



# Public Document Pack

## Cambridge City Council

### Planning Committee

To: Councillors Stuart (Chair), Blencowe (Vice-Chair), Brown, Dryden, Hipkin, Marchant-Daisley, Saunders and Tunnacliffe

Alternate Councillors: Herbert and Tucker

*Published & Despatched: Tuesday, 17 July 2012*

**Date:** Wednesday, 25 July 2012  
**Time:** 9.30 am  
**Venue:** Committee Room 1 & 2 - Guildhall  
**Contact:** James Goddard

### AGENDA – PLANNING AMENDMENT SHEET

#### 4 Planning Applications

##### Information for the Public

**QR Codes**  
(for use with Smart  
Phones)

##### Local Government (Access to Information) Act 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each of the above reports on planning applications:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting Patsy Dell (01223 457103) in the Planning Department.

**Location**

The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.



**Development Control Forum**

Meetings of the Development Control Forum are scheduled for a week after the meetings of Planning Committee if required.

**Public Participation**

Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the day before** the meeting.

Public speakers will not be allowed to circulate any additional written

information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

**Representations  
on  
Planning  
Applications**

Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

The submission of late information after the officer's report has been published is to be avoided.

A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report. Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be

considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

**Filming,  
recording and  
photography**

Filming, recording and photography at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

The Democratic Services Manager can be contacted on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

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Room 2 and the Council Chamber.

Adapted toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request.

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**Queries on reports**

If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).



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## PLANNING COMMITTEE MEETING – 25<sup>th</sup> July 2012

### Amendment/De-brief Sheet

### PLANNING APPLICATIONS

CIRCULATION: First

ITEM:                    APPLICATION REF:            **12/0502/FUL**

Location:        32 - 38 Station Road

Target Date: 20<sup>th</sup> July 2012

To Note:

Paragraph 4.2 – A copy of the DCF minutes are attached.

Paragraph 6.4 – I requested confirmation from the County Council regarding their satisfaction with the revised Travel Plan. They have confirmed that they are satisfied subject to a condition requiring compliance with the Travel Plan. I recommend a variation to condition 14 to address this.

Paragraph 7.1 – Letters of objection have been received from the occupiers of the following addresses:

Audley Cottage, 35 Broadway, Grantchester  
60 St Barnabas Road

No new issues are raised.

### **Cycle Parking issues (Paragraphs 6.30, 8.44, 8.96)**

576 spaces are to be provided. The limit of 25% of spaces being on the upper level of cycle racks has been achieved and there is space to cross between cycle parking on the Southern Access Road. The plan demonstrates that all cycle parking can be achieved at ground level without the need for basement cycle parking.

### **Photovoltaic Cells (Paragraph 8.62)**

The roof plans have been amended to incorporate Photovoltaic Cells on 50 Station Road only. This increases the 'renewable' energy contribution by 0.6% to 9%.

Amendments To Text:        None

Pre-Committee Amendments to Recommendation:

Amendment to Condition 14 as follows:

#### **14 Travel Plan and Management of Cycle Parking**

The approved Travel Plan and Cycle Parking Management shall be first implemented upon first occupation of either 50 or 60 Station Road and shall be maintained and implemented unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory arrangements are in place to secure work place travel planning and the management of cycle parking.(Cambridge Local Plan 2006 policies 8/2, 8/3 and 8/6).

#### **DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: **12/0496/CAC**

Location: 32 - 38 Station Road

Target Date: 15<sup>th</sup> June 2012

#### To Note:

The plans were not attached to the report but are attached to this Amendment Sheet.

Paragraph 4.2 – A copy of the DCF minutes are attached.

Paragraph 7.1 – Letters of objection have been received from the occupiers of the following addresses:

Audley Cottage, 35 Broadway, Grantchester  
60 St Barnabas Road

No new issues are raised.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

#### **DECISION:**

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CIRCULATION: First

ITEM: APPLICATION REF: 12/0591/FUL

Location: Elizabeth House, 1 High Street, East Chesterton

Target Date: 10<sup>th</sup> August 2012

To Note:

*Public Art*

The Council's Public Art Officer has confirmed that the wording of the S106 could reflect the developer's aspiration that a proportion of the public art contribution could go (partly or fully) towards the development, design and delivery of a village sign for Chesterton and that the costs of this would have to be developed at a later stage.

