

Cambridge City Council

Development Control Forum

Date: Thursday, 11 September 2025

Time: 11.00 am

Venue: Council Chamber, 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 Details
Application No: 25/02161/FUL
Site Address: Christs College Library St Andrews Street
Description: Demolition of 1970s library and replacement with new library and social and study spaces and including re-provision of bridge to the Bodley Library. Alterations to kitchen, Upper Hall and adjacent areas including new plant, access improvements and alterations to WC provision in the SE range of Second Court. Re-landscaping of Bath Court and ancillary works. Installation of temporary kitchen and dining facility in Second Court for the duration of the works.
Applicant: Mr Simon McDonald
Agent: Miss Charlotte Bailey
Address: Turley, Unit 8 Colliers Lane, Quay Court, Stow-Cum-Quay, CB25 9AU
Case Officer: Dominic Bush

Lead Petitioner in Objection: Christ's Lane Action Group, Lion Yard

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

The proposed development of a tall bulky building that is vastly disproportionate to its surroundings, would lead to harm to the

heritage setting, specifically the neighbouring Grade I listed buildings, in a Cambridge core conservation area.

The current scale, height and mass of the proposed building causes overshadowing, loss of light, loss of vertical sky component, and harm to the public realm along Christ's Lane, one of the city's busiest pedestrian routes.

The proposal includes no active frontage or public benefit to offset the harm caused by its substantially large scale and mass.

The proposed structure qualifies as a Tall Building as defined in the Cambridge Local Policy guidance i.e. "Any structure that breaks the existing skyline and/or is significantly taller than the surrounding built form." Yet the developer has not provided an assessment of how the application aligns with Policy 60 of the Cambridge City Local Plan (2018).

No Daylight/Sunlight Study has been submitted - either to assess the impact on the residential amenity i.e. Bradwell Court, or the impact on the public amenity i.e. Christ's Lane.

The submitted Townscape and Visual Impact Appraisal is highly inaccurate, due to the use of inaccurate methodology, visualisations and verified views.

Do you think there are changes that could be made to overcome your concerns? If Yes, please explain what changes could be made to overcome your concerns:

- 1) Mitigate the building height and scale on the basis of:
 - Impact shown by a daylight/sunlight on the neighbouring residential amenity, and the neighbouring public amenity
 - A revised Townscape and Visual Impact Appraisal that uses an accurate methodology, visualisations, and verified views
- 2) Reduce the mass and height of the proposed building to respect its heritage surroundings, and to respect the conservation context.
- 3) Introduce permeability and active frontage to contribute positively to Christ's Lane, and to satisfy the Cambridge Local Policy 2018 regarding retail frontage.
- 4) Consider design elements from the earlier 2011/2016 proposals that were more sympathetic to the setting.

We will put forward examples of alternative building designs at the Developer Control Forum that incorporate (1) - (4)

Lead Petitioner in Support: Gilbert Road Resident

Petition Title:

Christ's College Library

Statement:

We the undersigned petition the council approve the planning application for the demolition of the existing inadequate Library and the construction of a fantastic new Library.

Justification:

The superb design of the new Library will provide vital new study spaces for students; provide accessibility to a whole range of buildings; significantly improve sustainability; and enormously improve the Christ's Lane streetscape.

Development Control Forum Members: Dryden, Flaubert, Howard, Illingworth, Smart, Thornburrow and Todd-Jones

Alternates: Ashton, Bennett, Griffin, Lokhmotova and Porrer

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 have any queries about the Forum.

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 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

Emergency Evacuation Procedure

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front St Mary's Church. The duty Officer will assume overall control during any evacuation, however in the unlikely event the duty Officer is unavailable, this responsibility will be assumed by the Committee Chair.

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

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

Cambridge City Council is committed to being transparent and open when the Council and its members are involved in taking decisions. The Council will endeavour to live stream/record the Planning Committee. Public speakers are reminded that by speaking/appearing in this meeting you are giving consent to being recorded. The livestream can be watched online as the meeting happens or the recording can be watched after the meeting via the Council's YouTube page [<https://www.youtube.com/@camcitco/streams>] On some occasions this may not be possible, due to a technical fault with the equipment. Whilst this is frustrating it is important to note that there is no legal requirement to record or livestream meetings. The meeting may proceed in person only should there be an ICT failure on the day.

Those wishing to address the meeting as invited Supporters/Objectors (there is no general public speaking item) will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.