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Cambridge City Council

DEVELOPMENT CONTROL FORUM

2.00 pm Thursday, 16 February 2017

Council Chamber, The Guildhall, Market Square, Cambridge,
CB2 3QJ

Contact:

Toni Birkin

Direct Dial:

01223 457013

AGENDA

PLANNING COMMITTEE

To: Committee Members: All members of Planning Committee

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 Monitoring Officer **before** the meeting.

4 Application and Petition Details (16/1895/FUL / 1 High Street Chesterton)

Application No: 16/1895/FUL

Site Address: Elizabeth House, 1 High Street Chesterton Cambridge
CB4 1NQ

Description: Extend the social area of Elizabeth House

Applicant: CATS College, Cambridge

Agent: Savills

Address: Unex House, 132 -134 Hills Road, Cambridge

Lead Petitioner: Resident of 291 Chesterton Road, Cambridge, Cambs,

CB4 1BH
Case Officer: Michael Hammond

Text of Petition:

Since CATS college commenced operations, the canteen has been frequently used for social activities, particularly discos. These operations have had a serious impact on the lives of local residents, most especially during the summer. In July and August 2016 there were twice weekly discos on Monday and Friday, including during school-term, running until 10.30pm which disturbed the sleep of both adult residents and their children. The canteen is particularly ill-suited to such events, as it is constructed largely of glass, which does little to contain the noise.

The local residents are therefore deeply concerned at the proposal to extend the canteen.

There is additional concern that this will result in the construction of a new area of outdoor seating, necessarily closer to our residences.

There is further concern at the impact caused by the construction work. The previous building operations on site did not adhere to their planning restrictions on times of construction, nor was there any consideration demonstrated with the use of extremely noisy activities.

Finally, there is concern at the attitude of CATS College towards noise made outside by their students. They have stated that they consider it perfectly reasonable to have their students shouting outside until 10pm at night, and until 11pm at weekends.

We propose that the following conditions be imposed to mitigate the impact of this development

- * That amplified sound, if audible outside the premises, may only be used for social purposes on either Friday or Saturday nights, and only until 10pm.
- * That after 8pm students shall use the outside social spaces quietly and that this behaviour is to be proactively monitored and enforced by an agreed upon policy.
- * That construction work or associated activities such as deliveries shall not take place at weekends.

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**

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>.

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