

Cambridge City Council

Development Control Forum

Date: Tuesday, 16 April 2024

Time: 10.00 am

Venue: Committee Rooms 1&2, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

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 Against Details
(24/00622/FUL: Westbrook Centre Milton Road
Cambridge CB4 1YG)
Application No: 24/00622/FUL
Site Address: Westbrook Centre Milton Road Cambridge
Cambridgeshire CB4 1YG
Description: Demolition of existing buildings, retention and re-use
of part of the undercroft parking structure, erection of
employment floorspace (Class E(g)) and cafe (Class
E(b)) and alterations to the site layout including
revised car and cycle parking, new drainage,
associated hard and soft landscaping with a play
area, and associated accesses and infrastructure
works.
Applicant: Savills (UK) Limited
Agent: Mr Timothy Price
Address: 33 Margaret Street London W1G 0JD
Lead Petitioner: Resident of Lilywhite Drive, Cambridge
Case Officer: Alice Young

Text of Petition:

The Westbrook Centre is part of a large block in West Chesterton that is impermeable to walking. The lack of walking links make it difficult for residents to access nearby schools, work, or other community

facilities by foot.

We are asking for a Forum on application 24/00622/FUL because it fails to provide new pedestrian access to the Westbrook Centre from Gilbert Road, Corona Road and Lilywhite Drive that are included in the Mitcham's Corner Development Framework. These links would serve to improve the walking network in the area, enabling quicker and safer walking routes (especially for children walking or cycling to nearby schools), reducing congestion and air pollution. The application therefore does not meet the following policies of the Cambridge Local Plan (2018):

- Policy 5 (Sustainable Transport and infrastructure) which requires development proposals to “aim for a joined-up city-wide cycle and pedestrian network by addressing ‘pinch-points’, barriers and missing links’
- Policy 22 (Mitcham's Corner Opportunity Area) which requires development proposals within the Mitcham's Corner Opportunity Area to “promote and coordinate the use of sustainable transport modes”
- Policy 80 (Supporting sustainable access to development) which requires developments to prioritise “access by walking, cycling and public transport” by “conveniently linking the development with the surrounding walking, cycling and public transport networks”. This policy also states that “Areas where public transport, pedestrian and cycle movement is difficult or dangerous will be improved”

We do not hold an in principle outright objection to the application and our concerns could be overcome by providing the walking and cycling links described in the Mitcham's Corner Development Framework. These connections should be wide and well-lit with good sightlines and natural surveillance.

- 5 Application and Petition in Support Details
(24/00622/FUL: Westbrook Centre Milton Road
Cambridge CB4 1YG)
Application No: 24/00622/FUL
Site Address: Westbrook Centre Redevelopment, Westbrook Centre
Milton Road Cambridge Cambridgeshire CB4 1YG
Description: Demolition of existing buildings, retention and re-use
of part of the undercroft parking structure, erection of
employment floorspace (Class E(g)) and cafe (Class

E(b)) and alterations to the site layout including revised car and cycle parking, new drainage, associated hard and soft landscaping with a play area, and associated accesses and infrastructure works.

Applicant: Savills (UK) Limited

Agent: Mr Timothy Price

Address: 33 Margaret Street London W1G 0JD

Lead Petitioner: Resident of Corona Road, Cambridge

Case Officer: Alice Young

Text of Petition:

We have noted that a petition has been filed regarding a new cut-through between the Westbrook Centre and Corona Road. This cut-through was removed from the original proposal after the developer consultation period based on strong, united objection from local residents. We are filing this petition to ensure that, as neighbouring residents, we have the opportunity to be heard at the same DCF. We wish to reiterate at this forum why the cut-through would be unsafe, inappropriate, and not in keeping with Cambridge planning policies.

The cut-through to Corona Road has already been subject to a consultation period, the conclusion of which was to remove it from proposals based on strong resident opposition combined with planning and safety concerns. We are concerned that this is now being revisited outside of the consultation period, and wish to see the outcome of the planning consultation remain in place, with no new cut-through to Corona Road.

Development Control Forum Members: Baigent, Bennett, Carling, Dryden, Flaubert, Gilderdale, Howard, Levien, Nestor, Nethsingha, Porrer, Smart and Thornburrow

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 (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

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