

Joint Development Control Committee Cambridge Fringes14 May 2008
10.00am to 5.20pm**Present:****Cambridge City Council:** Cllrs Baker (Joint Chair), Blair, Dryden, Reid, Smart**South Cambridgeshire District Council:** Cllrs Bygott, Kindersley, Mason, Smith**Cambridgeshire County Council:** Cllrs Harrison, Kenney, McCraith (Joint Chair), Turner

Councillor Baker took the Chair for the meeting.

FOR THE INFORMATION OF THE COUNCILS**08/JDC/15 Minutes**

The minutes of the meeting held on 16 April 2008 as a correct record.

08/JDC/16 Apologies

Apologies for absence were received from Cllr Blencowe.

The Chair noted that Councillor Dryden had replaced former Cllr Durrant as a City Council member and that Cllr Hunt a South Cambridgeshire DC member had resigned.

08/JDC/17 Declarations of Interest

A Code of Conduct personal interest was declared as follows:

Councillor	Application	Nature of Interest
Reid	C/07/1124/REM	Member of Cambridge Cycling Campaign

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

Councillor	Application	Nature of Interest
Bygott	C/07/0005/FUL & C/07/1124/REM	Had made a statement on the application, from which it could reasonably be inferred he had fettered his discretion by pre-determining the application.

Cllr Bygott did not take part in the discussion of the applications referred to, was not present for the discussion and did not vote.

08/JDC/18 Planning Applications

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

Chair

**Joint Development Control Cambridge Fringes
14 May 2008**

Appendix

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department of Cambridgeshire 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.

1

Application No	C/07/0005/FUL
Site	NIAB (National Institute Of Agricultural Botany), Huntingdon Road, Cambridge
Proposal	Erection of a part 2 storey part 3 storey office and laboratory building, glasshouse, decked car park, plant and equipment, access road, landscaping and ancillary works.
Applicant	National Institute Of Agricultural Botany
Officer	Approve, subject to completion of the S106 Agreement by 27 June 2008, agreement on those outstanding S106 items, including phases and triggers still under negotiation and the conditions set out in the officers' report.
Recommendation	
Public Speaker(s)	J McKenzie, M Whitehead, W Powell, Cllr White, Cllr de Lacey, Cllr Hikin
DECISION	Approved (by 11 votes to 1) subject to the completion of the section 106 agreement by 27 June 2008, the agreement on those outstanding S106 items, including phases and triggers still under negotiation and the conditions set out in the officers' report.

Refuse unless prior agreement has been obtained from the Head of Development Services, and the Joint Chairs 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 27 June 2008 it is recommended that the application be refused for the following reasons:

The proposed development does not make appropriate provision for transport mitigation measures or public art, in accordance with the following policies, standards and proposals: Policies 3/7 and 8/3 of the Cambridge Local Plan 2006 and policies P6/1, P8/3 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, Western Corridor Area Transport Plan 2003 and Provision of Public Art as Part of New Development Schemes 2002.

2

Application No	C/07/1124/REM
Site	NIAB (National Institute Of Agricultural Botany), (frontage land) Huntingdon Road, Cambridge
Proposal	Reserved matters submission (access, external appearance,

