



## CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

### **PLANNING COMMITTEE**

A meeting of this Committee was held at The Hub Community Centre, Cambourne on Tuesday 4<sup>th</sup> June 2019. Meeting commenced at 19.05.

Present:

Cllr P Gavigan (Chairman)  
Cllr P Hedges  
Cllr T Hudson  
Cllr D Jones

Cllr K McIntyre  
Cllr J O'Dwyer  
Cllr R Poulton

In attendance: John Vickery – Town Clerk  
Ellie Lydon- Office Administrator

7 members of the Public attended the meeting.

**1. APOLOGIES**

Apologies received from Cllr D Maklin. Acceptable reasons for absence have been given.

It was:

**RESOLVED** that the apologies for absence from Cllr D Maklin had been received and approved.

**2. MINUTES**

To approve as a correct record the minutes of the meeting PLN M305 held 21<sup>st</sup> May 2019.

It was:

**RESOLVED** that the Minutes of the meeting held on Tuesday 21<sup>st</sup> May 2019 (M305), were confirmed as being a correct record and duly signed by the Chairman.

**3. MEMBERS DECLARATION OF INTEREST OR REQUEST FOR DISPENSATION** for items on the agenda.

**4. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made no announcements.

Signed

Date 11<sup>th</sup> June 2019  
1-8

**5. CAMBOURNE HIGH STREET**

To receive a presentation on the proposals for the High Street from Duncan Mason (Newcrest) and Ed Durant (Pegasus Group)

Duncan Mason began by giving background information on the other developments currently in Cambourne. There were four large commercial areas in Cambourne, the first one completed was the three large units, a further two are now progressing, which include the Gateway Site (144 bed hotel and McMullen's Pub on the Back Lane site) and the third is the new Care Home on High Street/Monkfield Lane all of which is helping to create a customer base for the High Street.

The High Street site is the last remaining element and Duncan explained he wants to create more than 9-5 activities by having the potential for restaurants and other food offerings.

It is proposed that the High Street will be mixed use development of residential and commercial. Duncan informed the Council that he has been working closely with Clarion Homes who will not necessarily be the whole end owners but will take significant residential ownership. In conjunction with Clarion Homes the High Street was redesigned to include residential components that people can buy in to.

Then Ed Durant provided a presentation, which looked at the proposed development of the High Street.

The presentation covered the Development Layout Plan and it was explained that the 600 space Morrisons Car Park will provide the main supply of customers to the High Street. The vista between the northern blocks on the High Street that leads from Morrisons Car Park is a critical component as it will encourage customers to come through from the car park to the High Street.

It was explained that the blue shaded buildings will have a retail component on the ground floor and residential above and the brown shaded buildings are all residential with a mixture of apartments and town houses.

Ed Durrant explained that as Cambourne and the surrounding settlements continue to grow, the role of the high street will be the sense of a much wider settlement. It is thought that the High Street will need activities during day that will attract people. The Morrisons Car Park does not currently do that.

There is currently not a lot of comparison retail on the High Street and this is needed to introduce vitality into the High Street.

In the 1980s Councils wanted people to move out of The High Street, now they are wanting them to move back in. Clarion is proposing bespoke residential units that will add to the vitality of the High Street.

Newcrest have been having preapplication discussions with the council, 3 retail units on Back Lane (2014) which also includes the two commercial buildings to the north of the High Street (blue). At the time developers did not want residential on the High Street. The Residential units will pay for the loss leading on retail on the ground floor and they also makes up the height of the buildings in line with the W2 Building.

The retail units will have windows all around to let customers know what is in the shops. The back of the current W2 building has limited signage and serves as a service area but doesn't give much of an idea to customers what is inside. The windows in the new development will allow customers to see as much activity as possible.

The largest retail unit shown in between the red lines on Block C Elevations will act as an anchor to draw people in. They can't currently secure any big brand names as they are only in planning permission stages, however they would ideally like one so that it can compete with Morrisons.

It is proposed that the residential apartments above the commercial units will have Juliette balconies. However, the Urban Design officer would like to change this to full balconies which we disagree with and welcome the view of The Town Council.

The Town Houses towards the end of the High Street will be residential in scale and architecture. There will be parking in the rear to reduce driving into a driveway from the High Street. Cambourne is car dominated but hopefully with more access to public transport this can be reduced.

The height of the buildings will help to enclose the public space. The best public spaces around the world have enclosed architecture. This is one of the faults with the current Market Square.

