

## Cambridge City Council Development Control Forum

**Date:** Tuesday, 25 October 2022

**Time:** 10.00 am

**Venue:** Virtual Meeting via Microsoft Teams

**Contact:** [democratic.services@cambridge.gov.uk](mailto: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 (Ref 22/03076/FUL/  
Edeva Court, Cambridge CB1 8AF)  
Application No: 22/03076/FUL  
Site Address: Edeva Court, Cambridge CB1 8AF  
Description: Construction of a single storey extension at roof level  
comprising 3 no. self-contained residential flats (Use  
Class C3), including provision of car parking, cycle  
parking and associated works.  
Applicant: Avon Ground Rent Ltd  
Agent: Ms Tanya Kozak  
Address: 30 Stamford Street London SE1 9LQ  
Lead Petitioner: Residents of Edeva Court  
Case Officer: Charlotte Spencer

#### Text of Petition:

We would like to discuss this application and issues we have regarding the submission and communication between the Freeholder and the Leaseholders/tenants and neighbours.

Consultation: the freeholder did not consult or discuss their planned application. We would like the opportunity to put forward our concerns and suggestions.

Additionally, there's not been enough time during the peak holiday

month to organise a response that potentially could turn the lives of people living at Edeva Court up side down.

This is a far bigger issue than just the residents of Edeva Court, it is likely to impact many hundred if not thousands of Cambridge residents unless a clear policy is made regarding the circumstances that a residential (or commercial building) can be developed.

1. Noise and disturbance impact survey: This will cover but not be limited to Construction taking place on and within the building, cranes/delivery trucks and storage of materials, security of the building and airborne dust/building materials. We request any decision requires an impact survey and that the applicant provides a fully costed and evidence supported plan to ensure that the occupants peacefully enjoyment is preserved.

Noise levels should be binding by current guidelines.

The survey should include the impact of the proposed construction of 3 flats on the people living in them.

2. Additional parking spaces: only one space has been allocated for the additional flats. To limit construction of any additional flats to the number of new parkings spaces without narrowing the gate which is required for large removal vehicles etc. The current 12 spaces are numbered and allocated. Adding one extra space for 3 flats is designing conflict into the community.

To ensure construction vehicles do not adversely effect patrons visiting the pub and people living in Edeva Court. Additionally that once the work is completed there will be no long term negative impact on local parking facility especially in regard to the GP surgery, Pharmacy, local pub and residential care home.

3. To install a lift to bring it in line with other similar developments constructed in Cambridge at the time Edeva Court was built and to bring it in line with the equality act 2010.
4. To improve the current design of the proposed construction so that any additional flat do not cause a loss of privacy or light to the surrounding buildings
5. The building was designed and built as low rise housing: changing this to a 4 story build changes the specification of the

services and requirements of the building.

The application to include fully specified up grade to the current fire prevention systems and ones that ensure that the building does not put at risk the residents at the near by older peoples residential home.

6. Internal changes to the building due to the increase in living units to include:
  - Insulation of internal soil pipes.
  - Fire doors to be on automatic release system on the ground floor emergency access.
  - Increase in space and racks for additional bicycles.
7. To limit the working day to no more than 9 to 4 if the flats are occupied. And limit truck movements and access to enable young families to safely enter and exit Edeva Court during the day. To ensure that no works vehicles use the parking outside the GP's surgery or Pharmacy and to discuss with the Queen Edith Pubs landlord how to ensure that vehicles do not negatively impact the pubs business.
8. Loss of green roof: the original planning consent specifically included a green roof which is not part of the new construction.

**Development Control Forum Members:** D. Baigent, Bennett, Collis, Dryden, Gawthorpe Wood, Page-Croft, Porrer, Smart and Thornburrow

**Alternates:** Divkovic, Levien, Howard, Nethsingha and Todd-Jones

### 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 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

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](mailto:democratic.services@cambridge.gov.uk)
- Phone: 01223 457000