

**Joint Development Control Committee
Cambridge Fringes**

8 July 2009
10.00am to 2.30pm

Present:

Cambridge City Council: Cllrs Baker (Chair), Blair, Blencowe, Dryden, Reid and Smart

South Cambridgeshire District Council: Cllrs Bard, de Lacey, Heazell and Kindersley

Cambridgeshire County Council: Cllrs N. Clarke, Kenny, and Harrison

Cllr Bard left during the discussion of item 5, and did not vote for this application or for item 6.

FOR THE INFORMATION OF THE COUNCILS
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09/JDC/18 Election of Chair and Vice Chair

Members agreed to elect Councillor Baker as Chair and Councillor Orgee as Vice Chair.

09JDC/19 Minutes

The minutes of the meeting held on 12 May 2009 were confirmed as a correct record.

09/JDC/20 Apologies

Apologies for absence were received from Councillors Orgee (Cambridgeshire County Council), Nightingale (South Cambridgeshire District Council) and Wotherspoon (South Cambridgeshire District Council).

09/JDC/21 Declarations of Interest

None were declared.

09/JDC/22 07/0620/OUT & 07/0621/OUT – Land between Long Road and Shelford Road (Clay Farm/Showground Site)

The Principle Major Developments Officer introduced the item and provided updates on the report, as included in the amendment sheet. The conditions referred to at paragraphs 4.34, 5.21 and 5.22 should refer to 6 and 6a, not 7 and 8. At paragraph 4.35, the Design Code condition should be numbered as 7.

Paragraph 4.36 regarding materials should be deleted, as it had been agreed with Countryside that condition 9 should remain, as included in Appendix B of the officer's report. Members noted that as the materials had to be approved by the planning authority, they may wish to be see sample materials. Officers agreed to give further consideration to the involvement of Members in decisions relating to materials, which could be at Design Code stage.

The final sentence of paragraph 4.52 should read 'Any revisions to these [Appendices A and B of the officer's report] would be agreed under delegated powers in consultation with Chair and Spokes and reported back to a future JDC meeting if appropriate.' There had been a correction to paragraphs 5.21 and 5.22 where the Phasing conditions are 6 and 6a, not 7 and 8.

Appendix A page 35 of the report, at 'Revenue for community facility', and page 37 at 'Maintenance of AWP', it should be marked as 'Countryside are not in agreement with the principle of payment'. Also in the same appendix at page 37 at 'HWRC', it should be marked as 'Countryside are not in agreement to the timing'. At Appendix B of the report, it was clarified that the wording 'agreed' or 'not agreed' represents Countryside's position at the time of writing the report.

The Principle Major Developments Officer updated the Committee that she had received an email from a resident of Foster Road who asked that the point previously raised about potential flood risk be considered. The response was that her concerns were reported previously.

Updates were also given regarding paragraphs 4.51 and 4.30 where further consideration had been given to the preferred position of Landscape Ecological Mitigation Area P, to be provided in conjunction with the Cambridgeshire Guided Busway. At the time of writing the report the option of locating it adjacent to the railway line just north of the Addenbrooke's Access Road was being discussed. However, it had been agreed that it could not be satisfactorily accommodated here taking into account the landscape buffer agreed through Addenbrooke's 2020. It was now considered that the preferred location was north of the CGB spur to Addenbrooke's as originally proposed by Countryside. The precise location and shape of the LEM was to be agreed.

Counsel opinion had been received from Countryside regarding the fallback position (development without the secondary school). The City Council would be seeking further legal advice on this issue.

With reference to Education at paragraph 4 in the report, Members asked if there were any plans for Fawcett Primary School to become 3 form entry the County Council Officer confirmed that there are currently had no formal plans to expand above the two form entry school,. Members requested that the response to Countryside on outstanding education issues be circulated to JDCC Members.

Members referred to paragraph 4.27 regarding Residential Travel Plan and requested that a briefing note be prepared to explain the relationship between the RTP and figures included within the Transport Assessment.

Members referred to paragraph 4.37 and the deletion of the requirement for consultation. This had been deleted following discussions between the Principle Major Developments Officer, Community Services and the developers as it was agreed that the developer should not be responsible for the consultation relating to the discharge of a condition.

Condition 27 – It was agreed that this should be amended to more accurately reflect the clustering policy within the Affordable Housing SPD.

Condition 37 – Members noted that it would not be possible to secure the construction of the community centre to BREAAAM standards through this condition. It was agreed that this could be secured through the Section 106 agreement by the inclusion of reference to BREEAM excellent in the definition of community facilities.