	landscaping and design) pursuant to outline consent C/03/0282/OP 187 dwellings comprising 6x1 bed flats, 140 x 2 bed flats, 4 x 2 bed duplex units, 23x3 bed houses and 14x4 bed houses.
Applicant	National Institute Of Agricultural Botany and David Wilson Homes Ltd
Officer Recommendation	Approve subject to the variation of the Section 106 agreement and the conditions set out in the officers' report.
Public Speaker(s)	D Earl, M Whitehead, Cllr Hipkin, Cllr de Lacey
DECISION	Approve (by 11 votes to 1) subject to the variation of the Section 106 agreement and the conditions set out in the officers' report and the following: An additional condition relating to Letterboxes: To ensure letterboxes can be accessed externally, not through a locked door. An additional informative relating to the Affordable Housing tenure mix: To request that a 75% social rented 25% intermediate housing mix is secured through the affordable housing scheme.
3	
Application No	07/0620/OUT & 07/0621/OUT
Site	Land between Long Road and Shelford Road (Clay Farm/Showground Site)
Proposal	Residential development of up to 2,300 new mixed-tenure dwellings and accompanying provision of community facilities; sports and recreation facilities and landscaped open spaces including 49ha. of public open space in the green corridor, retail (A1), food and drink uses (A3, A4, A5), financial and professional services (A2), non-residential institutions (D1), a nursery (D1), alternative health treatments (D1); provision for education facilities; and all related infrastructure including; all roads and associated infrastructure, alternative locations for Cambridgeshire Guided Bus stops, alternative location for CGB Landscape Ecological Mitigation Area, attenuation ponds including alternative location for Addenbrooke's Access Road pond, cycleways, footways and crossings of Hobson's Brook
Applicant	Countryside Properties Plc
Officer Recommendation	Approve, subject to the completion of the S106 Agreement by 30 November 2008, agreement on those outstanding S106 items, including phases and triggers still under negotiation such as community facilities and conditions based on the Draft Conditions set out in Appendix M of the officers' report.
Public Speaker(s)	C Grange, A Grange, D Rothwell, A Roberts, P Slatter, J Oldham, Cllr Kent
DECISION	Approved (by 8 votes to 0) subject to: the satisfactory execution of the s106 agreement by 30 November 2008 agreement on those outstanding S106 items, including phasing and triggers, that are still under negotiation, such as community facilities. conditions based on the Draft Conditions set out in Appendix M of the officers' report to be agreed by the Director of Joint Planning, the Joint Chairs and Spokes. and the following additional amendments to existing conditions

and new conditions:

Allotments: Amendment to Condition 26 to include 1.4 ha of allotments in green corridor and 0.6 ha of community facilities within the built-up area.

Sustainable construction: Amend so that condition 39 ensuring that non-residential buildings for which reserve matters is submitted after 31 March 2013 meet BREEAM excellent rating also applies to the primary and secondary schools. Include within the specification of the community facilities that they be constricted to meet BREEAM excellent rating. If this is found to be difficult in regards to the cost of provision, this issue to be brought back to Committee.

Car Parking: Amendment to ensure that the no dwelling will have more than 2 car spaces (Condition 57).

Cycle parking: Amendment to ensure adequate cycle parking is provided in the new primary school (Condition 59).

Children's Centre: Amended to include this within the phasing plan (Condition 6) and consideration of access to Fawcett School (Condition 56)

Officers to consider ways of securing community access to the sports provision to be provided through the secondary school.

Refuse Unless prior agreement has been obtained from the Head of Development Services, and the Joint Chairs and Spokespersons 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 30 November 2008, it is recommended that the application be refused for the following reasons:

The proposed development does not make appropriate obligations as set out in Appendix N of the officers' report in accordance with the following policies, standards and proposals:

- Cambridgeshire and Peterborough Structure Plan 2003: P1/3, P6/1, P7/12, P8/1, P8/3, P8/6, P8/10, P9/2a, P9/2b, P9/2c, P9/8, P9/9.
- Cambridge Local Plan (2006): 3/1, 3/2, 3/3, 3/4, 3/5, 3/6, 3/7, 3/8, 3/11, 3/12, 3/13, 4/1, 4/2, 4/3, 4/4, 4/6, 4/9, 4/10, 4/11, 4/13, 4/14, 4/15, 4/16, 5/1, 5/5, 5/9, 5/10, 5/12, 5/13, 5/14, 7/1, 7/2, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/10, 8/11, 8/16, 8/18, 9/1, 9/2, 9/3, 9/5, 10/1.
- Planning Obligation Strategy 2004
- Southern Corridor Area Transport Plan 2002
- Provision of Public Art as Part of New Development Schemes 2002.