The background to the suggestion for the use of funds from the development for the sign, follows the developer-led public exhibition of the scheme, where Cllr Ian Manning informed the design team that the local community, led by Chesterton Community Association, has an ongoing project for a village green sign for Chesterton. The developers have expressed a preference for their public art contributions to be used for such a purpose, as opposed to on-site, as it would tie-in with community aspirations.

Paragraph 8.22 of the officer report states that I am supportive of the suggestion to partly use the contribution in this way. The S106 could, if members were equally supportive of the idea, be worded to state a preference for the use of the contribution for the identified purpose. I see no difficulty in this, especially as the sign would be directly adjacent to the site. The final allocation of the monies would still be subject to due process regarding its allocation, the detail sign and its practical delivery.

I have asked the applicants to confirm the 1% figure. At the time of completing the amendment sheet this was not made available. I will report any information received orally at the meeting.

*Additional Representation*

An additional representation has been received from former Cllr Clare Blair.

Two points are raised. The first relates to whether there should be public art provision on-site and what the likely percentage of the contribution would be if off-site. The second is whether the open space contributions from the proposed development could be tied, within the S106, to projects on Pyes Pitch. In relation to the first point, I have some misgivings about the potential for on-site public art in this case to be of public benefit, as the grounds will be private and the site boundary is well landscaped. With regard to the second point, I am not familiar with the specific

nature of the projects identified. I am aware that there have been issues regarding the identification and allocation of appropriate S106 monies. There is an agreed process for dealing with s.106 contributions such as these, which includes some devolution to the Area Committees. In my opinion, this would be the appropriate mechanism for determining the use of the contributions.

*Existing CEG Accommodation*

I have asked the applicants for further information regarding the existing distribution of CEG student accommodation across the City. At the time of completing the amendment sheet this was not made available. I will report any information received orally at the meeting.

Amendments To Text:

None

Pre-Committee Amendments to Recommendation:

None

**DECISION:**

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CIRCULATION: First

ITEM:                    APPLICATION REF:                    **12/204/TTPO**

Location:            Denmore Lodge, Brunswick Gardens

Target Date: 27<sup>th</sup> July 2012

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

**DECISION:**

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**GENERAL ITEMS**

ITEM:                    APPLICATION REF:                    **97/0961/OP**

Location:            Cambridge University, West Cambridge Site, Madingley Road

Target Date:

To Note:

Ahead of Committee, officers wrote to Residents' Associations in Newnham and Castle, and both Girton and Coton Parish Councils to inform them for the proposed variation.

Three responses have been received and can be summarised as

### **North Newnham Residents' Association**

Better public access to the new facilities and indoor sport seems to be a reasonable and welcome proposition. However no doubt there will be implications for foot fall, cycle numbers access and parking which could affect the area. There are also lighting and noise issues.

### **Storey's Way Residents' Association**

Happy for the access to the Sports Centre to be widened to 'the public'.

### **West Cambridge Preservation Society**

Questions to what extent will this affect the athletics and hockey site on Wilberforce Road as local residents will be concerned about noise from loud speakers and light pollution from floodlighting.

Most residents are happy to support increased sporting activities for the public put not at the expense of noise and light pollution.

### **CREW (Concerned Residents at the End of Windsor Road)**

Widening access to the facility is a good thing and the variation is supported. The north west side of Cambridge is generally lacking in sports facilities.

### **Officer's comments in response to the above**

Although wider public use will now be allowed, the facility will still target local people (given that Abbey and Parkside cater for other parts of the City), who would normally travel by softer modes of transport. Car and Cycle parking are allocated to the development by floorspace proposed rather than users and therefore the parking available will not be different than that already allocated (50 car parking spaces off Charles Babbage Road) and 188 cycle spaces. A further 10 car parking spaces are located close to the entrance for disabled users. Further cycle spaces will be provided for later phases.

The widening of access to the public is limited to this sports facility, not the adjacent athletics track/hockey facility on Wilberforce Road. There will be no change in that facility as a result of this proposal.

Noise and lighting from this proposal will not be any more material than that currently anticipated under the current scheme. The indoor nature of this facility and its distance from residential properties mean that there is no impact in this respect.

