

## Joint Development Control Committee Cambridge Fringes

11 June 2008  
10.00am to 4.15pm

### Present:

**Cambridge City Council:** Cllrs Baker, Blair, Blencowe, Dryden, Reid, Smart

**South Cambridgeshire District Council:** Cllrs de Lacey, Kindersley, Nightingale, Orgee, Smith, Wotherspoon (as Alternate)

**Cambridgeshire County Council:** Cllrs Harrison, Kenney, McCraith

### FOR THE INFORMATION OF THE COUNCILS

#### 08/JDC/19 Election of Chair and Vice Chair 2008/09

Cllrs Baker and McCraith were nominated as Chair for the year 2008/09. On a show of hands, Cllr Baker was elected Chair by 9 votes to 5.

Cllr McCraith was nominated as Vice Chair and was elected unopposed.

#### 08/JDC/20 Minutes

The minutes of the meeting held on 14 May 2008 were confirmed as a correct record.

#### 08/JDC/21 Apologies

Apologies for absence were received from Cllr Turner (County Council) and Cllr Bard (South Cambs DC) for whom Cllr Wotherspoon was acting as alternate.

#### 08/JDC/22 Declarations of Interest

Code of Conduct personal interests were declared as follows:

Councillor	Application	Nature of Interest
Baker	Former Monsanto Site	Member of Cambridge Wildlife Trust
De Lacey	Land to the south of Greenlands, southwest of the Bell School	Member of Cambridge Cycling Campaign and of Sustainable Girton
Orgee	Former Monsanto Site, Hauxton Road, Trumpington	Lives adjacent to one of the residents making a representation
Reid	Land to the south of Greenlands, southwest of the Bell School	Member of Cambridge Cycling Campaign and of Cambridge Preservation Society

#### 08/JDC/23 Planning Applications

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

#### 08/JDC/24 Joint Committee Standing Orders – Use of Casting Vote

The officers reported that an anomaly existed in the constitution for the Joint Development Control Committee, which took the form of a conflict between the terms of reference and the

standing orders if a South Cambridge DC Councillor was acting as Chair, when applications relating to Clay Farm Showground or Bell School sites were being considered. Only City and County Councillors were entitled to vote on applications on Clay Farm Showground and Bell School applications.

To resolve this, officers suggested that the following addition be made to the Committee's Standing Orders, as a new paragraph 1.3:

'Members appointed to the Committee by South Cambridgeshire District Council shall not chair meetings of the Committee during consideration of the applications relating to Clay Farm Showground and Bell School sites.'

**Agreed** that the Committee's Standing Orders be amended as set out above.

**Chair**

**Joint Development Control Cambridge Fringes  
11 June 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.*

<b>1</b>	
<b>Application No</b>	S1310/06/O & S/0054/08/O (South Cambs District Council) 06/0706/OUT & 08/0048/OUT (Cambridge City Council)
<b>Site Proposal</b>	Former Monsanto Site, Hauxton Road, Trumpington S1310/06/O and S/0054/08/O 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, Former Monsanto Site, Hauxton Road, Trumpington (Parish of Haslingfield) and duplicate application. 06/0706/OUT and 08/0048/OUT Demolition of Existing Buildings and Structures and Redevelopment of Approximately 600 dwellings, two new accesses on to Hauxton Road, recreation/leisure uses including change of use from agriculture to public open space, with associated parking, infrastructure and earthworks, Former Monsanto Site, Hauxton Road, Trumpington and duplicate application.
<b>Applicant Officer</b>	Trumpington Meadows Land Co
<b>Recommendation</b>	Approve subject to the completion of the S106 Agreement and the conditions set out in Appendix 1
<b>Public Speaker(s)</b>	-
<b>DECISION</b>	<b>Approved</b> (by 14 votes to 0) subject to completion of the S106 agreement by 30 August 2008 in accordance with the Heads of Terms set out in Appendix 3 and the conditions set out in Appendix 1 to the report and the following added or amended conditions: Condition 2 to be amended to add: 'and to make minor amendments to any other conditions should it be necessary following further discussion on the s106 agreement or subsequent legal advice.' Condition 8e (SCDC) and 9e (City) be amended to include the word 'letterboxes'. The Waste/Construction section heading on both sets of conditions be amended to read 'Waste and Construction'. Condition 45 (SCDC) and 46 (City) be amended to omit the word 'allocated'. Condition 56 (SCDC) and 56 (City) be amended to include the words 'and implemented' after 'Local Planning Authority'. And further:

That the public art clause of the of the S106 agreement be circulated to the Chairman, Vice Chairman and Spokes of the committee once drafted.

