

Cambridge City Council

Development Control Forum

Date: Wednesday, 6 September 2017

Time: 1.00 pm

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

Contact: democratic.services@cambridge.gov.uk, tel:01223 457013

Agenda

- 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: 17/1103/FUL 51-53
Argyle Street, Cambridge, CB1 3LS
Application No: 17/1103/FUL
Site Address: 51-53 Argyle Street, Cambridge, CB1 3LS
Description: Demolition of the existing workshop
buildings and the erection of four one
bedroom dwellings
Applicant: DPA (London) Ltd
Agent: DPA (London) Ltd
Address: 25 Tudor Hall, Brewery Road, Hoddesdon, EN11
8FP
Lead Petitioner: Dr. Melanie Rein, Argyle Street, Cambridge
Case Officer: Charlotte Burton

Text of Petition:
The residents and owners of neighbouring homes are very concerned about the scale and nature of the proposed development. Concerns

include adverse effects related to the following:

RESULTS OF DEVELOPMENT

- the layout and density of properties proposed and the large number of potential occupants on a relatively small plot.
- the negative effect on the light levels currently available to immediately adjoining properties.
- the large loss of privacy to neighbours (e.g. siting 2 houses directly against the back of properties with very small gardens on Stockwell Street; the positions of roof lights and a window overlooking these gardens; and the increase in noise owing to access to the proposed rear development).
- the implications for current party-walls.
- the potential for proposed '1 bedroom properties' to be converted to 2+ bedroom properties.
- no off-street parking provision at all being made for 4 proposed properties.
- the possible long-term implications for proposed sunken gardens, in terms of drainage, sewers, dampness, unhealthy conditions, etc.
- the long-term knock-on effects of building numerous very small properties: especially the likelihood of their attracting temporary rather than stable residents, which would not be conducive to good neighbour relations.
- the implications for rubbish collection.
- maintenance of the style of neighbouring houses in a conservation area.

PROCESS

- disruption of the livelihood of neighbours who work at home in at least one adjacent property at the front of the plot, and compensation for likely loss of earnings.
- further aspects of disturbance, including: noise levels, builders parking on yellow lines, etc.
- the impact on neighbours and their properties, of builders' removal of longstanding plants that hide the current structures at the rear of the plot.
- the impact on neighbours and their properties, of damage to the root systems of plants and trees caused by excavation at the rear of the plot.

GENERAL

- In general, the application does not provide sufficient detail about the proposed construction materials to enable any determination as to whether they will complement the surrounding properties and long established gardens.
- We would also welcome clarification as to the nature of the current contamination on the plot.

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

Yes / No

If Yes, please explain:

We are not against development in itself. But we are strongly in favour of a development that is in harmony with the style of the street, and the lives and needs of current residents. This plan in its present form falls far short of fulfilling these requirements.

Development Control Forum Members: Blencowe, Hart, Hipkin, Holt, Nethsingha, Sarris, Smart and Tunnacliffe

Alternates: Bird, Holland and Page-Croft

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

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public. For details go to:

www.cambridge.gov.uk/have-your-say-at-committee-meetings

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457013