



# Public Document Pack

## Cambridge City Council

### DEVELOPMENT CONTROL FORUM

9.30 am Wednesday, 4 July 2012

Committee Room 1 & 2 - Guildhall

Contact: James Goddard Direct Dial: 01223 457015

### AGENDA

#### **32 - 38 STATION ROAD – PLANNING COMMITTEE**

To: Councillors Stuart (Chair), Blencowe (Vice-Chair), Brown, Dryden, Hipkin, Marchant-Daisley, Saunders and Tunnacliffe

Alternate Councillors: Herbert and Tucker

#### **1 INTRODUCTION BY CHAIR TO THE FORUM**

#### **2 APOLOGIES**

To receive any apologies for absence.

#### **3 DECLARATIONS OF INTEREST**

Members are asked to declare at this stage any interests that they may have in an application shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services **before** the meeting.

#### **4 APPLICATION AND PETITION DETAILS 12/0502/FUL & 12/0496/CAC 32 - 38 STATION ROAD**

Committee: Planning Committee

Date: 4 July 2012

Application No: 12/0502/FUL

Site Address: 32 - 38 Station Road, Cambridge, Cambridgeshire, CB1 2JH

Description: The demolition of 32-38 Station Road and the construction of two new office buildings comprising 7806 sq.m. office

floorspace (class B1) for 50 Station Road and 8621 sq.m. office floorspace (class B1) and 271 sq.m. of retail/cafe and restaurant floorspace (class A1/A3) for 60 Station Road as a phased development, including ancillary accommodation/facilities with an additional single level basement to both buildings and up to 61 car parking spaces, with associated plant; along with the re-alignment of the northern section of the southern access road; 432 external cycle parking spaces; and hard and soft landscape (including additional public realm and landscaping over the cycle storage area and basement entrance)

Applicant: Brookgate CB1 Limited  
Agent: Mrs Anna Rogers  
Address: Savills (L and P) Limited, 25 Finsbury Circus, London, EC2M 7EE  
Telephone: 020 3320 8264  
Application No: 12/0496/CAC  
Site Address: 32 - 38 Station Road, Cambridge, Cambridgeshire, CB1 2JH  
Description: Demolition of 32-38 Station Road  
Applicant: Mr Sven Topel  
Agent: Dr Jon Burgess  
Address: Beacon Planning Ltd, 7 Quay Court, Colliers Lane, Stow-cum-Quay, Cambridge, Cambridgeshire, CB25 9AU  
Telephone: 01223 810990  
Lead Petitioner: Mr Frank Gawthrop (on behalf of Glisson Road and Tenison Road Area Residents Association, plus the Residents Associations in Highsett, Brooklands Avenue and Rustat Road)  
Address: Glisson Road and Tenison Road Area Residents Association, Cambridge  
Telephone: TBC  
Case Officer: Mrs Sarah Dyer  
Text of Petition: Following discussion with members of Residents Associations close to Cambridge Railway Station it was agreed to submit a petition to the City Council regarding the proposed construction of twin office towers on Station Road (in relation to planning applications 12/0502/FUL and 12/0496/CAC). One tower has eight floors, the other nine. The development consists of approximately 16,000 sq. m of floor space with estimated staff numbers of over 1,200 and just 61 parking spaces.

Petitioners wished to express concern regarding the

increase in office space, the insufficient on site car parking, the environmental impact on the neighbourhood and the demolition of 32 -38 Station Road, which are fine Victorian buildings listed as buildings of local interest. Petitioners wished to discuss a reduction in the scale of the development.

Petitioners wished to ensure that the development makes a full financial contribution (including deferred payments) to the Cambridge guided bus.

## **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 <http://www.cambridge.gov.uk/ccm/content/development-control/development-control-forum.en> or contact the Council's Committee Section (01223) 457015.

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 (for example an overhead projector).

### **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**

*You are welcome to attend this meeting as an observer.*

*In the event of the fire alarm sounding (which is a continuous ringing sound), you should pick up your possessions and leave the building by the route you came in.*

*Once clear of the building, you should assemble on the pavement opposite the main entrance to the Guildhall and await further instructions. If your escape route or the assembly area is unsafe, a member of Cambridge City Council staff will direct you to safe areas.*

*The Council is committed to being open and transparent in the way it conducts its decision making. Recording is permitted at council meetings which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.*

*Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:*

[www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203](http://www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203).

This page is intentionally left blank