Amendments to Text:

Pre-Committee Amendments to Recommendation:

**DECISION:**

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ITEM:            APPLICATION REF:            08/0266/OUT

Location:        CB1 Station Area Redevelopment

**CB1 STATION AREA REDEVELOPMENT - NON-MATERIAL AMENDMENT – SOUTHERN ACCESS ROAD (SAR)**

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To Note:        Nothing

Amendments to Text:        None

Pre-Committee Amendments to Recommendation        None

**DECISION:**

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ITEM:            APPLICATION REF:            08/0266/OUT

Location:        CB1 Station Area Redevelopment

**DISCHARGE OF STRATEGIC PLANNING CONDITION 48 – DETAILED SCHEME FOR ALTERATIONS TO THE STATION ROAD/SOUTHERN ACCESS ROAD JUNCTION**

To Note:        Nothing

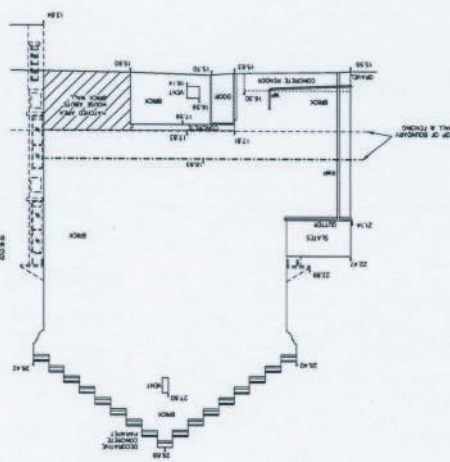
Amendments to Text:        None

Pre-Committee Amendments to Recommendation:        None

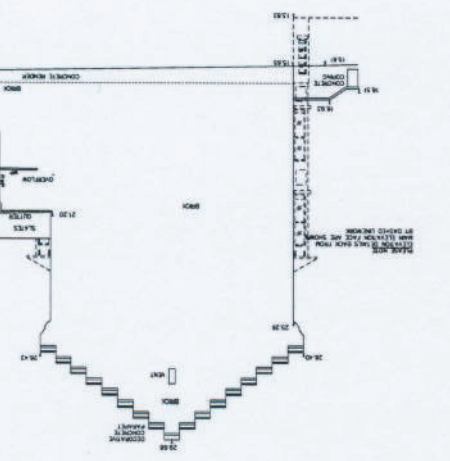
**DECISION:**

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<b>CLIENT:</b> [Name Redacted]	
<b>DATE:</b> 7/14/01	
<b>SCALE:</b> 1/8" = 1'-0"	
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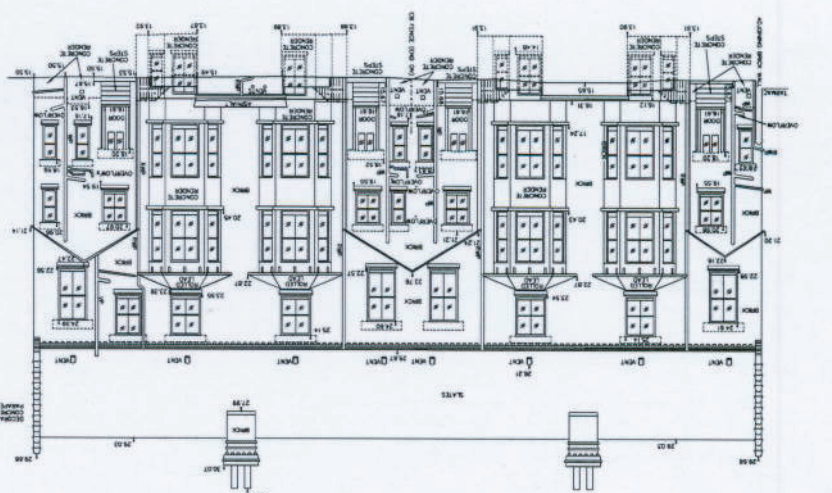
DATUM 10.00m AOD  
EAST ELEVATION



