

# Cambridge City Council

## Development Control Forum

**Date:** Wednesday, 11 October 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

3 Declarations of Interest

4 17/1372/FUL - 291 Hills Road

**Application No:** 17/1372/FUL

**Site Address:** 291 Hills Road, Cambridge

**Description:** Residential development containing 15 flats comprising 10 2bed units and 5 1bed units, along with access, car parking and associated landscaping following the demolition of the existing building.

**Applicant:** C/O Agent

**Agent:** Carter Jonas LLP

**Address:** One Station Square Cambridge CB1 2GA

**Lead Petitioner:** Resident of 289 Hills Road Cambridge, CB2 8RP

**Case Officer:** Charlotte Burton

**Text of Petition:**

The Hills Road Area Residents Association, the Queen Edith's Way Residents Association and many local residents are concerned about the proposal to demolish a fine Edwardian home and replace it with a block of 15 flats. We consider that the proposal is at odds with other houses on Hills road and Queen Edith's Way, and has a significant adverse impact on the character and appearance of the locality, due to its scale massing and appearance. We are also concerned about (A) overlooking and loss of privacy from windows, balconies and roof gardens onto neighbouring properties. (B) The overbearing and domineering effect of the proposed building. (C) The proximity to the very busy Hills Road/ Queen Edith's Way/ Long Road junction and the

impact on the convenience on other road users by reason of traffic congestion. (D) The further provision of 'investment style luxury apartments' when there is an unmet need for both genuine family homes and affordable housing for workers at the nearby Biomedical Campus and local schools.

**Do you thin changes could be made to overcome your concerns?**

Yes

**If Yes please explain:**

Option 1: The house could be refurbished providing a beautiful, well designed family home acting as a landmark building on a prominent corner plot.

Option 2: if a decision is made to demolish the property, we would welcome two large family homes rather than a single block of flats.

Under both options we would wish to see the landscaping plan amended to retain more of the existing vegetation, or replace and enhance it, especially along the Hills Road frontage and the borders with neighbouring houses.

**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](http://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](mailto:democratic.services@cambridge.gov.uk)
- Phone: 01223 457013