

Cambridge City Council

Development Control Forum

Date: Thursday, 11 February 2021

Time: 10.00 am

Venue: via Microsoft Teams

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 (20/04261/FUL / Jewish Synagogue 3 Thompsons Lane Cambridge CB5 8AQ)
 - Application No: 20/04261/FUL
 - Site Address: Jewish Synagogue 3 Thompsons Lane Cambridge CB5 8AQ
 - Description: Demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including replacement parking spaces and new cycle storage and associated works
 - Applicant: The Trustees
 - Agent: David Ward, R H Partnership
 - Address: 94 Chesterton Road Cambridge CB4 1ER
 - Lead Petitioner: Resident of Thompson's Lane
 - Case Officer: Saffron Loasby

Text of Petition:

We the undersigned petition the council to Establish a Development Control Forum in respect of planning application 20/04261/FUL Residents support application 20/04261/FUL (redevelopment of synagogue), but petition for a Development Control Forum to discuss concerns & remedies.

Background noise level doubled in violation of pre-planning stipulations and Council Policies. Moreover, at time of measurements made by out-of-date acoustic report, there existed a disputed source of other noise pollution, thus background noise level unrepresentative of quieter current situation. Proposed Remedy - acoustic report be updated; with current designs; background noise levels re-measured excluding disputed neighbouring restaurant disturbance; noise estimates at bedroom heights.

Noisy, unshielded, roof-mounted mechanical equipment planned near neighbouring bedroom windows in grade II listed residential dwellings. 3 large units < 10 metres from Portugal Place & The Old Vicarage bedrooms, at same height with no acoustic screening. Sound power levels estimated up to 86 dBA, comparable to power lawn mower. Proposed Remedy - propose deletion of roof-mounted equipment; noisy plant confined to interior.

Consider making planning consent subject to following conditions:

1 – CUJS enter into Undertaking to operate the facility in a manner befitting more intensive use:

- Single point of contact be established, with formal role in governance; local community access to accountable parties with authority to address concerns;
- Suitable signage urging visitors to respect local residents when entering and leaving;
- Noiseless gates, secured against wind, kept in this condition;
- Overnight stay of people not permitted.

2 – ‘Winter Garden’ Roof Terrace with retractable roof, directly overlooks neighbours’ bedrooms. Roof only allowed to be open from 10:00 to 21:00, no music to be played in the winter garden at any time when roof open, nor other noisy activities e.g. film night, but excluding religious observances requiring opening of roof. Employ frosted glass all sides.

3 – Proposal impacts rights of way of The Old Vicarage, and compromise has been negotiated. However access to eastern boundary wall blocked by proposed security fence. CUJS to enter into

Undertaking to allow access to eastern boundary for purposes outlined in pre-existing Deed, on basis not more restrictive than that to date.

4 – Smokers may congregate outside the proposed gate which is directly by main entrance to The Old Vicarage, or to the east of the building but adjacent to windows of Portugal Place. Smoking not to be allowed in vicinity of neighbouring properties nor in Roof Terrace.

5 – Proposed modifications to Construction Management Strategy regarding:

- Standard working hours in section 2.2 are Mon to Thu 8am to 6pm, inconsistency with section 3.9 (Mon to Fri);
- Dust assessment summary in section 4.1 incorrectly noted as low/negligible, based on erroneous Appendix D. Sensitivity of people to dust soiling effects assessed High, sensitivity of people to health effects of PM10 assessed High;
- Propose relocation of site welfare unit, or additional provision of impermeable barrier, or relocation of toilet & shower facilities for consistency with tree survey recommendations
- Propose monitoring of ground water levels;
- Propose reference party wall awards & neighbours' rights;
- Residents sandwiched between the contemporaneous Car Park work-site & proposed site, suffering superimposition of noise & dust, requiring additional monitoring. All local residents will suffer road disruption at both ends of only vehicular entrances to area, requiring additional coordination.

6 – Fire risk assessment to be carried out and fire suppression equipment installed.

7 - Trees T001&2&4 pose risk to life and property. 4&5 have suffered recent trauma with council consent, but further cropping proposed of canopy (5) and roots (4&5). No trees are within site boundary, belong to neighbours; convince neighbours that the proposed tree damage is within risk tolerance.

Development Control Forum Members: Baigent, Green, McQueen, Page-Croft, Porrer, Smart, Thornburrow and Tunnacliffe

Alternates: Bird and Herbert

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) 457000.

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

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 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**
- Final comments of the Chair

Information for the public

Details how to observe the Committee meeting will be published no later than 24 hours before the meeting.

Members of the public are welcome to view the live stream of this meeting, except during the consideration of exempt or confidential items, by following the link to be published on the Council's website.

Any person who participates in the meeting in accordance with the Council's public speaking time, is deemed to have consented to being recorded and to the use of those images (where participating via video conference) and/or sound recordings for webcast purposes. When speaking, members of the public should not disclose any personal information of any individual as this might infringe the rights of that individual and breach the Data Protection Act.

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 457000