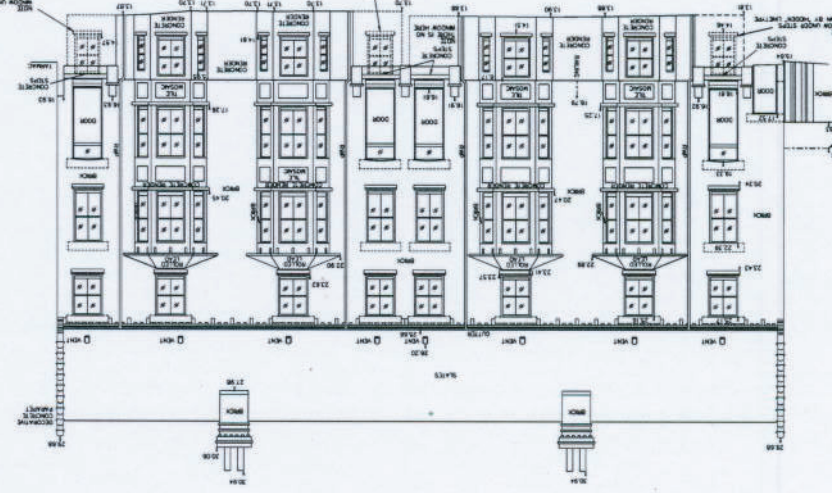
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WEST ELEVATION



DATUM 10.00m AOD  
SOUTH ELEVATION



DATUM 10.00m AOD  
NORTH ELEVATION



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**DEVELOPMENT CONTROL FORUM**

4 July 2012  
9.30 - 11.10 am

**Members of the Planning Committee**

Councillors: Blencowe, Dryden, Hipkin and Saunders

**Officers**

Toby Williams (Principal Planning Officer - Chair), Sarah Dyer (City Development Manager) and James Goddard (Committee Manager)

**For Applicant**

Neven Sidor (Architect), Dr Jon Burgess (Heritage Consultant), Mike Derbyshire (Agent), Derek Ford (Brookgate – Applicant), Rob Myers (Landscape Architect), Anna Rogers (Agent), Sven Topel (Brookgate - Applicant) and Colin Young (Mott Macdonald – Transport Consultant)

**For Petitioners**

Michael Chisholm, Roger Crabtree and Frank Gawthrop (on behalf of Glisson Road and Tenison Road Area Residents Association, plus the Residents Associations in Highsett, Brooklands Avenue and Rustat Road)

**FOR THE INFORMATION OF THE COUNCIL**

**12/9/DCF Declarations of Interest**

No declarations of interest were made.

**12/10/DCF Application and Petition Details 12/0502/FUL & 12/0496/CAC  
32 - 38 Station Road**

**Application and Petition Details for (12/0502/FUL & 12/0496/CAC) (32 - 38  
Station Road)**

Committee: Planning Committee  
Date: 4 July 2012  
Application No: 12/0502/FUL  
Site Address: 32 - 38 Station Road, Cambridge, Cambridgeshire, CB1 2JH  
Description: The demolition of 32-38 Station Road and the construction of two new office buildings comprising 7806 sq.m. office

floorspace (class B1) for 50 Station Road and 8621 sq.m. office floorspace (class B1) and 271 sq.m. of retail/cafe and restaurant floorspace (class A1/A3) for 60 Station Road as a phased development, including ancillary accommodation/facilities with an additional single level basement to both buildings and up to 61 car parking spaces, with associated plant; along with the re-alignment of the northern section of the southern access road; 432 external cycle parking spaces; and hard and soft landscape (including additional public realm and landscaping over the cycle storage area and basement entrance)

Applicant: Brookgate CB1 Limited  
Agent: Mrs Anna Rogers  
Application No: 12/0496/CAC  
Site Address: 32 - 38 Station Road, Cambridge, Cambridgeshire, CB1 2JH  
Description: Demolition of 32-38 Station Road  
Applicant: Mr Sven Topel  
Agent: Dr Jon Burgess  
Lead Petitioner: Mr Frank Gawthrop (on behalf of Glisson Road and Tenison Road Area Residents Association, plus the Residents Associations in Highsett, Brooklands Avenue and Rustat Road)  
Case Officer: Mrs Sarah Dyer  
Text of Petition: Following discussion with members of Residents Associations close to Cambridge Railway Station it was agreed to submit a petition to the City Council regarding the proposed construction of twin office towers on Station Road (in relation to planning applications 12/0502/FUL and 12/0496/CAC). One tower has eight floors, the other nine. The development consists of approximately 16,000 sq. m of floor space with estimated staff numbers of over 1,200 and just 61 parking spaces.

