

PLANNING COMMITTEE MEETING – 5th July 2017

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 16/0821/FUL

Location: Romsey Labour Club, Mill Road

Target Date: 30.06.2016

To Note:

Further letters of representation were received from No. 6 Malta Road, No. 8 Malta Road and No. 8a Malta Road. These third parties mainly reiterated their previous concerns. Additional points not summarised in the report include:

- The amended sunlight/daylight assessment does not take into account properties on Malta Road.

Response – Considered in paragraph 8.41

- If the council wants to encourage large scale modern student accommodation then do it next to transport orientated developments (TOD's) such as CB1 and not in conservation areas.

Response – No policy basis for this consideration and the proposal is located in a sustainable location.

- Noise and litter from student accommodation.

Response – Considered in paragraphs 8.49 and 8.62. Details of the management of the site will be agreed prior to commencement in the Section 106.

- The amenity space for the nursery appears very cramped.

Response – Considered in paragraph 8.54

Further consultee responses have been received. These can be summarised as the following:

- Streets and Open Spaces- Reiterate their previous comments.
- Environment Health – Reiterated their previous comments.
- Landscaping – Reiterate their objection and previous points of concern, but

remove their concern the nursery's amenity space. They have added an additional condition regarding the proposed green wall. I have added this to the additional condition in the Amendments to Text section below.

- Drainage – have reiterated their previous comments.

Amendments To Text:

- Third party representation from Patacake, Sedley Court was not listed in paragraph 7.2. However their views of support were taken into account in paragraph 7.3.
- In paragraph 7.2 No.3 Catharine Street is the correct spelling.
- Add condition 28 below and re-order informatives accordingly

No development shall take place until full details of the green wall system have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details must include and are not limited to any architectural modifications needed to accommodate the structure for a green wall, mechanical/plant requirements for irrigation and nutrient delivery and where this equipment will be housed, species list, full maintenance and management plan and who will be responsible for this maintenance. An alternative scheme which can be substituted in the event of the green wall's failure or omission from the proposals is also required to avoid the negative visual impact of a large blank wall against Ruth Bagnall Court.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/0644/FUL

Location: 1-4 Water Lane

Target Date: 15.06.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: **First**

ITEM: **APPLICATION REF:** 15/2372/FUL

Location: CityLife House

Target Date: 16.03.2016

To Note:

Comments have been received from the Conservation Officer and Environmental Health Officer. Both are supportive of the application. The EHO recommends conditions relating to construction hours and plant noise insulation. Both of these conditions have been recommended and no additional conditions are recommended.

Additional neighbour representations have been received. These do not raise any issues which have not already been raised.

CSVPA have submitted a letter regarding the use of the building. This has been attached in full as an appendix to the Amendment Sheet.

An additional report, report 28, has been submitted by the occupier of 6 Edward Street

Amendments To Text:

0.12 Representations have been received from the owners/occupiers of the following addresses (additional reps in *italics*):

- 6 Edward Street x2
- 6 *Fairsford Place*
- 7 *Fairsford Place*
- 12 *Fairsford Place*
- 15 *Fairsford Place*
- 89 *New Street*
- 99 St Matthews Gardens
- 16 Stone Street
- 14 *Sturton Street*
- 131 Sturton Street x2
- 80B *York Street*
- 168 York Street

0.13 The representations can be summarised as follows;

- It is clear that the boundary between the cycle racks and the red-painted low metal fence of the playground area has not been properly maintained and is a safety risk to children using the playground.
- Have previously written to express interest in using space as runs a not for profit dance community group.
- Do not support the general education use; there is a creep of educational uses in the residential area of Petersfield.
- Would support a use where dance and other movement classes, such as yoga, were allowed.
- The reason for refusal previously suggested in relation to loss of community facilities may now be irrelevant (as the operative consent has changed) but feel needs and wishes of local people have not been considered.
- Concerned about wording of language school restriction condition.
- Plant is ugly and little attempt has been made to improve the building.
- Land was given in perpetuity to the residents for rest and recreation and should not be used as a private educational institute, office or other business.
- Concerned about the way in which the application was dealt with.
- The dance school use was considered to be at the limit of acceptability as it had some community use element but what is proposed is completely unacceptable.
- General education use too broad

