

Cambridge City Council

Joint Development Control - Cambridge Fringes - Development Control Forum

Date: Wednesday, 22 January 2020

Time: 2.00 pm

Venue: Committee Room 1 & 2 - Guildhall

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
Application No: 19/1056/REM
Site Address: Land Between Huntingdon Road And Histon Road,
Cambridge Known As "Darwin Green One"
Description: Reserved Matters application for second housing
phase (known as BDW2) including 330 dwellings
with associated internal roads, car parking,
landscaping, amenity and public open space. The
Reserved Matters include access, appearance,
landscaping, layout and scale and related partial
discharge of conditions 8, 10, 14, 18, 26, 27, 29, 35,
40, 49, 52, 58, 62, 63, and 66 pursuant to outline
approval 07/0003/OUT and use of the Pavilion
building for Use Classes A1 (shops), A3 (restaurants
and cafes), A4 (drinking establishments), A5 (hot
food takeaways).
Applicant:
Agent: Harriet Wooler
Address: Bidwells House Trumpington Road Cambridge CB2

Lead Petitioner: Residents of Woodlark Road
Case Officer: Charlotte Burton

Text of Petition:

The grounds for asking for a Forum on this application are as follows:

Objections

1. **Accuracy** – the plans submitted illustrate a historic view of the houses and flats on Woodlark Road and do not reflect the recent planning permission for the rear extensions at Grosvenor Court, or alterations and extensions to the houses in Woodlark Road over the last 10 years. The plans are therefore inaccurate. Consequently, it is not possible to ascertain accurately the impact of the new development, particularly on overlooking and daylight / sun light issues on the existing community.
2. **Proximity** – the proximity of the new development to existing perimeter buildings on Woodlark Road is too close. This is particularly relevant for 131 – 136 in the BDW2 plans.
3. **Density** – the density of houses in the BDW2 development is far greater than the surrounding areas.
4. **The Pavilion.** This is situated in a quiet residential area, the use of this building is best served in a residential capacity. Alteration for use as retail, food and licensed premises is not appropriate. Proximity would expose nearby properties to a security risk, noise, cooking odours and pollution from external lighting. Of note, there are also no plans of how the Pavilion would be adapted for retail use or whether the plan is to demolish the building which has historical and architectural importance. The building has already been allowed to fall into a state of disrepair.
5. **Drainage** – there is a real risk of flooding in the ditch which runs parallel between Darwin Green and Woodlark Road:
 - a) More information needs to be provided about how the long term maintenance of the ditch will be funded. The information provided does not meet the requirements of condition 35 of the outline conditions.
 - b) The security implications of the maintenance path, which runs parallel and behind the Woodlark Road, needs more consideration in its design.
 - c) There is also concern that the drainage on the Darwin Green site does not have adequate capacity to allow for climate change. The proposed drainage system could be overwhelmed by heavy sustained rainfall and subsequently the overflow could cause flooding to the surrounding areas.

6. **Light pollution** – given the proximity of the houses and gardens in the BDW2 development to the houses in Woodlark Road there should be restrictions to the position of lighting in these gardens, to include security lighting in the proposed development. The use of low level and low wattage lighting should be mandatory.

Recommendations

1. The plans for the BDW2 development should be updated with the correct drawings for the houses along Woodlark Road and the planning application resubmitted. The current drawings are misleading and incorrect.
2. The gardens behind the BDW2 houses that run parallel to Woodlark Road should be 20 metres in depth as indicated on the original pre planning drawings shown at Public meetings, with an orientation that inhibits any overlooking, and a size that does not impact daylight / sunlight issues.
3. The density of the buildings should be checked against current best practice for residential developments of this nature.
4. The Pavilion should not be given change of use and should be used for residential use with a community meeting room – in keeping with a Pavilion.
5. The drainage scheme should be reviewed to ensure it meets the required 100 year flood risks taking into account the impact of Climate change. This should be carried out by an independent body. Information should also be provided on the company who will be responsible for the maintenance of the ditch along the Woodlark Road gardens.
6. There should be mandatory restriction on the lighting used in the gardens and on the security lights on the rear walls of the houses running parallel to Woodlark Road – they should be low level and low wattage.

Joint Development Control - Cambridge Fringes - Development Control Forum Members:

City: Cllrs Baigent, Page-Croft, Sargeant (Vice-Chair), Smart, Thornburrow and Tunnacliffe. Alternates: Moore, Price, Porrer and Lord

County: Cllrs Ashwood, Bradnam, Harford and Richards.
Alternates: Harrison, Hudson, Kavanagh, Kindersley, Whitehead and Wotherspoon

South Cambridgeshire District Council: Cllrs Bygott, Chamberlain, Daunton, de Lacey (Chair), Williams and Wilson.
Alternates: Cone, Hawkins, Hunt and Howell

Information for Petitioners' and Applicants' Representative

The main purpose of Forum meetings is to enable petitioners and applicants to give their views and to provide the means by which consensus can be built between the parties.

Up to three representatives of the petitioners and up to three representatives of the applicants may attend and present their views for a period not exceeding 20 minutes. The representatives of the petitioner and the representatives of the applicant may sum up their views for a period not exceeding 5 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 please see the Development Control Guidelines, contained within the Committee's Terms of Reference a copy of this is available on the Council's website at <https://democracy.cambridge.gov.uk/documents/s36464/JDCC%20Terms%20of%20Reference%20May%202016.pdf> 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 or if you have any other queries.

Format of the Forum

The Development Control Advisor or other Senior Planning Officer (other than one of the case officers involved in dealing with the application) will chair the meeting.

The style of the Forum will be informal, but the authority of the Chair must be recognised. The decision of the Chair on any question of procedure will be final. No votes will be taken.

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) – **up to 20 minutes**
- Presentation of the views of the petitioners against the application (up to 3 representatives) – **up to 20 minutes**
- Presentation of the views of the petitioners in support of the application (where applicable) (up to 3 representatives) – **up to 20 minutes**
- Presentation by the case 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