



Cambridge City Council

DEVELOPMENT CONTROL FORUM

10.00 am Wednesday, 9 July 2014

Committee Room 1 & 2 - Guildhall

Contact: Claire Tunnicliffe Direct Dial: 01223 457012

AGENDA

EAST AREA COMMITTEE

To: Councillors Blencowe (Chair), Owers (Vice-Chair), Baigent, Benstead, Hart, Herbert, Johnson, Moghadas, Roberts, Robertson, Sinnott and C Smart.

1 INTRODUCTION BY CHAIR TO THE FORUM

2 APOLOGIES

To receive any apologies for absence.

3 DECLARATIONS OF INTEREST

Members are asked to declare at this stage any interests that they may have in an application shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services **before** the meeting.

4 14/0607/FUL

Committee: East Area Committee

Date: 9 July 2014

Application No: 14/0607/FUL

Site Address: 1 Great Eastern Street, Cambridge, CB1 3AB

Description: Conversion and extension of existing frontage building from office to 1no. flat and 1 studio flat; and erection of 4 studio flats to the rear (following demolition of existing outbuildings), together with associated infrastructure.

Applicant: TBC

Agent: Justin Bainton, Januarys Consultant Surveyors

Address: York House, 7 Dukes Court, 54-62 Newmarket Road,
Cambridge, CB5 8DZ

Lead Petitioner: Deborah Griffin

Address: 5 Great Eastern Street, Cambridge, CB1 3AB

Case Officer: Amit Patel, Planning Officer

Text of Petition:

The proposed development is an overdevelopment of a constrained site. Six residential units are planned on a site of one small Victorian house. The proposed new building is more than double the volume of the existing buildings. This will be visible from Mill Road and detract from the character of the conservation area. The size of the development will also be detrimental to nos 3 & 5 in particular whose properties will be dominated by the large brick building creating a feeling of enclosure and oppression. Views of trees and skies from the windows and gardens of these properties will be depleted especially to the north and north-east where the building will extend twice as long as the existing buildings. As the current buildings to the west and south of nos 3 & 5 are lower and narrower, it is difficult to see how the applicants shadow drawings conclude that shadow conditions are broadly similar.

The new buildings will present large expanses of brick where in contrast with the largely wooden structures of the existing structures.

Do you think there are changes that could be made to overcome your concerns?

If Yes, please explain:

The development should be built within the volume of the existing buildings which will still allow the site to have four dwellings.

Information for Petitioners' and Applicants' Representative

The aims of the Forum are to allow early discussion of the planning issues and to explore the scope for agreement and compromise between all sides.

Up to three representatives of the petitioners and up to three representatives of the applicants may attend and speak for a total period not exceeding 20 minutes.

The applicants' presentation is heard first and applicants are asked to start their presentation with a brief description of the application proposals.

For further information on the conduct of the Forum or the petition process, please see the Development Control Guidelines, a copy of this is available on the Council's website at <https://www.cambridge.gov.uk/petitions-and-development-control-forum> or contact the Council's Committee Section (01223) 457013.

Please let the Committee Manager know if you would like a briefing on the procedures at the Forum, if you have any other queries, or if you require any special facilities (for example an overhead projector).

Format of the Forum

The format of the Forum will be as follows for each application:

- Introduction by Chair and declaration of Councillor interests – **up to 5 minutes**
- Presentation of the application by the applicant/agent (up to 3 representatives) principally to address the issues raised by petitioners – **up to 15 minutes**
- Presentation of the views of the petitioners against the application (up to 3 representatives) – **up to 15 minutes**
- Presentation of the views of the petitioners in support of the application (where applicable) (up to 3 representatives) – **up to 15 minutes**
- Presentation by the planning officer – **up to 10 minutes**
- Member questions and issues arising – **up to 30 minutes**
- Summing up by the applicant/agent – **up to 5 minutes**
- Summing up by the petitioners against the application – **up to 5 minutes**
- Summing up by the petitioners in support of the application – **up to 5 minutes**
- Final comments of the Chair

Information for the Public

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.

Public Participation

Development Control Forums are held in public.

Members of the public may observe but participation is restricted to:

- Presentation of the views of the petitioners against the application (up to 3 representatives).
- Presentation of the views of the petitioners in support of the application (where applicable) (up to 3 representatives).
- Presentation of the application by the applicant/agent (up to 3 representatives) principally to address the issues raised by petitioners.

For further information on speaking at committees please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Further information is available at

<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk

Filming, recording and photography

The Council is committed to being open and transparent in the way it conducts its decision-making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is

respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203>.

Fire Alarm In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

Facilities for disabled people Level access to the Guildhall is via Peas Hill.

disabled people

A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

Accessible toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

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.

General Information Information regarding committees, councilors and the democratic process is available at <http://democracy.cambridge.gov.uk>.