Report 26 from 6 Edward Street

- Considers the information provided is inadequate to assess whether the dance school use of the building has been implemented.
- Alterations to the external envelope of the building are significant rather than 'minor'.
- The developer is simultaneously appealing and re-submitting plans which is contrary to appeal guidelines.
- Protected Open Space within the site must be returned to green space.
- The developer has not demonstrated a commitment to providing any community access to the building.
- The revised plant location would still be visible from St Mathews Piece and would be unacceptable. Request plant is screened and positioned on side of building as approved under 14/1252/FUL.
- Concerned there may be acoustic implications from the bird beak roof terminals.
- Members need to consider whether the proposed means of escape for those with disabilities is acceptable.
- The outline Phase 11 is shown on the roof plans. This application has not been formally submitted but concerned about impact on conservation area, amenity of St Mathews Piece and on the surrounding trees.

Report 28 from 6 Edward Street

- *Considers that the applicant has failed to demonstrate lawful implementation of 14/1252/FUL*
- *Conditions of 14/1252/FUL have not been complied with and the legal guidance from Simon Bird QC has not been adhered to.*
- *Until a certificate of lawfulness has been submitted and granted, the application should be refused*

Third Party Representations

0.36 I set out below my response to the third party representations received to the proposed amendments.

Representation	Response
It is clear that the boundary between the cycle racks and the red-painted low metal fence of the playground area has not been properly maintained and is a safety risk to children using the playground.	Noted but this is not relevant to the current application.
Have previously written to express interest in using space as runs a not for profit dance community group	Noted.
Do not support the general education use; there is a creep of educational uses in the residential area of Petersfield	See paragraphs 0.14-0.23
Would support a use where dance and other movement classes, such as yoga, were allowed.	See paragraphs 0.14-0.23. Under the current proposal the building could be used for movement classes, as suggested in the representation
The reason for refusal previously suggested in relation to loss of community facilities may now be irrelevant (as the operative consent has changed) but feel needs and wishes of local people have not been considered.	See paragraphs 0.14-0.23
Concerned about wording of language school restriction condition	See paragraphs 0.39-0.41
Plant is ugly and little attempt has been made to improve the building	See paragraphs 0.24-0.32
Land was given in perpetuity to the residents for rest and recreation and should not be used as a private educational institute, office or other business	See paragraphs 0.14-0.23
Concerned about the way in which the application was dealt with.	Noted.
The dance school use was considered to be at the limit of acceptability as it had some community use element but what is proposed is completely unacceptable.	See paragraphs 0.14-0.23
<i>General education use too broad</i>	<i>See paragraphs 0.14-0.23</i>

Report 26 – 6 Edward Street

Representation	Response
Considers the information provided is inadequate to assess whether the dance school use of the building has been implemented	I have no reason to doubt the information provided in terms of the amount of use of the building and do not consider that additional information is needed to demonstrate that 14/1252/FUL has been implemented.
Alterations to the external envelope of the building are significant rather than 'minor'	I note the change in physical alterations to the building since the application was submitted but the proposal is broadly the same.
The Developer is simultaneously appealing and re-submitting plans which contrary to appeal guidelines	I note the approach regarding appeals and re-submission of applications. It is entirely reasonable of a developer to put forward amendments to schemes to address objections/enforcement appeals.
Protected Open Space within the site must be returned to green space	See paragraphs 0.37-0.38
The developer has not demonstrated a commitment to providing any community access to the building	I note these concerns but community access can no longer be secured via the planning process. See paragraphs 0.14 – 0.23
The revised plant location would still be visible from St Mathews Piece and would be unacceptable. Request plant is screened and positioned on side of building as approved under 14/1252/FUL	See paragraphs 0.24-0.32
Concerned there may be acoustic implications from the bird beak roof terminals	I am awaiting comments from the EHO; comments will be added on the amendment sheet. I have informally discussed with the EHO who is satisfied with the principle of the revised plant and cowls subject to condition.
Members need to consider whether the proposed means of escape for those with disabilities is acceptable.	This is not a material planning consideration and cannot be assessed as part of the planning application
The outline of the following phase is shown on the roof plans. This application has not been formally submitted but concerned about impact on conservation area, amenity of St Mathews Piece and on the surrounding trees	This does not form part of the current application. The plans have been revised at the time of writing this report to remove reference to any subsequent phase.

