

COUNCIL - LOCAL DEVELOPMENT FRAMEWORK (LDF) SPECIAL MEETING

FRIDAY, 9 DECEMBER 2005

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Council - Local Development Framework (LDF) Special Meeting held on Friday, 9 December 2005. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Susan May, 01954 713016.

MINUTES OF PREVIOUS MEETINGS

The Chairman was authorised to sign the Minutes of the meetings held on 15, 18, 22 and 25 November 2005 as correct records, subject to the following amendments:

15 November 2005

Declarations of Interest (Minute 1)

Amend Councillor Manning's declaration to include the ownership of land in Over and Councillor Edward's to the lease of land in the Oakington Green Belt, not ownership of land in Over
Add Councillors Kindersley and Batchelor's declarations as County Councillors

Development North West of Cambridge (page 3, 1st paragraph)

Amend "Histon Road" to "*Huntingdon Road*"

Lord's Bridge (page 5, 3rd paragraph)

Amend "impaction on the Lord's Bridge site" to "*impacting on the Mullard Radio Astronomy Observatory*"

Renewable Energy (page 5, 5th paragraph)

Amend "minimum" to "*threshold*"

18 November 2005

Policy C4 – Mitigating the Impact of Northstowe on Existing Communities

(page 13, 2nd paragraph)

Amend 3rd line to read: "*all parts of existing Conservation Areas, whether built or open areas, must remain part of the villages in which they currently reside....*"

22 November 2005

Cambridge East Area Action Plan (Minute 2, 2nd paragraph)

Second sentence – amend "The" to "*To*"

Policy CE/2 Development Principles (page 20, 7th paragraph)

Amend "principals" to "*principles*"

C – The Site and Its Setting (page 21, 1st paragraph)

First line – amend "western end" to "*eastern end*"

D5 – Employment (page 22, 7th paragraph)

Delete "s" from "generals"

CORE STRATEGY DPD: ITEMS DEFERRED FROM MEETING OF 15 NOVEMBER 2005
Council **AGREED**

- (a) To insert in the first sentence of paragraph 2.1 "*or elsewhere*" after "pressures to the south";
- (b) That Haslingfield is correctly classified as a Group Village in Policy ST/5 because of its primary school;
- (c) To add to the definition of "climate proofing", the words "*for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices, and using materials that have low/zero CO₂ and green house gas emissions.*"
- (d) To add to the Glossary a definition of "local needs":
"The definition varies depending on the circumstances in which it is used. Where talking about types of housing or employment provision in the district it will often relate to the needs of the wider Cambridge area. Where talking about local needs as identified through the Housing Needs Survey it refers specifically to the needs of the district. With regard to exceptions sites for affordable housing it refers to the needs of the village / parish."

DEVELOPMENT CONTROL POLICIES DPD: ITEMS DEFERRED FROM MEETING OF 15 NOVEMBER 2005
Council **AGREED**

- (a) To replace paragraph 3.7 with:
"Guidance on the preparation of a Health Impact Assessment can be found in the Design Guide Supplementary Planning Document.";
- (b) To add a new sentence to paragraph 3.8, after the second sentence:
"Development at higher densities may require more innovative design to incorporate off-street car parking, for example, through integrating garages within the footprint of dwellings or underground parking.";
- (c) To amend the proposed Green Belt boundary around Willingham to follow the Village Framework except to the east of Haden Way and west of Station Road, where it should follow the lines of fences and a hawthorn hedge and east of Station Road where it should follow the awarded watercourse;
- (d) That the Over Green Belt boundary revert to that proposed on the Pre-Submission Proposals Map and the changes proposed on the 15th November 2005 be rescinded;
- (e) That the triangle of land between the grounds of Sawston Hall and properties fronting St Mary's Road, Sawston should remain outside the village framework and within the Green Belt;
- (f) that Policy HG/2 should not include a floorspace threshold or number of bedrooms in relation to housing mix, but should include a requirement for a proportion (not to be specified) of new dwellings to be designed to lifetime mobility standards;

