



## Cambridge City Council

### DEVELOPMENT CONTROL FORUM

10.00 am Wednesday, 12 August 2015

Committee Room 1 & 2 - Guildhall

Contact: Toni Birkin

Direct Dial: 01223 457013

### AGENDA

#### PLANNING COMMITTEE

**To:** Councillors Dryden (Chair), Blencowe (Vice-Chair), Gawthrope, Hart, Hipkin, Pippas, C. Smart and Tunnacliffe

Alternates: Councillors Bird and Holt

#### 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 15/0908/FUL 14 Wort's Causeway, Cambridge CB1 8RL

**Committee:** Planning Committee

**Date:** 7th October 2015

**Application No:** 15/0908/FUL

**Site Address:** 14 Wort's Causeway, Cambridge CB1 8RL

**Description:** Demolition of existing dwelling and erection of 2 no. detached dwellings with new access via Alwyne Road

**Applicant:** Mr Ian Purkiss, Blues Property Worts Ltd

**Agent:** Mr Dale Robinson DPA Architects Ltd  
**Address:** The Gallery, 96 King Street, Cambridge CB1 1LN  
**Lead Petitioner:** Jeremy Jones  
**Address:** 12a Wort's Causeway, Cambridge CB1 8RL  
**Case Officer:** Amit Patel

**This is a petition asking Cambridge City Council to hold a Development Control Forum in relation to the following Planning Application:**

**Text of Petition:**

The undersigned all object to the proposal in the above application for the demolition and replacement of one single-storey dwelling with two three-storey, detached properties. We believe that such intensification represents over-development of such a site and entirely out of keeping with the level of density in the local area. We also believe the impact on the privacy of the residents at number 15 Alwyne Road from the current application is unacceptable. We are also concerned that the applicant has failed to reflect the substantial gradient on their submission, nor included any comparable indication of roofline levels between the proposed houses and neighbouring properties which has made true consideration of the visual impact of the bulk of the properties impossible for planning services and planning committee. We believe the design of the properties is not in keeping with existing housing stock in the local area and that the boundary treatments are damaging to the character of the area and represent substantial environmental loss. We also believe there are design issues with the layout and configuration of the building plot, both on the practicality of the space and the breaching of the existing building line.

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

We support the brownfield redevelopment of the site, and welcome the current dwelling's replacement with further family housing. We would like the opportunity to discuss the options available, but dependent upon the changes proposed, we feel we would be inclined to support an application that limits development to a single dwelling, is of a maximum height in keeping with the neighbouring properties, and minimises and mitigates against overlooking of 15 Alwyne Road.

## 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](mailto: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](mailto: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. The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

Anyone who does not want to be recorded should let the Chair of the meeting know. Those recording meetings are

strongly urged to respect the wish of any member of the public not to be recorded.

**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](mailto: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](mailto:democratic.services@cambridge.gov.uk).

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

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