Report 28 – 6 Edward Street

Representations	Response
<i>Considers that the applicant has failed to demonstrate lawful implementation of 14/1252/FUL</i>	<i>From the evidence supplied, particularly in light of the recent letter from CSVPA, I consider that if the applicant were to apply for a certificate of lawful development it would be likely to be granted.</i>

<p><i>Conditions of 14/1252/FUL have not been complied with and the legal guidance from Simon Bird QC has not been adhered to.</i></p>	<p><i>All conditions have been complied with. The traffic barrier is now in place and the applicant has submitted the survey required as part of the Travel Plan condition</i></p>
<p><i>Until a certificate of lawfulness has been submitted and granted, the application should be refused</i></p>	<p><i>Whilst a certificate of lawfulness has not been submitted, I consider that the evidence submitted, particularly with reference to the most recent letter from CSVPA, is likely to demonstrate beyond reasonable doubt lawful implementation of 14/1252/FUL</i></p>

Pre-Committee Amendments to Recommendation: None

DECISION:

MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 16/1691/FUL

Location: Block B Student Castle 1 Milton Road

Target Date: 28.11.2016

To Note: Nothing

Amendments To Text:

Third party representations have been received from the following addresses since the report was finalised:

- 26 Chesterton Hall Crescent,
- 52 Chesterton Road
- 1 Corona Road
- 10 Corona Road
- 15 Corona Road
- 45 Victoria Park.

The comments are summarised below:

- The proposal is unacceptable as it would add to congestion of adjoining streets;
- The site was approved for students only with no parking. The proposal would mean more vehicles in the area;
- Hotel guests will bring cars but no parking exists;
- Existing problem of students parking cars which is evident due to term end;
- Lack of enforcement of legal agreement;
- Projected parking zones should be introduced;
- Where would hotel guests park?
- Increase in traffic generation and air quality – how will this be monitored?
- 12 rooms already being used as apart-hotel use which is a contravention of the current permission;
- Increased movement of non-residents may impact the existing community surrounding Mitcham's Corner;

Most of the above issues have been addressed in the officer report. I set out below a response to the issues that have not been addressed:

- Air quality is an issue that is dealt with by the Environmental Services department and the proposal is unlikely to material impact the existing condition of air quality;
- The enforcement team is aware of the existing retrospective use of 12 rooms for apart-hotel use and are holding off taking action until after the application

has been determined;

Response to Access Officer's comments:

The Applicant has provided a response to the Access Officer's comments which is summarised below:

- The concerns that the scheme does not meet Part M of building regulations is not material planning consideration as building regulation is separate to planning legislation – nevertheless, it is considered there is no conflict with building regulations;
- The change to Building Regs / Planning does not apply. The 2015 edition of Approved Document M - Access to and use of buildings: Volume 1 - Dwellings contains updated guidance - It introduced three categories of dwellings:
 - o Category 1 - Visitable dwellings
 - o Category 2 - Accessible and adaptable dwellings
 - o Category 3 - Wheelchair user dwellings
- Categories 2 and 3 apply only where required by planning permission. However this is not applicable here as the Building Regulations volume 1 is only applicable to dwellings – the Building Regulations state in a definition that:- “Student accommodation is treated as hotel/motel accommodation”
- On that basis the applicant have already:-
- Full Building Control sign off. [Cambridge City Council] including compliance with Part M on the basis of it being hotel / motel accommodation under Building Regulations;
-
- By inference the rooms to Block B are all approved by Building Control, there would be no requirement for Building Control to have further involvement for this change.
- As noted in the submitted application there are rooms available to adapt but none of these are in Block B. The rooms in Block B are not suited for conversion due to their size the minimum 1500 x 1500 rectangle for wheelchair turning within a bathroom would leave no room for entry. This is a constraint of the scheme.
- The approved student scheme incorporates a fit out of an accessible bed room within Block A (room G.01), and 9 other rooms within Block A, E, and F, which are identified as being suitable for adaption as demand requires. However, the applicant will flexi-let the DDA room in Block A and would offer this room to any disabled customers for the Apart-hotel to ensure best use of this accommodation. For this reason this unit forms part of the application.