**Q.** The Hub Car Park already gets very full, will there be enough parking with the new residential buildings?

**A.** There will be 112 apartments, 17 town houses with 1 parking space per apartment and 2 parking spaces per town house. The District Council wants to reduce town houses parking spaces due to futuristic vision of Cambourne being more dominant on public transport-

**Q.** Can there be underground parking?

**A.** No because there will be big cost implications to this, it will need to be surface level parking.

**Q.** Will the service area laybys to the shops be lorry width wide?

**A.** They will be, the High Street will need to be widened to enable the lorries to fit without obstructing traffic flow.

**Q.** Will there be bike racks?

**A.** Yes there will be.

**Q.** Referring to the View from Morrison Car Park CGI, the plan is very optimistic with people walking around. As it is now that road always has cars parked there.

**A.** The cars that are parked on the road now are there because nothing is there but when residential buildings come in this should reduce the parking down there. The way cars park now will be controlled.

There will be linear parking off street all along the High Street, which will create 20 more parking spaces for customers using the shops and are not for resident parking. This will be controlled.

**Q.** The Large flagship building- how large will it be and what sort of retailer will occupy it?

**A.** The Size is currently unknown. There is no planning permission yet so we don't what retailer it will be.

The standard size of a small retail site is between 600-1000sq/ft and the size of a small convenient store is between 3000-4500sq/ft.

The total size of the commercial units is around 17000sq/ft; however, we don't know how many retailers there will be as we don't know the size of the individual units. The number of units will vary between 9 and 17 depending on their size.

**Q.** A salient extract from Bill Grimsey- Grimsey Review reflected in House of Commons Housing, Communities & Local Government Committee (attached) was read by the Chairman to the Councillors. "We believe that high streets and town centres can survive, and thrive, by 2030 if they adapt. Our vision is for activity-based community gathering places where retail is a smaller part of a wider range of uses and activities and where green space, leisure, arts and culture and health and social care services combine with housing to create a space based on social and community interactions."

Where are these other elements represented in this proposal?

**A.** Bill Grimsey is more focused on revitalising old town centres.

He also believes high streets need to introduce facilities such as more libraries as he thinks life in general will become more computer based.

**Q.** As you previously stated you are working closely with Clarion Housing, does the mean the residential units will be affordable housing.

**A.** Historically yes but not necessarily the case any longer. Some of the residential units will be for sale and some will be for rent.

**Q.** Is there a timescale?

**A.** No impediment to us other than planning. We are currently in the pre application stage, which ideally should take another month but will most likely take longer.

Then the planning application process will take another few months.

It would be very optimistic to say we would like to have planning applications sorted by the end of this year, but we hope to have it first quarter of next year.

We should be able to start in the second quarter deliver a project in around 15 months.

**Q.** Have you carried out marketing?

**A.** Cambourne does not currently have proper retailers. We expect the retail to be loss making and the residential should compensate for that loss.

We are expecting smaller scale, non-brand retailers, that are probably not on a national scale. We are hoping for 3 or 4 good named brands and we don't expect to achieve more than that as there is not enough demand at the moment.

**Q.** Will there be public consultations?

**A.** It has been discussed. The Public Consultation last July by District Council had a placebo effect. We are open to it but we haven't got to that point yet. The Assistant planning director is not keen on a public consultation. The previous one was more in relation to housing than retail.

The Town Council believes it will be beneficial for there to be a public consultation either online or as a drop-in session or both.

**Q.** Have Morrisons given any restrictions on using the car park?

**A.** No they have not given us any restrictions other than the 7 ½ ton weight limit.

**Q.** Wouldn't regular balconies be better than Juliette balconies?

**A.** Balconies don't provide much outdoor space and they are on the most underutilised commodity. A Juliette balcony with double opening doors will help to bring the outside in. Clarion are against having non-Juliette balconies as there are more management issues with having balconies due to residents hanging flags, washing, leaving bikes, and smoking on them. They are adamant they don't want them from a management perspective.

**Q.** How high will the Commercial/ Residential buildings be?

**A.** They won't have more than 3 stories of residential above the shops.

**Q.** Recently there has been a lot of antisocial parking in Cambourne. How will parking be handled to the residential areas?

**A.** One way we can handle it would be to implement restricted access for residents only.

**Q.** Will there be an environmental impact for the existing residential houses near the hub car park?

**A.** Those houses will be a long way from the retail units and there will be residents parking around the back, and we would not expect to see any retail related vehicles going near residential properties.

**Q.** Will buses travel and stop on the High Street?

**A.** The intention is for them to. We want to move the bus stop to across from the library as the road is wider. We are currently in talks with Greater Cambridgeshire Partnership.