Petitioners wished to express concern regarding the increase in office space, the insufficient on site car parking, the environmental impact on the neighbourhood and the demolition of 32 -38 Station Road, which are fine Victorian buildings listed as buildings of local interest. Petitioners wished to discuss a reduction in the scale of the development.



Petitioners wished to ensure that the development makes a full financial contribution (including deferred payments) to the Cambridge guided bus.

### **Opening Remarks by Chair**

The Chair outlined the role and purpose of the Development Control Forum. He stated no decisions would be taken at the meeting.

### **Case by Applicant**

Mr Derbyshire made the following points:

- 1) Referred to Petitioner's concerns set out on the agenda.
- 2) The aim was to create a successful Master Plan in accordance with CABE guidance.
- 3) The design complies with the Master Plan. The 2008 Master Plan aimed to deliver key pieces of infrastructure in different economic conditions.
- 4) Each application should be considered on its own merits under planning policy.
- 5) The scheme does not require a full Environmental Impact Assessment.
- 6) It is understood that City Officers were satisfied with bike and car parking provision.
- 7) The design would expand commercial office space compared to current provision, but others would be reduced accordingly.
- 8) The County Council was satisfied with s106 contributions for SCAT and the Guided Bus.

Dr Burgess made the following points:

- 9) Wilton Terrace buildings have been in the Conservation Area since 1993. However their heritage status has not changed since the Master Plan was approved. Wilton Terrace are buildings of local interest, they are not listed buildings.
- 10) The use of Wilton Terrace buildings has changed from residential to other uses.
- 11) The context around Wilton Terrace buildings has changed since the adoption of the Master Plan; they are now in an area of redevelopment. The Master Plan design has been discussed with City Officers and English Heritage, who acknowledged the public benefit of the design.
- 12) Mr Sidor summarised the Master Plan details concerning building design and layout and presented the scheme.

### Case by Petitioners

Mr Crabtree spoke on behalf of local residents. He made the following points:

- 13) Concerns of Local Residents:
  - The Master Plan infrastructure was consistently being eroded in favour of more offices.
  - Car parking provision was inadequate for staff and visitors. People would not be discouraged from traveling to work by car through lack of parking provision on-site; they would use local roads in residential areas. This would exacerbate existing parking issues.
  - Brookgate were requested to investigate a pedestrian/cycle link from the application site to the adjoining leisure centre multistorey car park. This may ease Hills Road traffic issues.

Professor Chisholm spoke on behalf of local residents. He made the following points:

- 14) The (full planning) application design was materially different to that given outline consent. This may lead to s106 triggers being missed and so defer payment of monies.
- 15) It was suggested the Master Plan should be revised to reflect the current application, and s106 agreement be revised to prevent payment deferral if triggers were missed in the absence of a new Master Plan.

Mr Gawthrop spoke on behalf of local residents. He made the following points:

- 16) A concrete office block was not a suitable replacement for Victorian buildings.
- 17) The City Council undertook an assessment of Station Road in 2004, which listed Wilton Terrace as buildings of local interest. Beacon Planning again highlighted Wilton Terrace as buildings of local interest in 2012, in their role as Planning Consultants for the City Council. Mr Gawthrop expressed concern that Beacon Planning was now acting as Consultants for this application, and queried if this led to a conflict of interest.
- 18) Suggested that Wilton Terrace should be incorporated into the application design, not demolished to make way for it. Demolition was not part of the Master Plan.
- 19) Referred to a letter in objection to the application from David Campbell-Bannerman (MEP).
- 20) Referred to local resident and Victorian Society representations concerning Wilton Terrace.