Condition 54 – Members expressed concern that the condition as drafted regarding access to Fawcett would not secure the delivery of the link. It was agreed to reinstate wording from the condition as previously drafted, and include reference to this in the phasing condition.

It was agreed for the following amendments to be made to the recommendations and conditions:

**Recommendation c) amended to replace ‘any’ with ‘the’
Add clause d) ‘Amendments to the revised Heads of Terms and conditions may be made by the Director of Joint Planning in consultation with the Chair, Vice-chair and Spokes, and reported back for information to a future JDCC if appropriate.’**

Recommendation d) renumber to e)

Housing - That condition 27 be amended to reflect the Affordable Housing SPD, making specific reference to clusters of between 6 and 25, and reinstating the wording relating to units being adjacent to or abutting one another.

BREEAM – That condition 37 be amended to include community facilities within the brackets with primary and secondary schools.

Access to Fawcett School – That the second sentence from the condition as previously drafted be reinstated, and that condition 6 be amended to add ‘including vehicular access to Fawcett school’ to clause b).

Recommendations approved by 9 votes to 0.

Please note that Cllrs Bard, de Lacey, Hezell and Kindersley took part on the discussion for this part of the meeting but did not take part in the voting. Members of South Cambs DC are not voting members of the Committee for this application site.

09/JDC/23 08/0361/OUT & 08/0363/OUT – Glebe Farm (land east of Hauxton Road, north of Addenbrooke’s Access Road and south of Bishop’s Road)

The Principle Major Developments Officer briefly introduced the item and provided updates on the report, as included in the amendment sheet. Paragraphs 5.21 and 5.22 should be corrected so that the conditions referred to should be 6 and 6a, not 7 and 8. Appendix A at page 98 at ‘HWRC’ should be marked as ‘Countryside are not in agreement to the timing’. At Appendix B of the officer’s report, it had been clarified that the wording ‘agreed’ or ‘not agreed’ represented Countryside’s position at the time of writing the report. The final sentence of paragraph 4.26 should be amended to read ‘Any revisions to these [Appendices A and B] will be agreed under delegated powers in consultation with Chair and Spokes and reported back to a future JDCC meeting if appropriate.’

The committee were updated that following further discussions with the applicants, amendments to conditions 7, 19, 28 and the Environmental Health informative relating to condition 46 were proposed.

For simplicity, the entire set of revised conditions, with tracked changes, was attached to the amendment sheet.

The amendment to condition 7 (Design Code) clarifies that, should an application for the entire Glebe Farm site be submitted for determination, that the LPA would be seeking only the submission of criteria k-q as part of a Design *Statement*, as opposed to Design *Code*. The condition had not significantly altered but merely clarifies its purpose.

The amendment to condition 19 (Renewable Energy Statement), substituted the words 'Reserved Matters site' for 'development's total'.

The amendment to condition 28 (Off-site Highways Works), allowed for the submission of a phasing plan in terms of the timing of implementation of the highway works. The condition, however, remained not agreed, as Countryside were challenging criteria 4.

There was additional text within the Environmental Health informative relating to condition 46 (Contaminated Land) that clarified which issues the Contaminated Land Assessment needed to focus on.

Alteration to recommendation b) had been made as follows:

'b) Agree the updated conditions for the live application 08/0361/OUT (appendix B), as revised and as attached to the amendment sheet.

The Principle Major Developments Officer updated the committee that reference made to Clay Farm and similar conditions affected for example phasing conditions 6 and 6a, Code condition 20 and CEMP condition 36. Attention was drawn to a different stance on condition 17 relating to affordable housing distribution. As per condition 28 (criteria 4) relating to off-site highways works, the background to this condition was given. It was recommended to Committee that criteria 4 be removed from the condition (as it is desirable rather than essential) and the SCATP contribution for Glebe Farm specifically used for this highways improvement. County were in agreement with this approach.

Paragraph 4.26 of the report had been amended to insert after "delegated powers" subject to consultation with Chair, Vice Chair and Spokes"...

It was agreed that the following amendments be made to the recommendations:

**Recommendation c) amended to replace 'any' with 'the'
Add clause d) 'Amendments to the revised Heads of Terms and conditions may be made by the Director of Joint Planning in consultation with the Chair, Vice-chair and Spokes, and reported back for information to a future JDCC if appropriate.'**

Recommendation d) renumber to e)

Recommendations approved by 9 votes to 0.

The meeting ended at 2.30pm

Chair