- The applicant has not had any DDA student enquiries to date, but if demand was there on the student side then the applicant would convert one of the 9 'convertible' rooms elsewhere for student use to ensure sufficient provision on site to service the remaining student rooms. In this way the applicant will ensure that Block A (room G.01) is always available for occupation as part of the apart-hotel scheme. Room 28 within Block E has been left unoccupied within the student scheme and has been identified as being the most likely for future adaption should the demand arise. This offers good space for conversion and is on the ground floor.
- Across the site provision is made available for 5% of the student/apart-hotel rooms being capable for adaption should the need arise as approved (with 10 rooms capable of adaption to DDA standards). It should be noted that the applicant seeks consent 'in the alternative', which basically means that Block B could revert back to sole student use over an initial 10 year period. The application seeks approval for a flexible consent. Building Regulation as also classifies Student accommodation as hotel/motel accommodation, which reflects this approach.
- The access officer is critical of the position of the accessible room within Block A causing "isolation, a discrimination disabled students often feel is a disabled student's room was in a 'hotel' block with constantly changing guests". We think this concern possibly stems from a misunderstanding of the scheme in that the accessible room is actually at the heart of the student Block A (not the aparthotel block) next to the main reception. The applicant is of the firm view that this could not be positioned in a better and more integrated location for student use.
- At this stage the applicant is unclear regarding the precise nature of the concerns pertaining to DDA room G.01 which has been accepted under Building Regulations as a DDA room. The room is DDA compliant and in all instances the applicant will let these rooms to any student including those in wheelchairs or with other disabilities that do not require the wheelchair facilities, so to take the design too far in one direction would limit their ability to have a fully inclusive rooms suitable for everyone and not just those that use wheelchairs. The balance of design is similar to that found in hotels across the country.

In light of the above response from the applicant, there are no grounds for refusal in regards to accessibility.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/0483/S73

Location: 1 Great Eastern Street

Target Date: 19.05.2017

To Note:

Cllr Baigent would like Members of the Planning Committee to know that he attended a meeting with a representative of no.3 Great Eastern Street and the developer. The meeting was useful in provided an opportunity to address the problems between the developer and occupiers of no.3.

Amendments To Text:

In paragraph 7.1 1 Catherine Street should read 1 Catharine Street

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 16/1529/FUL

Location: 115-117 Grantchester Meadows

Target Date: 13.10.2016

To Note: Nothing

Amendments To Text:

Third party representation from 113 Grantchester Meadows is not listed in paragraph 7.1 of the officer report. The comments relating to the new cycle store and access have been addressed in the officer report.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/0260/FUL

Location: 268 Queen Ediths Way

Target Date: 13.04.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/0259/FUL

Location: 14 Dane Drive

Target Date: 19.04.2017

To Note: A representation has been received from the following:

- 9 Dane Drive

The representation was in response to the applicant's Flood Risk Assessment (FRA) and can be summarised as follows:

- The quoted existing finished floor level of 9.37 is not supported by the survey data.
- The boundary of Flood Zone 2 is difficult to confirm based on the information available.
- It is incorrect that there has been no significant flooding of the site. There was a 2001 flood event which reached floor thresholds of the property and another event in 2012 flooded Bin Brook. The 1 in 100 year recurrence has been reached or surpassed twice in the past 16 years.
- There is no guarantee of further funding to maintain Bin Brook which could impact on flood water levels at the site in the future.
- Insufficient information regarding soakaway and no storage/attenuation measures are anticipated.
- No mention is made of soakaway/attenuation from the separate planned building in the back garden for which foundations have been laid and includes sewerage connection.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/0588/FUL

