

**Joint Development Control Committee
Cambridge Fringes**20 February 2008
10.00am to 4.35pm**Present:****Cambridge City Council:**Cllrs Baker (Joint Chair), Blair,
Blencowe, Durrant, Reid, Smart**South Cambridgeshire District Council:** Cllrs Bygott, Hunt, Mason, Smith**Cambridgeshire County Council:**Cllrs Harrison, Kenney, McCraith
(Joint Chair), Turner

Councillor Baker took the Chair for this meeting.

FOR THE INFORMATION OF THE COUNCILS**08/JDC/1 Minutes**

The minutes of the meeting held on 18 July 2007 as a correct record subject to the deletion of the names of Councillors Slatter and Zmura from the list of those present.

08/JDC/2 Apologies

Apologies for absence were received from Cllrs Kindersley and Nightingale.

08/JDC/3 Declarations of Interest

A Code of Conduct personal interest was declared as follows:

Councillor	Application	Nature of Interest
Baker	S1310/06/0 & S/0054/08/0 06/0706/OUT & 08/0048/OUT	USS, as joint applicant, is his pension provider
Kenney	S1310/06/0 & S/0054/08/0 06/0706/OUT & 08/0048/out	USS, as joint applicant, is her pension provider

A Code of Conduct personal and prejudicial interest was declared as follows:

Councillor	Application	Nature of Interest
Bygott	C/07/0005/FUL	Had made a statement on the application, from which it could reasonably be inferred he

had fettered his discretion by pre-determining the application.

08/JDC/4 Dates of Meetings of the JDC in 2008/09

The following revised dates for meetings of the Joint Development Control Committee in 2008/09 were agreed:

April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan 09	Feb	Mar	April
Wed 16	Wed 14	Wed 11	Wed9	Thu7	Thu4	Thu2	Wed 26	Tue 23	Wed 21	Wed 18	Wed 18	Wed 15

08/JDC/5 Planning Applications

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

08/JDC/6 Adjournment of Meeting

The Chair closed the meeting at 4.35pm as there was not a quorum of members present. Consideration of the remaining items, listed below, was deferred to the next meeting of the Committee on 19 March 2008.

- 3.2 C/07/0005/FUL NIAB, Huntingdon Road, Cambridge
- 3.3 C/07/1124/REM NIAB, (Frontage land) Huntingdon Road, Cambridge

Chair

**Joint Development Control Cambridge Fringes
20 February 2008****APPENDIX**

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department of Cambridge City Council, including those which the committee delegated to the Director of Joint Planning (Cambridge Growth Areas and Northstowe) to draw up.

These minutes and the appendix should be read in conjunction with the reports on applications to the committee and the Pre-committee Amendment Sheet, where the conditions to the approved applications or reasons for refusal and any subsequent amendments are set out in full.

3.1

Application No	S1310/06/0 & S/0054/08/0 (SCDC), 06/0706/OUT & 08/0048/OUT (CCC)
Site	Former Monsanto Site, Hauxton Road, Trumpington (Parish of Haslingfield) and duplicate application.
Proposal	SCSC: Demolition of Existing Buildings and Structures and Redevelopment of approximately 600 dwellings, Land for a primary school, recreation/leisure uses including change of use from agriculture to public open space, community and other local facilities with associated parking, infrastructure and earthworks. CCC: Demolition of Existing Buildings and Structures and Redevelopment of approximately 600 dwellings, Land for a primary school, recreation/leisure uses including change of use from agriculture to public open space, with associated parking, infrastructure and earthworks.
Applicant	Trumpington Meadows Land Company
Public	Graham Balmforth, Andrew Roberts, Edwards Skeets and Cllr P Slatter (Ward City Councillor)
Speaker(s)	
Proposed amendments:	Cllr Bygott's proposal to amend the parking allocation was lost by 8 votes to 3. Cllr Kenney's proposal that investigation of funding of the bus routes south of the development be pursued was lost by 7 votes to 6.
DECISION	Approved (by 13 votes to 0) subject to:

- further negotiations on the S106 in relation to details of the affordable housing cascade mechanism and the finalisation of the overall S106 agreement, with a view to its satisfactory completion by 20 June 2008;
- the draft conditions and informatives set out in the report and the subsequently published amendment sheet, the precise text of the final conditions to be

drawn up by the Director of Joint Planning in consultation with the Joint Chairs of the Committee (the draft amendments to the conditions are set out below);

- submission of the S106 agreement and the agreed conditions to the Committee at its meeting on 16 April 2008.

In the event that the S106 is not completed by the 20 June 2008:

Refused Unless prior agreement has been obtained from the Director of Joint Planning, and the Joint Chairs 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 20 June 2008, it is recommended that the application be **refused** for the reasons set out below:

SCDC: The proposed development does not make appropriate provision for transport mitigation measures, community and sports facilities, education, affordable housing and public art in accordance with the following policies CSF/1, CSF/2, CSF/5, CSF/9, CSF/10, CSF/11, CSF/15, CSF/17, CSF/18 of the Cambridge Southern Fringe AAP 2008, policies DP/4 and HG/3 of the Development Control Policies DPD 2007, policies P6/1, P8/3, P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003 and the Southern Corridor Area Transport Plan 2002.

CCC: The proposed development does not make appropriate provision for transport mitigation measures, community and sports facilities, education and public art in accordance with the following policies 3/7, 3/8, 5/13, 8/3, 9/2, 9/3 and 9/5 of the Cambridge Local Plan 2006, policies P6/1, P8/3, P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003 and the Southern Corridor Area Transport Plan 2002.

SCDC condition number	CCC condition number	Draft Amendments
New	New	Add additional condition excluding diagram 6 on page 71 of the Design and Access Statement

8	8	Modify condition or add new condition requesting that the primary school contribute 10% of its energy needs onsite.
New	New	Add new condition limiting the number of parking spaces on site to 1800 plus car club spaces
New	New	Add new condition limiting the number of parking spaces per dwelling in the village quarter to a maximum of 2.
9	9	Expand b) to include process for adoption Add the words "design and management" before vehicular parking and the words "including the location of car club spaces" after provided to point e)
14	12	Modify condition to include a maximum clusters of affordable housing 6-8 houses or 20 flats (if in a block)
27	24	Modify wording to include targets for modal split to be specified. Targets should be in accordance with best practice to achieve sustainable transport patterns, with car treatment as the lowest priority transport mode in the hierarchy.
New	30	Add new condition requiring the submission of a noise report prior to the submission of reserved matters for those parcels abutting the Waitrose site to address the operational noise from the Waitrose store and delivery yard. The scheme layout to be implemented in accordance with any agreed recommendation.

Officers also agreed to hold discussion with the Wildlife Trusts about possible access arrangements underneath the M11 and explore the removal/modification to the Lord's Bridge Radio Telescope fence on the south of the M11.

NB Items 3.2 and 3.3 were not considered, the meeting having been closed, there not being a quorum of members present.