



Cambridge City Council

DEVELOPMENT CONTROL FORUM

10.00 am Wednesday, 9 March 2016

Committee Room 1 & 2 - Guildhall

Contact:

Toni Birkin

Direct Dial:

01223 457013

AGENDA

PLANNING COMMITTEE

To: Planning Committee Members: Councillors Dryden (Chair), Blencowe (Vice-Chair), Gawthrop, Hart, Hipkin, Pippas, C. Smart and Tunnacliffe

Alternates: Councillors Bird, Holt and Holland

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 15/2355/FUL Land to the Rear of 27-37 Romsey Terrace

Application No: 15/2355/FUL

Site Address: Land To The Rear Of 27-37 Romsey Terrace Cambridge
Cambridgeshire CB1 3NH

Description: Proposed development of four dwellings - two semi-detached three-bedroom dwellings and two semi-detached two bedroom dwellings and associated amenity space and facilitating development.

Applicant: TBC
Agent: Kimberley Brown on behalf of Bidwell's
Address: Bidwell House Trumpington Road Cambridge
Cambridgeshire CB2 9LD
Lead Petitioner: Resident of 32 Romsey Terrace Cambridge
Case Officer: Sav Patel
Text of Petition: See Below

This Scheme goes against the wishes of the local community and is therefore disempowering. The applicant has failed to engage with in any meaningful discussion with us.

We object to the above application to develop this back garden site. It is an extreme example of "garden grabbing" and the proposal is completely out of keeping with the surrounding buildings.

The proposal contravenes the following policies in the 2006 Cambridge Local Plan:

1. Policy 3/4 as it does not use *"the characteristics of the locality to help inform the siting, massing, design and materials of the proposed development."* Any development on these back gardens would represent an over-development of the site and would be out of character with surrounding properties.
2. Policy 3/7 as it will not create *"good interrelations and integrations between buildings, routes and spaces"* and it will not create *"attractive built frontages to positively enhance the townscape where development adjoins public spaces and streets"*. It will not locate *"entrances and windows of habitable rooms next to the street"* and it will not ensure the *"the provision of clearly distinct public and private spaces and the design of such spaces so that they are usable, safe and enjoyable to use"*.
3. Policy 3/10 (Sub-division of Existing Plots) as it will *"have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance"* and will also *"provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties"* and it will also *"detract from the prevailing character and appearance of the area"* and *"adversely affect ...gardens of local interest within or close to the site"*. It will also *"adversely affect trees"*. Several mature and semi-mature trees will be destroyed as a result of the proposed development.

4. Policy 3/11 as it does not retain and protect *“existing features which positively contribute to the landscape, character and amenity of the site...”*
5. Policy 3/12 because the new buildings will not *“have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing, wider townscape and landscape impacts and available views”* and the proposal does not *“successfully integrate refuse and recycling facilities, cycle parking, and plant and other services into the design.”*
6. Policy 4/11 as the loss of several trees directly adjacent to the Conservation Area and the construction of a new block will *“affect the setting of or impact on views into and out of Conservation Areas”* and it does not *“retain buildings, spaces, gardens, trees, hedges, boundaries and other site features which contribute positively to the character or appearance of the area”*.
7. Para 53 in the **National Planning Policy Framework** requires councils to ‘consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.’

The City Council has responded to Para 53 by including draft policy 52 in the emerging Local Plan, which states that, *“Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:*

- a) the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area.*
- b) sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity*
- c) the amenity and privacy of neighbouring, existing and new properties is protected*
- d) provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties.”*

The proposal breaches each element of this draft policy. It is not appropriate to the surrounding pattern of development, it does not retain sufficient garden space, it destroys mature trees, it impinges upon the amenity and privacy of neighbouring properties and it removes a number of vehicle parking spaces.

The application as it stands represents a major overdevelopment of the site and is not acceptable to us for the reasons given above. However, if these issues of height, scale, design, enclosure, amenity and parking were addressed we would not be opposed to plans for a greatly reduced development which was in keeping with the built forms and character of this area. We agree with the view expressed by the planning officer in his feedback on the outline proposal that,

'it may be possible to integrate a single storey building, which accommodates 1 or 2 units on the site. However this would have to be carefully arranged to mitigate overlooking from the existing dwelling (and vice-versa) or would need to have a strong functional relationship with the use of these existing houses (no 27 – 37) as student accommodation'.

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. The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.
Facilities for disabled people	<p>Level access to the Guildhall is via Peas Hill.</p> <p>A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.</p> <p>Accessible toilets are available on the ground and first floor.</p> <p>Meeting papers are available in large print and other formats on request prior to the meeting.</p> <p>For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.</p>
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 .
Mod.Gov App	You can get committee agenda and reports for your tablet by using the mod.gov app