Location: Land adjacent to 81 Derwent Close

Target Date: 26.05.2017

To Note: A representation has been received from the following:

- 73 Derwent Close

The representation was in response to the consultation on the revised plans removing the parking spaces for the proposed unit as follows:

- There should be double yellow lines around the bend on either side of the road as two blind spots will be created as a result of the proposed unit and the new property already built across the road. This would also protect the mobility access on either side of the road which are often parked over.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/0177/FUL

Location: Land adjacent to 55 Alpha Road

Target Date: 30.03.2017

To Note: The drawing pack is incorrect, the correct Drawing Nos: 538/17/03 REVAB (Proposed Elevations) and 538/17/02 REVAB (Proposed Plans) and are in the Planning Committee presentation.

The Tree Officer and Drainage Officer have reiterated their previous comments.

Amendments To Text: The statement in paragraph 8.22 *'It is also noted the removal of the ramp for vehicle access will add a further on street parking space'* is to be removed as it is incorrect. While this proposal will not create an additional on-street parking space, it is still my opinion that as this proposal is in such a sustainable location a parking space is not warranted.

Pre-Committee Amendments to Recommendation:

The wording of condition 4 has been amended to make reference to the revised plan.

Prior to the occupation of the dwelling the louvered screen, obscure glazing and restrictors as detailed in drawing no. PL (21)03 (revision received 22 June 2017), shall be installed and thereafter maintained in place in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/0542/FUL

Location: 103 Howard Road

Target Date: 26.05.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 16/2243/S73

Location: 19 New Square

Target Date: 17.02.2017

To Note: Revised plans have been submitted showing a reduction to the length of the proposed screen and an increase to the height of the proposed obscure glazing

Amendments To Text:

8.14 The applicant has considered this issue and submitted a proposal for a timber louvered screen which would be attached to the flat single storey roof of the building. This screen is shown on the plans to measure 2m x 0.4m. The screen observed on site was 1.6m in length and this was considered to adequately screen views of the courtyard. ~~As a result the applicant has stated their intention to provide revised plans prior to committee showing the screen length at 1.6m. The application has been assessed on the basis that the screen length is to be 1.6m in length by 0.4m in height. I will report the submission of the revised plan via the amendment sheet.~~ The applicant has submitted a revised plan showing the length of the screen reduced to 1.6m. The height of the obscure glazing has also been amended to 1.7m above the finished floor level.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 17/0658/FUL

Location: 137 Coldham's Lane

Target Date: 27.06.2017

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 16/1364/FUL

Location: Garage Block 1-20, Cameron Road And Land Adjacent To Nos.
33 And 45 Nuns Way

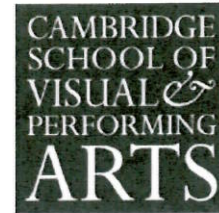
Target Date: 11.10.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:



Cambridge School of Visual & Performing Arts
Bridge House,
Bridge Street,
Cambridge, CB2 1UF
UK

Cambridge City Council Planning Department
c/o Toby Williams
Principal Planner

29th June 2017

Dear Sirs,

App Ref: 15/2372/FUL

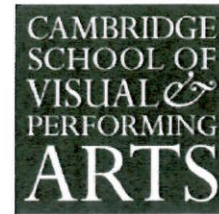
I am the course leader for Music and Musical Theatre at the Cambridge School of Visual and Performing Arts ("CVSPA"). My main role at CSVPA is to create a practical and educational environment which will fully prepare my students for the next step in their lives, be it in additional education or professional performance work.

My students are studying on full time Further Education courses, and are typically also staying in our accommodation. This means that they spend the majority of each teaching day in our studios.