**Q.** Can the Town Clerk attend the pre application meetings?

**A.** Yes, we see no problem with that.

It was:

**RESOLVED** that Duncan Mason and Ed Durant be thanked for their presentation and look forward to public consultation and the full application for the High Street.

## 6. PLANNING APPLICATIONS

[S/1685/19/FL](#) Erection of 54 retirement apartments, 221sqm of retail/financial and professional services space (A1/A2 use class), communal facilities, landscaping, car parking and ancillary development.

Land at High Street/Monkfield Lane, Cambourne, Cambridgeshire.

Applicant- Scanlon, McCarthy & Stone Retirement Lifestyles

Signed

Date 11<sup>th</sup> June 2019

5-8

The Town Clerk had circulated and tabled a letter to Councillors from McCarthy & Stone, which explained the background to the new application.

A concern was raised over the cladding that is proposed to form the bookends to the development. Cladding regulations have recently been tragically highlighted in the news and Councillors would like it confirmed that the cladding meets the relevant fire regulations.

A point was raised that the wall facing the vets is blank and could include some art or a mural to make it more interesting to look at it.

A point was raised that the application did not state what the minimum age requirement is.

A concern was raised that the total number of 37 parking spaces is not enough as additional apartments have been added to the scheme (from 49 to 54) It is thought that around 70% of residents will be car owners and with spaces needed for visitors and staff, the amount that is planned will be insufficient.

**It was recommended** that the councillors' previous comments are reiterated "to object to the application. The Council generally support the application but are concerned that our concerns have not been taken into account in relation to road safety. The concerns being 1, the transport assessment does not reflect the whole use of the site, including the shops. 2, Services of the building including time restriction on servicing the shops, should be imposed to minimise impact on adjacent residential dwellings. A Zebra crossing should be provided on Monkfield Lane to assist crossing the road for residents heading to the library and doctors, to ensure pedestrian safety. The Parish Council Planning Committee recommend the application be referred to the District Planning Committee for review." As the number of flats has materially changed the s106 should be renegotiated to reflect the additional numbers. Consideration should be given to increasing the parking allocation to reflect the additional 5 units.

#### **The following are for information only**

[S/1698/19/DC](#) Discharge of condition 20 (Ecological update report) of planning permission S/2903/14/OL

Land West of Cambourne, Cambourne, CB23 6ER

Applicant- Taylor Wimpey UK Ltd & Bovis Homes Ltd C/O Agent

Concern was raised about the presence of Japanese knotweed at Swansley Woods. Treatment is still ongoing and that there is no commitment to completely removing it.

Would like some reference to the complete removal.

It was:

**RESOLVED** that the report be received.

[S/1775/19/NM](#) Nonmaterial amendment of planning permission.

Land West of Cambourne, Cambourne, CB23 6ER

Signed

Date 11<sup>th</sup> June 2019

Applicant- Bovis Home Ltd and Taylor Wimpey UK Ltd

The amendment is to align the original perimeter plans with the updated design code.

It was:

**RESOLVED** that the report be received.

**7. CORRESPONDENCE**

To receive correspondence.

It was:

**RESOLVED** that the report be received.

**8. PARISH PLAN**

To consider the action plan relating to the Planning Committee.

It was:

**RESOLVED** that the action is ongoing, and the report be received.

**9. DRAINAGE ISSUES**

No updates were received.

It was:

**RESOLVED** that the report be received.

**10. ENFORCEMENT ISSUES**

No enforcement issues had been received.

It was:

**RESOLVED** that report be received.

**11. DECISION NOTICES**

No Decision Notices have been received.

It was:

**RESOLVED** that decision notice be received.

**12. DATE OF NEXT MEETING 11<sup>th</sup> June 2019**

Meeting closed 20:27

We believe that high streets and town centres can survive, and thrive, by 2030 if they adapt. Our vision is for **activity-based community gathering places** where retail is a smaller part of a wider range of uses and activities and where **green space, leisure, arts and culture and health and social care services** combine with **housing to create a space based on social and community interactions.**

## Conclusion

We firmly believe that our high streets and town centres can have a better and more balanced future ahead of them if our recommendations are followed. This will require a shift from the retail focused activities of high streets and town centres today to new uses and purposes which foster greater social interaction, community spirit and local identity and characteristics. With a properly planned strategic intervention led by the local authority, with the backing of local stakeholders and the wider community, we can redefine our high streets and town centres and ensure their long-term sustainability for future generations to come.

Bill Grimsey- Grimsey Review (Updated 2019)  
Reflected in House of Commons Housing, Communities & Local Government  
Committee.  
High St & Town Centres in 2030  
Report Printed Feb 2019