

**Joint Development Control Committee
Cambridge Fringes**2 October 2008
10.00am to 16.30pm**Present:****Cambridge City Council:** Cllrs Baker, Blair, Blencowe, Dryden, Reid,
Ward (as Alternate)**South Cambridgeshire
District Council:** Cllrs Bard, de Lacey, Kindersley,
Nightingale, Orgee, Smith**Cambridgeshire County
Council:** Cllrs Harrison, Kenney, McCraith**FOR THE INFORMATION OF THE COUNCILS****08/JDC/25 Minutes**

The minutes of the meeting held on 11 June 2008 were confirmed as a correct record.

08/JDC/26 Apologies

Apologies for absence were received from Cambridge City Councillor Smart and Cambridgeshire County Councillor Turner

South Cambridgeshire District Councillor Bard arrived at 10.20am and therefore did not vote on the Planning Application

08/JDC/27 Declarations of Interest

Code of Conduct personal interests were declared as follows:

Councill or	Application	Nature of Interest
Reid	08/0361/OUT & 08/0363/OUT	Member of Cambridge Cycling Campaign and Member of Cambridge Preservation Society
de Lacey	08/0361/OUT & 08/0363/OUT	Member of Cambridge Cycling Campaign

08/JDC/28 Planning Applications

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

Chair

**Joint Development Control Cambridge
Fringes
2 October 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** 08/0361/OUT & 08/0363/OUT
- Site** Glebe Farm, Trumpington (Land east of Hauxton Road, North of the AAR and South of Bishop's Road).
- Proposal** Residential development of up to 300 new mixed tenure dwellings, associated landscaping, open spaces, all related infrastructure and vehicular access to the south from the Addenbrooke's Access Road and additional landscape treatment to the north of Addenbrooke's Access Road
- Applicant Officer** Countryside Properties
- Recommendation** Approval subject to:
1. the satisfactory execution of the s106 agreement by 27 February 2009.
 2. agreement on those outstanding S106 items, including phasing and triggers, that are still under negotiation.
 3. conditions based on the draft conditions as set out in appendix G of the Officers Report
- Public Speaker(s)** Mr Andrew Roberts (Trumpington Resident's Association)
Ms J Clarke (Countryside Properties)
- DECISION** **APPROVED(UNANIMOUSLY) Subject to the following:**
1. the satisfactory execution of the s106 agreement by 27 February 2009.
 2. agreement on those outstanding S106 items, including phasing and triggers, that are still under negotiation.

3. the conditions as set out in appendix G, subject to the amendments listed below.:
4. **(by 7 votes to 3)** the insertion of an additional condition to ensure the submission of an on-site community facilities plan, the precise wording of which is to be secured in agreement with the Chair and Spokes of the Joint Committee.
5. agreement by the Joint Committee relating to the S106 Heads of Terms and the inclusion of fall back clauses to take into account a variety of development scenarios relating to the Trumpington Meadows and Clay Farm sites.
6. agreement by the Joint Committee relating to a revised parameter plan 4 relating to density, together with accompanying parameter plan text, to clarify net and gross densities in relation to on-site public open space provision.
7. the amendment of condition 6 (as set out in Phasing Plan below) to include:
 - b) provision for children and teenagers
(by 12 votes to 0)
 - e) on-site community facilities **(by 9 votes to 0)**

the amendment of condition 17 to reference:
Cambridge City Council Affordable Housing Supplementary Planning Guidance 2008
8. **(by 6 votes to 6 and passed on the Chair's casting vote)** the insertion of an additional informative to confirm that 'Any reserved matters application(s) shall accord with Cambridge Local Plan policy 8/7 to ensure that development within the urban extensions must be served by a high quality public transport service within a 400m walk and that for the purposes of meeting the policy objective, Park & Ride bus services operating from the Trumpington Park & Ride site, shall not count as such a service in assessing compliance with policy 8/7.'

6 Phasing Plan

Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development for the site, a Site Wide Phasing Plan shall be submitted to the local planning authority for approval. The Phasing Plan shall include the proposed sequence of development across the entire site, the extent of the development phases/plots, including reference to the type and extent of development envisaged and include timing information - by reference to the commencement or completion of development of any phase or the provision of any other element or to any other applicable trigger point - and access arrangements for the provision of the following features:

- (a) major infrastructure including all accesses, roads, footpaths and cycleways.
- (b) provision for children and teenagers.
- (c) informal open space.
- (d) allotments.
- (e) on-site community facilities.
- (f) recycling facilities.
- (g) strategic foul water drainage and pollution control features.
- (h) strategic SUDS and surface water drainage features, including balancing ponds, pipe work, controls and outfalls.
- (i) strategic potable water main provisions.
- (j) structural landscaping/planting provisions.
- (k) electricity and telecommunications networks.
- (l) environmental mitigation measures.
- (m) all pedestrian, cyclist and vehicular access links into the site.

No development shall commence, apart from enabling works agreed in writing by the Local Planning Authority, until such time as the phasing plan has been approved in writing by the local planning authority. The provision of the features shall be carried out in accordance with the approved timing contained within the phasing plan unless otherwise agreed in writing by the local planning

authority.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

17 Housing

Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the local planning authority. No more than 12 affordable units shall be located together, or 15 affordable units if no more than 12 of those units are socially rented. The affordable housing units shall be provided in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the scheme provides an appropriate balance and mix of housing units (Cambridge Local Plan policies 3/7, 5/5, 9/3 and 9/5 and Cambridge City Council Affordable Housing Supplementary Planning Guidance 2008).

ALTERNATIVE RECOMMENDATION IN THE EVENT OF THE S106 NOT BEING SEALED

Unless prior agreement has been obtained from the Joint Director of Planning, and the Chair and Spokesperson(s) 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 February 2009, it is recommended that the application

be refused for the following reasons:

The proposal fails to ensure that adequate mitigation, to off-set the transport, educational, community, recreational, cultural and other impacts associated with the development of the site, is provided by virtue of planning obligations, secured under S106 of the Town and Country Planning Act 1990, as set out in the Committee report in accordance with the following policies, standards and proposals:

- Cambridgeshire and Peterborough Structure Plan 2003 policies: P6/1, P9/8 and P9/9.
- Cambridge Local Plan 2006 policies: 3/7, 3/8, 4/3, 4/6, 4/13, 4/14, 5/5, 5/12, 5/13, 5/14, 8/2, 8/3, 8/4, 8/5, 9/2, 9/3, 9/5, 10/1 and 10/2.
- The East of England Plan 2008 policies: SS1, SS2, SS8, H1, H2, T1, T2, T4, T5, T8, T9, T13, T15, ENV1, ENV3, WM1, WM6, CSR1 and CSR4.
- Cambridge City Council (2004) - Planning Obligation Strategy
- Cambridge City Council (2008) - Affordable Housing
- Cambridge City Council (2006) - Open Space and Recreation Strategy
- Cambridge City Council (2002) - Provision of Public Art as Part of New Development Schemes
- Cambridge City Council (2002) - Southern Corridor Area Transport Plan
- Cambridge City Council (2006) - Southern Fringe Area Development Framework 2006
- Cambridge City Council (2007) - Draft Planning Obligation Strategy Supplementary Planning Document