- (g) To replace Policy HG/9 paragraph 4, with:
“Dwellings associated with the keeping of horses are an inappropriate form of development in the countryside. Where the future need for accommodation is anticipated, stables should be located close to an existing dwelling, or suitable building capable of conversion to such use. Dwellings for horse enterprises will be considered in accordance with the tests for other rural-based enterprises.”;
- (h) To add a new sentence to paragraph 5.39, following the first sentence:
“It is not considered that the security of horses justifies the provision of a dwelling and there are other methods of providing site security.”;
- (i) To delete paragraph 5.40;
- (j) To add to the end of paragraph 5.41 *“where they comprise a rural enterprise.”;*
- (k) To revise paragraph 5.42 to read:
“...will be prepared for dwellings associated with a rural enterprise.”;
- (l) That, subject to clarification with the Observatory on the developments on which consultation is needed, a new policy paragraph be added to Policy SF/10:
“Within the ‘Lords Bridge Consultation Area 2’ (defined on the Proposals Map), development proposals for telecommunications and microwave operations that could adversely affect the operation of the Mullard Radio Astronomy Observatory at Lord’s Bridge will be subject to consultation with the University of Cambridge, and account will be taken of the risk of interference to the equipment being used at the Observatory. Planning permission will be refused where interference would be caused that could not be overcome by conditions or by the use of planning obligations.”;
- (m) To add new Important Countryside Frontages at Over where the countryside penetrates to streets or paths which afford the countryside views from public viewpoints which contribute to the character of the village, as shown on Inset Map...
- (n) To add to the Glossary a definition of “rural enterprise”:
“An enterprise where a countryside location is necessary and acceptable, which contributes to the rural economy, and / or promotes recreation in and the enjoyment of the countryside. Examples may include types of farm diversification, recreation and tourism.”;
- (o) To amend the Protected Village Amenity Area boundary at London Road, Sawston to exclude from the PVAA the Medical Centre which is under construction, as the land no longer performs a village amenity function.
- (p) To add a new paragraph to the end of Policy DP/6 (Construction Methods) to read:
“Construction traffic for development at Northstowe, Cambridge East, Cambridge Southern Fringe, Cambridge North West, Cambridge Northern Fringe and Cambourne will be routed to avoid roads passing through villages.”
 (Wording to be clarified to indicate that all villages in the District are covered);

- (q) to add a new sentence to the end of paragraph 3.21, to read:
“The routing of construction traffic for the major developments is particularly important because of the scale and duration of the development and frequency of vehicle movements and will be required to avoid villages to minimise impacts on existing residents.”

SITE SPECIFIC POLICIES DPD: ITEMS DEFERRED FROM MEETING OF 15 NOVEMBER 2005

Council

AGREED that the Bayer Cropscience site at Hauxton be allocated in the Local Development Framework for sustainable mixed use development;

That Policy SP/2 include contributions to benefit the existing village of Hauxton.

It was **NOTED** that the following note had been added at the end of Policy SP/2:
“Note: Planning permission was granted in June 2005. It is included in the LDF due to gaining permission after March 2005, to ensure the housing land supply it creates is acknowledged.”

Council **AGREED**

- (a) To add the words *“(excluding glass houses)”* to the first sentence of Policy SP/10 after “buildings”;
- (b) That Policy SP/11, Papworth Everard Village Development, Site 1 – Papworth Hospital Site, be revised as set out in Appendix 1 to the Minutes

NORTHSTOWE AREA ACTION PLAN: ITEMS DEFERRED FROM MEETING OF 18 NOVEMBER 2005

Council **AGREED**

- (a) That the following amendments be made to Policy NS/6 (Green Separation):
- (1) Amend the Village Framework to include St Michael’s Mount and identify the grounds as a Protected Village Amenity Area;
 - (2) Delete the first sentence of Policy NS/6 (4). The Policy will now read:
“The landscape character of a series of paddocks and small copses will be maintained and enhanced adjoining St Michael’s Mount.”
 - (3) Delete the first sentence of paragraph C4.5 and amend the second sentence to read:
“That part of the Green Separation which lies within Oakington Airfield will be landscaped as a series of paddocks and hedgerows as is typical of the setting of Longstanton St Michael’s.”
- (b) that Policy NS/8 (Town Centre), paragraph 1(b), be amended to read:
“Within rather than on the edge of Northstowe and at least 200 metres to the east of Rampton Drift.”;
- (c) That Policy NS13/13 (2) (A14 Improvements) be amended to read:

“Planning permission for Northstowe will be subject to conditions requiring that sufficient highway capacity is available in the A14 corridor between Bar Hill and Cambridge throughout the development of Northstowe for the traffic forecast to be generated by each phase of new town development and ultimately for 8,000 dwellings. Such conditions (which may include ‘Grampian’ style conditions) will link the start and phased development of the new town to the opening of any necessary improvements to the A14 corridor. The improvements that will be necessary for each phase of development will be identified once the A14 improvement scheme has been agreed by Government.”;

- (d) That in Policy NS/22(8n) (Location of Children’s Play Areas and Youth Facilities), “60m” be amended to “100m”;
- (e) That the words “*or underground pipe*” be inserted after “a new channel” in Policy NS/24(4e) (Mitigating Flood Risk at Oakington);
- (f) That the last sentence of paragraph D12.5 be replaced with:
“Should the environmental impact of such a channel prove unacceptable because of the depth and width of the cut through green separation, an underground pipe will be required.”;
- (g) That the words “at the cost of the development” be retained in Policy NS/24(7i) (Management and Maintenance of Watercourses).

CAMBRIDGE EAST AREA ACTION PLAN: ITEMS DEFERRED FROM MEETING OF 22 NOVEMBER 2005

Council **AGREED**

- (a) That Policy CE/13(2) be reworded to read:
“Planning permission for Cambridge East will be subject to conditions requiring that sufficient highway capacity is available in the A14 corridor throughout the development of Cambridge East for the traffic forecast to be generated by each phase of development and ultimately for 10,000-12,000 dwellings. Such conditions (which may include ‘Grampian’ style conditions) will link the start and phased development of the urban quarter to the opening of any necessary improvements to the A14 corridor.”;*
- (b) that a similar wording be included for Cambridge North East, to link development and any necessary improvements to the A14 corridor;
- (c) that a second sentence be added to paragraph D7.30:
“Development at higher densities may require more innovative design to incorporate off-street car parking, for example through integrating garages within the footprint of dwellings and underground parking.”;
- (d) That in Policy CE/24 (7m) (Location of Children’s Play Areas and Youth Facilities), “60m” be replaced with “100m”.

CAMBRIDGE SOUTHERN FRINGE AREA ACTION PLAN: ITEMS DEFERRED FROM MEETING OF 25 NOVEMBER 2005

Council **AGREED**

- (a) That the word “*education*” be inserted after “facilities” in Policy CSF/9(2);

- (b) To insert a new paragraph after paragraph D4.4:
D4.4A The range of community services and facilities needed to serve Trumpington West as a whole will be determined through joint working between the two local planning authorities and the County Council as service provider. Facilities may be located in either the City or South Cambridgeshire depending on detailed masterplanning. The County Council has advised that a single primary school will be provided to serve the whole development at Trumpington West.
- (c) That a new Section 5 be added to Policy CSF/10 (Road Infrastructure):
“5. No dwellings at Trumpington West shall be occupied until the Addenbrooke’s access road is completed. “
- (d) That in Policy CSF/174 (4a) (Location of Children’s Play Areas and Youth Facilities), “60m” be replaced with “100m”
- (e) That a new criterion be added after Policy CSF/22(2) (Site Accesses and Haul Roads):
“2A. No construction traffic will be permitted to access the site during peak hours to avoid exacerbating existing congestion on Hauxton Road.”

CONCLUSION

Council **AGREED**

- (a) that the proposed changes as agreed above be incorporated into the draft LDF documents and that the LDF **BE SUBMITTED** to the Secretary of State in January 2006; and
- (b) to **DELEGATE** further minor editing changes to the DPDs to the Planning Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.