CSVPA's Drama Foundation is a one year umbrella program which contains Classical and Contemporary Acting as well as Musical Theatre. The students specialise in different skillsets within the two strands of the Drama Foundation. Our two year Extended Diploma program is made up of students who will progress on to either Musical Theatre or Classical and Contemporary Acting next year. Both courses and their sub-strands contain large amounts of Dance, all of which has been carried out at Sturton Street since we first started using it in February of this year.

Since we took over the building we have been maintaining a log of all activities taking place in the building. I understand that a copy of this showing activities up to the end of March has already been provided to the Council. Our usage has continued to increase over the period since the end of March as we have moved towards preparation for our end of year shows. In some cases the notes on the activity log you will have seen shown a summary of what has occurred, for example the reference to 3 hours of ballet classes actually covered 1.5 hours of beginner ballet and 1.5 hours of advanced ballet. It would be easy to expand on the detail shown in the log if that were helpful or required. All of this activity has been Dance or Dance related (e.g. warm ups and warm downs), and has resulted in us regularly using more than 50% of the space in the building for these activities. Nothing other than these types of activities has occurred in the building during this period as all other activities of CSVPA have continued to operate in our King Street, Round Church Street, Bridge House and Free School Lane properties. Some photos of the students in action in Sturton Street are included as an appendix to this letter.

As mentioned above, I have been using the Sturton Street building extensively, working there with our Drama Foundation (Musical Theatre) and Extended Diploma (Performing Arts) students, on the Dance elements of their courses. Musical Theatre is an extremely dance heavy program, since dance is one of the fundamental elements of that genre. The Musical Theatre students dance every day, exploring and developing their practical technique in ballet, jazz, contemporary dance, commercial dance (hip hop), and musical theatre dance. This breadth of different types of dance is very typical of Dance Schools or the use of Dance Studios generally. Dance as a genre is incredibly



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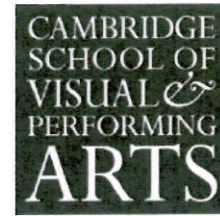
varied, encapsulating everything from Ballet, Jazz and Movement to the likes of more recent phenomena such as Zumba dance fitness classes (something we have not yet branched out into).

As with other Dance Schools / Studios, the use of the space is by no means just for taught lessons, with our students also required to do a full warm up to prepare their bodies for the physical demands of so much dance work. The sprung floors available in Sturton Street are essential for this type of work to avoid injury for the dancers, while allowing them to develop as fully as possible. In addition to the formal dance classes, the students are expected to do a significant amount of individual practice and rehearsal to reinforce what they've been taught in their lessons. The Sturton Street space is an excellent building for this and my students have been using most of the Studios on a regular basis for these purposes.

Our students got to work in Sturton Street as soon as all preparatory works at the building were complete in February. Students always work best when they're preparing for a performance, so we immediately scheduled a Dance performance at the end of March. The weeks between 20th February and 31st March were very heavily focused on that preparation. Students and their tutors created an extended ballet sequence, several movement pieces including one representing the Suzuki method, a lyrical dance piece, a dance excerpt from *Legally Blonde the musical*, and two devised dance pieces with hand drum accompaniment that the students choreographed themselves. The studios were in use extensively, as the various groups were rehearsing. Those not directly involved in teacher-led rehearsals were reviewing with dance captains or in student-led groups. Most of the sprung floor studio spaces were in use throughout this time for rehearsals. Rooms without the sprung floors were also used for warmups and stretching either in preparation for rehearsal or cooling down afterward. Students would also use the rooms without sprung floors to rehearse by 'walking through' the choreography. This involved reviewing without undertaking the full range of movement.

