



## Cambridge City Council Development Control Forum

**Date:** Friday, 7 September 2018

**Time:** 10.00 am

**Venue:** Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ

**Contact:** democratic.services@cambridge.gov.uk, tel:01223 457000

### Agenda

- 1 Introduction by Chair to the Forum
- 2 Apologies
- 3 Declarations of Interest
- 4 Application and Petition Details 18/1002/FUL - 211-213 Newmarket Road & 2 Godesdone Road Cambridge Cambridgeshire CB5 8HA  
Application No: 18/1002/FUL  
Site Address: 211-213 Newmarket Road & 2 Godesdone Road Cambridge Cambridgeshire CB5 8HA  
Description: Demolition of existing buildings at 211-213 Newmarket Road and construction of a hotel (C1 use), with change of use and conversion of 2 Godesdone Road to C1 use, and provision of associated infrastructure.  
Applicant: MPMerchant (NR) Ltd and easyHotel  
Agent: Savills (UK) Ltd  
Address: Unex House 132-134 Hills Road Cambridge CB2 8PA United Kingdom  
Lead Petitioner: Resident of Riverside  
Case Officer: Charlotte Burton

#### **Text of Petition:**

This site is not suitable for budget hotel use and in any case is not in accordance with the policy describing the need for hotel bedrooms.

The application is overdevelopment of this small site on primarily residential Godesdone Road in the Riverside and Stourbridge

Conservation Area. The overall quality of the design is not in keeping with such an important site. The building is at a gateway to the conservation area explicitly identified as critical in the Eastern Gateway Policy. There is no landscaping to soften the impact of the building.

The transport statement and hotel travel plan are completely inadequate to avoid negative impact on residential amenity over a wide area as it will jeopardise road safety; increase existing overnight parking stress; and generate many extra journeys in an area already experiencing severe congestion.

Approval of this application would add to anti-social behaviour issues including drug dealing associated with budget hotels. To address public safety there is a need for design changes to the entrance as well as additional street lighting to avoid street disturbance and noise.

The application does not show how deliveries in the street rather than a courtyard and guests using taxis to arrive and waiting for departure would not increase air pollution to unsafe levels. The application does not address the loss of residential amenity from increased noise.

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

The site could be suitable for a boutique hotel with a reasonable number of rooms, and internal courtyard for drop offs; provision for disabled parking; and the reception / delivery entrance, and a much better travel plan either with on-site parking / compulsory valet parking / or a commitment in perpetuity to fund the extra costs of the council rather than residents to enforce an extension to the restriction hours of the neighbouring CPZs.

**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](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