

Cambridge City Council

Joint Development Control Committee - Development Control Forum

Date: Thursday, 4 November 2021

Time: 1.00 pm

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 (Pages 7 - 30)
Application ref: 21/03609/FUL
Site Address: National Institute Of Agricultural Botany Huntingdon Road Cambridge Cambridgeshire CB3 0LE
Description: Retention of the former NIAB Headquarters building, the demolition of all other buildings and structures, and the erection of buildings with basements for 291 Build to Rent units (Use Class C3) including affordable housing and a 202 bed Apart-Hotel (Sui Generis) and associated facilities along with access, car and cycle parking, landscaping and infrastructure works.
Agent: Peter Mckeown
Address: One Station Square Cambridge CB1 2GA
Lead Petitioner: Resident of Howes Place
Case Officer: Rebecca Ward

Text of Petition:

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

- HARM to the context of the local heritage asset of Howes Place and the amenity of existing residents through the overbearing massing and height of the proposed development and location of a micro-brewery and bar alongside local the heritage asset.
- HARM to specific elements of the built and landscape heritage assets. This harm would arise from proposals for the selective demolition of two houses at Nos. 14 and 15 Howes Place and felling of at least ten (10) pleached limes trees which are protected under TPO 10/1991. These houses and trees are essential parts of the built environment and the landscape setting of the local heritage asset.
- HARM to the setting of the local heritage asset by making Howes Place the back yard of the proposed development for commercial vehicles, drops-offs and pick-ups and cut through for pedestrians and cyclists, including electric cycle and scooter traffic, transitioning to and from the development and parts of Darwin Green to the city centre. Noting that Howes Place is a private, unadopted, unlit and narrow access. This imposes unnecessary harm to the setting as the development site is already served by purpose-built footpaths and cycle lanes on Lawrence Weaver Road and a traffic light controlled junction with Huntingdon Road.
- HARM to the health and well-being of existing neighbouring residents and future residents of the proposed development through the under provision and inappropriate provision of amenity space within the proposed development.
- Proposed under provision of 'Affordable Private Rent' dwellings.
- Proposed under provision of parking spaces for residents, visitors to the Apart-Hotel and employees of the Apart-Hotel, retail units, cafe, micro-brewery and bar and building maintenance contractors.

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

Yes

- Significant reduction in the massing and height of the proposed development and removal of the micro-brewery and bar from the proposed development.
- Retention of Nos.14 and 15 Howes Place and all of the pleached limes trees which are protected under TPO 10/1991 with sympathetic integration of these built and landscape heritage assets into the proposed development.

- Removal of any points of access from Howes Place to the proposed development to ensure that all vehicle, pedestrian and cycle access to the proposed development is from the purpose-built roadways, footpaths and cycle lanes on Lawrence Weaver Road and the traffic light controlled junction between Lawrence Weaver Road and Huntingdon Road.
- Provision of appropriate amenity space within the proposed development in terms of scale, location and accessibility.
- Provision of the minimum of 20% 'Affordable Private Rent' dwellings in the proposed Build to Rent development.
- Provision of sufficient parking spaces for residents, visitors to the Apart-Hotel and employees of the Apart-Hotel, retail units, cafe, micro-brewery and bar and building maintenance contractors.

Joint Development Control Committee - Development Control Forum Members:

City: Cllrs D.Baigent, Page-Croft, Porrer, Smart, S.Smith, Thornburrow.
Alternates: Flaubert, Gawthrope Wood, Nethsingha and Scutt

South Cambridgeshire District Council: Cllrs Bradnam, Bygott, Chamberlain, Daunton, Hawkins, and Hunt
Alternates: Cone, Fane, Howell and J.Williams

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 [Document JDCC Terms of Reference October 2020 - Cambridge Council](#) 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**
- Ward Councillors – **up to 20 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

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 457013