The Dance Performance (which we called Cirque du Sturton) occurred on Thursday 30th March. The event was a private one for our staff, students, their friends and family (and so did not appear on our public website). There was a public CSVPA Fashion Show around the same time that was based entirely in our King Street building. For our Cirque du Sturton performance, it involved all students in drama, musical theatre, and extended diploma. We used most of the available studios, as we were rehearsing several large group numbers, individual class numbers, and duets. Students not in teacher-led rehearsals were expected to rehearse and review in other studios. Everything in the performance was dance based in celebration of the opening of the new dance studios at Sturton Street. The choreography was taught by our dance tutors, as well as one visiting choreographer who created one of the pieces performed that evening. I was the supervising staff member on the day of the performance. There was live piano accompaniment for some of the dance pieces (played by me and one of my music students) and hand drumming accompaniment for a couple of the pieces played by our drum tutor. The performance went extremely well, and the staff were all very pleased with the effort made by the students as well as the results.

In addition to the performance preparation, the students were having regular dance and movement classes, as well as one to one dance lessons. Students really keen to improve their dance skills have the opportunity to take individual lessons so the tutor can focus on their weaknesses specifically. Of course the one to one lessons result in much faster progress for the student. At this time, one to one lessons are organised through the course leaders at the availability of the dance tutors. This can be tricky to organise around existing dance classes due to tutor and space availability. Quite often students and tutors are willing to work through the lunch break or stay after classes finish.



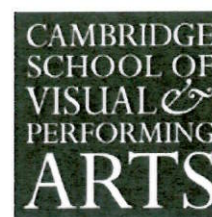
Cambridge School of Visual & Performing Arts
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UK

After the Easter Break the students had several other projects to complete before the end of the academic year. They worked on individual dance pieces (to be choreographed themselves), which were part of a Trinity ATCL Musical Theatre exam. Happily, most of our Musical Theatre students achieved Distinctions this year. Students also rehearsed a fully devised physical piece built around a theme, and of course our main end of year shows. Both end of year shows for the Drama Foundation contained a significant amount of dance and/or movement. Non-dance related elements (such as text work) of the shows were rehearsed in the King Street facilities, or in the ultimate performance venues. The dance studios at Sturton Street were invaluable for all of these projects, providing the students the space and quality of flooring to rehearse safely.

Since the start of our occupation we have been open to local dance groups using some of our studios, outside of school hours, but have had very little interest from local groups in doing so. During May and June we did have both the Sin Cru Dance Company and the Cambridge Theatre Company using the space on a number of occasions for dance purposes, the latter for practising and rehearsing the dance elements of their upcoming show Priscilla Queen of the Desert.

We have some wonderful dance teachers to help us with all of our activities set out above, including Eian Crockatt, Emma Olley, and Rachel Yates. Rachel teaches several subjects at CSVPA, but is a trained dancer. We have a broad network of other specialists that we call on regularly throughout the year to assist with our Dance programmes, such as Tom Roden who was the guest choreographer for the 30th March performance.

As well as better Dance Studio space, for many years our students have been desperately asking for proper changing facilities with lockers and showers. Several hours of physical movement or dance makes everyone hopeful for the opportunity for a quick shower during a break. Dancers very regularly bring several dance outfits to the college with them, because they know they'll need to change at least once a day. Students rarely want to leave the college in their sweaty dance clothes (especially during the colder months), so will insist on getting changed before they go. All of our students use the change and shower facilities every day. There are more students than can fit into the change rooms, but so far they've been very good at organising themselves to take turns. Toilets are on a separate side from the change space, so there hasn't been any trouble with overcrowding one area of the change facilities.



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The café is also tremendously appreciated by students and staff alike. We all look forward to the time from next academic year when our café staff will start preparing food on site. Meanwhile we've all been enjoying the drinks (coffee, tea, water, sodas, juices) and snacks (crisps, fruit, sweet snacks) available during the café's operating hours. Having this facility within the building means that students can get a quick drink or snack between classes, and don't have to leave the building, taking away from valuable class time, or dealing with inclement weather.

Our 2016-17 academic year finished Wednesday 28th June. We now look forward to continuing our dance use of Sturton street in the future, starting with the dance elements of our summer school programme that starts on the 3rd July and then using the benefit of the wonderful new space to further develop the dance elements of Musical Theatre into a separate Dance Foundation program in the near future. We also look forward to welcoming other local dance groups into the space.

Yours faithfully



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