**Case Officer's Comments:**

- 21) Details concerning the application were sent to neighbouring properties.
- 22) Subsequent to this, representations were received from local residents requesting a Development Control Forum.
- 23) Policy consultations have been undertaken with statutory consultees:
  - Cambridgeshire County Council (Engineering) - No objections have been raised, subject to conditions.
  - Head of Environmental Services - No objections have been raised, subject to conditions.
  - Cambridgeshire County Council (Transport) – Satisfied with contributions.
  - Urban Design and Conservation Team - No objections have been raised, subject to conditions.
  - Senior Sustainability Officer (Design and Construction) – Some concerns to be addressed.
  - Access Officer – Some concerns to be addressed, but generally no objections raised.
  - Head of Streets and Open Spaces (Landscape Team) – Some concerns to be addressed, but generally no objections raised.
  - Head of Streets and Open Spaces (Walking and Cycling Officer) – Some concerns to be addressed, but generally no objections raised.
  - Head of Streets and Open Spaces (Sustainable Drainage Officer) - No objections have been raised, subject to conditions.
  - Head of Streets and Open Spaces (Nature Conservation Officer) - No objections have been raised, subject to conditions.
  - English Heritage - No objections have been raised, subject to conditions.
  - Victorian Society – Some concerns to be addressed
  - Natural England - No objections have been raised, subject to conditions.
  - Environment Agency - No objections have been raised, subject to conditions.
  - Anglian Water - No objections have been raised, subject to conditions.
  - Cambridgeshire Constabulary (Architectural Liaison Officer) - No objections have been raised, subject to conditions.
  - Design and Conservation Panel (Meeting of 14 March 2012) – The Panel offered an overall Green verdict.

**Members' Questions and Comments:**

The City Development Manager answered as follows in response to Members' questions and comments:

- 24) An application for a non-material amendment to the Southern Access Road would be considered by Planning Committee 25 July 2012.
- 25) The full planning application was independent of the Master Plan. The Master Plan has no status as planning guidance, but the Outline consent is a significant material consideration.
- 26) Wilton Terrace is in a Conservation Area.
- 27) A link bridge between the application site and the adjoining leisure centre multistorey car park was not required under s106 Agreement.
- 28) The application was not bound by the outline permission. It will have its own s106 agreement that would be separate to the 2010 s106 agreement that covered the entire CB1 site. The 2010 s106 agreement links individual parcels of land to infrastructure provision as they come forward. The City Council received information 3 July 2012 from the County Council regarding on-going s106 discussions. The contributions have just been agreed with the County Council, so information was not in the public domain before the DCF occurred.
- 29) The Design & Conservation Panel met in March 2012 pre-submission of this application.

Mr Derbyshire answered as follows in response to Members' questions and comments:

- 30) The Applicant was fully committed to paying SCATP and CGB full s106 contributions. The Applicant would pay an equivalent proportion of the overall CB1 site s106 contribution set in 2008 for this application covering part of the site. This would be paid on commencement of building construction.
- 31) The application met City Council parking provision standards as agreed with Officers. The application sought to provide the minimum parking provision to discourage car use as the site was accessible by other forms of transport.
- 32) Brookgate were liaising with the Surgery concerning relocation, but they had made their own arrangements.

Mr Sidor answered as follows in response to Members' questions and comments:

- 33) The design of the building aimed to reflect other Cambridge facades. It was hard to define what an 'iconic building' looks like. However, it

reflected Master Plan criteria and could be called a distinctive and exemplar building that reflected user and neighbour's needs.

### **Summing up by the Applicant's Agent**

34) Re-iterated:

- The Master Plan had been worked on for 4 years, the planning application derived from this.
- City Council Officers had been consulted regarding the application design.
- The design deliberately discouraged car parking on-site.
- Car parking and s106 obligations would be met, as agreed with Officers.
- The demolition of Wilton Terrace was included in the Master Plan, the application was in an area of significant change and the Terrace no longer suits this context.
- The Applicant/Applicant's Agents were willing to liaise with residents outside of the meeting to address any concerns.

### **Summing up by the Petitioners**

35) Reiterated local resident's felt the design was bland in appearance, it should be smaller to be more in-keeping with other Cambridge building styles, and to reflect resident's needs.

36) Reiterated concerns previously raised with regards to:

- A lack of on-site car parking provision would have a knock on effect in neighbouring residential areas.
- The design does not comply with the Master Plan criteria.
- Concern that Wilton Terrace could be demolished instead of being kept as part of the design.

### **Final Comments of the Chair**

37) The Chair observed the following:

- Notes of the Development Control Forum would be made available to relevant parties.
- Application to be considered at a future Planning Committee.

The meeting ended at 11.10 am

**CHAIR**