



Cambridge City Council

DEVELOPMENT CONTROL FORUM

12.30 pm Wednesday, 14 June 2017

Committee Room 1 & 2, The Guildhall, Market Square,
Cambridge, CB2 3QJ

Contact: Toni Birkin Direct Dial: 01223 457013

AGENDA

PLANNING COMMITTEE

To: Planning Committee and Relevant Ward Councillors

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 17/0675/FUL Land to the rear of 1 Fen Road and 179 - 183 Water Lane, Cambridge CB4 1PB

Application No: 17/0675/FUL

Site Address: Land to the rear of 1 Fen Road & rear of 179 – 183 Water Lane, Cambridge CB4 1PB

Description: Demolition of existing garages and erection of three 2bed dwellings with associated landscaping and access arrangements.

Applicant: Fallowfield Property Ltd

Agent: PIP Architecture
Address: Land To The Rear Of 1 Fen Road And Rear Of 179 - 183 Water Street

Lead Petitioner: Resident of Water Street, Cambridge
Case Officer: Sav Patel

Text of Petition:

1) Lack of Privacy

The 2006 Cambridge Local Plan states:

310 Subdivision of Existing Plots

Residential development within the garden area or curtilage of existing properties be permitted if it will have a significant adverse impact on the amenities of neighbouring properties through loss of privacy...

The Cambridge Local Plan 2014 proposed submission states:

Policy 50: Residential space standards

In providing appropriate amenity space, developments should:

F. Address issues of overlooking an enclosure, which may otherwise impact detrimentally proposed dwelling and any neighbouring dwellings:

The application conflicts with the local plan as follows:

- a) The ground for back windows of P and P3 are only 17 to 24m from the back windows of 177, 179, 181 and 183 Water Lane.
- b) The garden of P1 has a direct inside Hodge house flats which are only 7m away.

2) Overbearing sense of enclosure

3/10 Subdivision of Existing Plots

Residential development within the garden area or curtilage of existing properties will not be permitted if it will:

a. have a significant adverse impact on the amenities of neighbouring properties through... an overbearing sense of enclosure

The application conflicts with the local plan and follows:

- a) The scheme is still completely out of scale for small enclosed plot and is not the general character of the surrounding. The outlook from opening on the elevation of Water Street dwelling, particularly the first and second floors, will be dramatically altered with the addition of the proposed development.

- b) Proposed buildings are significantly taller than the two most recent precedents of new buildings behind the road frontage: i) the studio behind 163/165 Water Street was limited to 1.5 storeys.
ii) 23a Fen Road was required to be dug 1m below the surface to limit it to 1.5 storeys and prevented overlooking neighbours.

3) Noise nuisance

The 2006 Local Plan states:

3/10 Subdivision of existing plots

Residential development within the garden area or curtilage of existing properties not be permitted will:

- a. *have a significant adverse impact on the amenities of neighbouring properties through... The generation of traffic or noise nuisance;*

The application conflicts with the local plan as follows:

- a) The creation of three new two bed dwellings will generate noise levels in the garden and the parking spaces in disproportion with the scale in the enclosed nature of the plot.

4) Loss of Parking

The 2006 local plan states:

3/10 Subdivision of existing plots

Residential development within the garden area or curtilage of existing properties will:

- b. *provide accessory parking spaces for the proposed and existing properties;*

The application conflicts with the local plan as follows:

it proposes to replace 12 garages with three two-bedroom houses and three parking. Each house will require parking for two cars (possibly if house is let to multiple co-tenants) which creates loss of 15 parking spaces. There is not space to accommodate 15 extra vehicles on Fallowfield. Nine extra cars are likely to be parked on Fen Road and Water Street. Existing parking on Fen Road and Water Street is regularly fully occupied.

5) Aesthetics out of Character

The 2006 Cambridge Local Plan states:

3/10 Subdivision of Existing Plots

Residential development within the garden area or curtilage of existing properties will not be permitted if it will:

c. Detract from the prevailing character and appearance of the area:

3.29...While new residential accommodation is welcomed, the development of existing gardens or curtilages needs to be handled carefully in order to avoid creating new developments, which adversely affect the amenities of local residents or the character of the area.

Changes that could be made to overcome concerns

We would suggest building fewer, lower dwellings. The scheme should be restricted to the brown field only.

Alternative parking arrangements should be provided nearby for the local residents currently storing their cars in the garages.

Properties should be constructed using materials in sympathy with neighbouring properties.

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>

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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 .
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