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Cambridge City Council

DEVELOPMENT CONTROL FORUM

10.00 am Wednesday, 10 September 2014

Committee Room 1 & 2 - Guildhall

Contact: Claire Tunnicliffe Direct Dial: 01223 457012

AGENDA

PLANNING COMMITTEE

To: Committee Members: Councillors Dryden (Chair), Blencowe (Vice-Chair), Hipkin, Gawthrope, Hart, Pippas, C. Smart and Tunnacliffe
Alternates: Councillors Holland, Avery and Bird

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 APPLICATION AND PETITION DETAILS

Committee: Planning Committee
Date: 10 September 2014
Application No: 14/1154/FUL
Site Address: Wests Garage Site, 217 Newmarket Road
Description: The erection of new student housing (222 study bedrooms) and associated communal facilities, cycle parking, and external landscaping following demolition of the existing buildings.
Applicant: TBC
Agent: Beacon Planning LTD

Address: 7 Quy Court, Colliers Lane, Stow-cm-Quy, Cambridge,
CB25 9AU

Lead Petitioner: Harry Goode

Address: 18 Godesdone Road, Cambridge, CB5 8HR

Case Officer: Tony Collins, Principal Planning Officer

Text of Petition:

Our Grounds for objecting to the Application:

- i. It's mass, bulk and roofline will have a negative impact on:
 - The character and appearance of the adjacent conservation area (ref: Local Plan Policy 4/11, Objective 9 and paras 3.4.2 and 3.4.14 of the Eastern Gate Supplementary Planning Document).
 - The amenity of residents in the CHS Group social housing opposite, on the east side of River Lane (ref: Local Plan Policy 3/12).
- ii. The proposal represents gross overdevelopment of the site, exacerbated by a hostile design that makes no attempt to integrate the scheme with the local community or enhance the public realm (ref: Local Plan Policies 3/4, 3/7 and Para 3.4.2 of the Eastern Gate SPD).
- iii. The extremely close proximity of the proposed hostel to residents in River Lane, Beche Road and Godesdone Road, coupled with the large number of occupants proposed, will cause considerable noise and disturbance (ref: Local Plan Policies 7/10 and 5/7).
- iv. The location of the hostel on a key junction directly opposite a public house raises major concerns about highway safety, both for the student occupants and motorists using the junction.
- v. The site is in a controlled parking zone made up of narrow residential streets lacking any adequate provision of parental drop off / pick up (ref: Local Plan Policy 8/2).

Our suggested changes:

- i. In keeping with the conservation area, and to mark the necessary break between north and south sides of Newmarket Road, student accommodation on the site should be in vertical units of 10 – 12 students per unit. This would create space for green interstices between units.
- ii. Units should not exceed two storeys, with a further sloping roof space or well set back further storey.
- iii. Development on the site should be sufficiently set back on all sides to allow a screen of tree planting.
- iv. Suitable drop off and pick up facilities for students should be provided internally. The entrance to such facilities should be situated as far down River Lane as possible, to avoid the

dangers of traffic backing up towards the junction with Newmarket Road.

- v. With these changes, a new model of high quality student accommodation would be established for Cambridge, rejecting barracks like structures in favour of schemes integrated with local communities.

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.

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>.