the layout integrates with plans for the Piazza promoted as part of the 2020 site adjacent.

Reason: In order to safeguard highway safety and to secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11)

and to the removal of the precise number of cycle parking spaces to be provided as specified by condition 34.

The Travel Plan for the S106 Agreement should be detailed to require LPA involvement and monitoring of success of targets and incentives for sustainable travel

Refusal of application unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 16 January 2008, it is recommended that the application be **refused** for the reason set out in the report.