That any amendment to condition 16 (SCDC) and 16 (City) be subject to consultation with the Chair and Spokespersons.

That the need for an additional condition on a scheme of governance for the area be discussed with the Joint Planning Director, Chair, Spokespersons and Cllr Kindersley.

**Approved that the application be refused:**

**SCDC:** Unless prior agreement has been obtained from the Director of Joint Planning and the Chair 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 August, the application be refused for the following reasons:

The proposed development does not make appropriate obligations as set out in Appendix 3 in accordance with the following policies, standards and proposals:

South Cambridgeshire Local Development Framework:

Cambridge Southern Fringe Area Action Plan (2008) - All Policies  
Development Control Policies (2007) – HG/3, NE/3, SF/7, SF/8, NE/6, NE/12, NE/16, TR/1, TR/3

Cambridgeshire and Peterborough Structure Plan (2003): P6/1, P8/10, P9/2b, P9/2c, P9/8, P9/9.

**Cambridge City:** Unless prior agreement has been obtained from the Director of Joint Planning and the Chair 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 August, the application be refused for the following reasons:

The proposed development does not make appropriate obligations as set out in Appendix 3 in accordance with the following policies, standards and proposals:

Cambridgeshire and Peterborough Structure Plan (2003): P6/1, P8/10, 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.

<b>2</b>	
<b>Application No</b>	06/0795/OUT
<b>Site</b>	Land to the south of Greenlands, southwest of the Bell School and west of Babraham Road, Cambridge.
<b>Proposal</b>	Residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure
<b>Applicant Officer</b>	Smith Stuart Reynolds Approve subject to the satisfactory execution of the s106 agreement

**Recommendation** by 1 September 2008; agreement on those outstanding S106 items, including phasing and triggers, that are still under negotiation and conditions based on the draft conditions as set out in appendix H and to the approval of associated application 06/0959/FUL.

**Public Speaker(s)** Mrs P A Symons, Dr Silverston, Dr Woodburn, Mr J Ball, Mr G Bolton, Cllr Heathcock (Ward Cllr)

**DECISION** **Approved** (by 6 votes to 2) subject to completion of a S106 agreement by 1 September 2008, the conditions based on the draft conditions set out in Appendix H of the report, agreement on those outstanding S106 items, including phasing and triggers, that are still under negotiation, and the following amendments to conditions and additional conditions:

Condition 35 (Car parking for people with disabilities) be amended to relate to 5% of unallocated spaces

And that the officers

Prepare a note on parking standards across the Southern Fringe, updated to include the Bell School site, and circulate it to Joint Committee Members.

Pursue the possibility of the provision of a bus stop adjacent to the site entrance with the County Council and bus operator.

**Approved that the application be refused:** Unless prior agreement has been obtained from the Director of Joint Planning and the Chair 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 1 September 2008, the application be refused for the following reasons:

The proposed development does not make appropriate obligations as set out in the Committee report in accordance with the following policies, standards and proposals:

- Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P8/10, 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, 5/7, 5/9, 5/10, 5/12, 5/13, 5/14, 7/1, 7/2, 7/11, 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.

-Emerging S106 Planning Obligation SPD.

**3**

**Application No**  
**Site**  
**Proposal**

06/0959/FUL

Land between 25 and 26 Greenlands

Construction of three metre wide combined footpath/cycleway and emergency access link from proposed residential development site at land off Babraham Road to the public highway in Greenlands

**Applicant**  
**Officer**

Smith Stuart Reynolds

**Recommendation**

Approve subject to the approval of associated application 06/0795/OUT, completion of a S106 agreement by 1 September

**Public Speaker(s)** 2008, and the proposed conditions.  
Mr G Bolton

**DECISION** Approve (by 8 votes to 0) subject to the conditions set out in the report.