

7 October Additional Planning Speaker Statement

#6 26/02109/FUL Christs College Library – Councillor Tim Bick, Market Ward, Cambridge City Council

I would be grateful if my views on this application could be conveyed to the Planning Committee as a ward councillor for the area of the proposed development.

I am not connected with the procedural challenges associated with this application and I understand that planning officers have reflected the conceded claims in their revised committee report.

The views I would like to convey to the committee are as follows:

1. I welcome the significantly improved student library facilities that will result from the proposed development.
2. I acknowledge the improved public façade along Christ's Lane when compared to the current one: bringing more character, interest, architectural design and lighting to the public thoroughfare which has never realised the potential set when the other side was redeveloped 20 years' ago.
3. Noting the deficit in the planning balance arising from heritage harm, I would urge the committee to examine the scope for a greater contribution to public benefit through an additional investment in the public realm of Christ's Lane - over and above the bench, the gate and the comparatively small financial contribution.
4. I would ask the committee to satisfy themselves of the light/shadow and overlooking amenity impacts on residents of Christ's Lane flats, the ground level shop units and the public space experience of Christ's Lane – to be sure that these are all acceptable under planning policies.
5. I would urge the committee to pay particular attention to the construction phase impact of the plans on the constrained public realm of Christ's Lane, given its importance as a pedestrian link into the city centre from north and east of Cambridge, the Grafton Quarter and the bus station. I believe the public would expect to see a firm

commitment from the outset that comfortable space for a continued public right of way will be guaranteed throughout the period of the works; or if this was not achievable, a minimised, fixed limit on suspensions, requiring construction to be organised around it from the outset.