

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1066/13/OL
Parish(es):	Fulbourn
Proposal:	Development Brief for the redevelopment of the Fulbourn Hospital and Ida Darwin Hospital.
Site address:	Ida Darwin Hospital and Fulbourn Hospital, Fulbourn Old Drift, Fulbourn, Cambridge, CB23 5EE
Applicant(s):	Cambridge and Peterborough NHS Foundation
Recommendation:	Endorsement of the Development Brief
Key material considerations:	Impact on the Openness of the Green Belt and on the Listed Building and Conservation Area.
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Katie Parry
Application brought to Committee because:	It relates to an outline application for a major site and the officer's recommendation conflicts with that of the Parish Council.
Date by which decision due:	15 August 2013

Update to the Report

Agenda Report Paragraph 14

1. Second sentence should read "An indication of the building heights, building mass and car parking in the different zones should be shown as part of the masterplan."

Agenda Report Paragraph 35

2. In response to the comments made by the Principal Urban Designer and the Conservation Manager the applicant has submitted a revised Development Brief (December 2013 Rev N).

3. The key amendments are to Figure 21 (page 42) of the Development Brief. This no longer shows separate car parking provision in the Parkland to the south. The potential redevelopment plots to the south have been extended by approx. 0.07 ha. so that car parking can be accommodated within the redevelopment plots. Building heights are shown on the plan and these show that the buildings fronting the Parkland will be single storey with 2 storey behind and rising to 3 stories in the north east corner of the site. These buildings will be adjacent to the existing 3 storey buildings on Capital Park office development.
4. The Conservation Manager has made the following comments on the revised Development Brief. It shows a better transition between the parkland and the built form with single storey buildings fronting the parkland. The revised Development Brief has addressed the concerns raised about the development (car parking) in the Parkland area of the site. This is now located within the development plots. Previous comments in relation significance of views and importance of specific buildings still remain. These are points of professional difference.
5. The Principal Urban Designer has made the following comments on the revised Development Brief. In principle the amendments have been welcomed. All future interpretations of Figure 21 must be made in light of the design principles on page 41 to ensure an acceptable form of development in this visually sensitive parkland setting. The incorporation of the car parking within the development plots is welcomed as this creates a more compact development and reduces concerns about the potential impacts of car parking on the parkland setting.
6. The indicative building heights are generally acceptable, with the taller buildings restricted to the areas where they are more appropriate. However concern has been raised by the Principal Urban Designer in terms of building heights as the document does not include reference to the height of a storey. Concern would be raised, by the Principal Urban Designer, if the floor to ceiling heights were in excess of the commercial buildings located on Capital Park office development site.
7. It is considered that the design principles of page 41 (in particular; enhance the parkland character, carefully consider the transition between the built development and the parkland to the south and ensure new buildings are of appropriate scale and maintain views of the Water Tower of Victoria House) would ensure appropriate building heights on the site. Notwithstanding this, clarification on the likely storey height has been sought from the applicants.
8. The officer recommendation remains as per paragraph 40 of the original report, namely endorsement of the Development Brief as a material consideration for all subsequent planning applications.

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