

Cambridge City Council

Development Control Forum

Date: Wednesday, 8 August 2018

Time: 10.00 am

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 Application and Petition Details: 18/0806/FUL, 291 Hills Road, Cambridge, CB2 8RP
Application No: 18/0806/FUL
Site Address: 291 Hills Road, Cambridge, CB2 8RP
Description: 14 flats comprising 8 x 2-bed units and 6 x 1-bed units, along with access, car parking and associated landscaping following demolition of the existing buildings

Applicant: N/a
Agent: Carter Jonas
Lead Petitioner: Resident of Hills Road
Case Officer: Charlotte Burton

Text of Petition:

Local councillors, members of the Hills Road and Area Residents Association and the Queen Edith's Way Residents Association, and many residents across the city of Cambridge are concerned about the proposal to demolish the fine Edwardian home at 291 Hills Road and replace it with a block of 14 flats. The number of objections (203 at the latest count) made by residents illustrates the strength of feeling on the issue.

Residents and councillors have identified many respects in which this application is in conflict with the Cambridge Local Plan 2006 (CLP 2006), including the following:

- There is no case for demolishing the property (policy 5/4 of CLP 2006)
- The plans do not safeguard environmental character (policy 3/3 of CLP 2006)
- The application does not respond to the local context (policy 3/4 of CLP 2006)
- Cramped living accommodation (policy 3/7 of CLP 2006)
- The development would have a significant adverse impact on the amenities of neighbouring properties, provide inadequate amenity space, detract from the prevailing character and appearance of the area, and adversely affect trees (policy 3/10 of CLP 2006)
- A negative impact on the local setting (policy 3/12 of CLP 2006)
- Damage to trees (policy 4/4 of CLP 2006)
- Adverse effects on health and the environment (policy 4/13 of CLP 2006)
- No provision for affordable housing (policy 5.5 of CLP 2005)
- Unacceptable transport impact (policy 8/2 of CLP 2006)

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

Option 1: The property could remain a beautiful well designed family home acting as a landmark building on a prominent corner plot.

Option 2: The property could be refurbished and converted into flats, possibly with an extension and conversion of the loft space.

Under both options, we would wish to see the landscaping plan amended to retain more of the existing vegetation.

Development Control Forum Members: Blencowe, Hart, Hipkin, McQueen, Nethsingha, Page-Croft, Smart (Chair), Thornburrow and Tunnacliffe

Alternates: Baigent, Gillespie and Holt

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