

**CAMBRIDGE CITY COUNCIL
WITNESS STATEMENT**

(Criminal Procedure Rules, r27.1(1);
Criminal Justice Act 1967, s.9, Magistrates' Courts Act 1980, s.5B)

Statement of:

Address:

Occupation: Retired Government H&S Manager.

Date of Birth/Age: Over 18

This statement, consisting of 2 pages, each signed by me, is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false or do not believe to be true.

Dated the 12th Nov 2013

Signed

I have lived in my house on Natal Road for 30 years and the property has legal access to a driveway next to my property. I use this driveway nearly daily to access my allotment. This allows me to witness the developments occurring down the driveway and at the rear of 91/93 Burnside.

After the final dismissal of the second appeal by the Planning Inspectorate on 28th December 2011 the residents of Natal Road adjacent to the site in question thought that they had succeeded in their objections to a development at the rear of 93 Burnside.

Shortly after this I received an outline plan of a projected plan for a two bedroom dwelling house on the land to the rear of 91/93 Burnside. I received these plans from my neighbour at 58A Natal Road which were posted to him. I received no such notification.

I contacted planning enforcement to advise them of the owners' intentions and to query what action would be taken.

On 12th Sept 2012 I received an email from A Twyford, the planning enforcement officer, advising me that the works taking place at the rear of 91/93 Burnside were to be an outbuilding constructed under the Permitted Development.

The very next day I received an email from Building Control telling me a very different story. I exhibit a copy of an email from Ian Boulton Ref: TC1 which advised that building control had been advised that a detached residential annexe at 93 Burnside was to be built.

It occurs to me that telling different stories to different Local Authority departments is a ploy to confuse. Shortly after the above email footings were dug and on the 18th Sept 2012 building blocks were delivered and building work began. I was advised by A Twyford that this development was to be for a summer house. However, as the building has very small windows and does not face south, the use as a summer house seemed unlikely.

Home address:

Home telephone number:

Mobile telephone number:

Male

Date and place of birth:

Maiden Name: Single

Contact point if different from above

Statement taken by:

Signed..... Signature witnessed by..

✓

At a later date I was advised by A Twyford that the plan for the building had been changed to a "Music Room".

The footings were dug, and the blocks were delivered. As is the location is on my doorstep I have good notes and photographic evidence of progress. Shortly after the building skin was complete. The plasterer had starting to plaster the walls and a bathroom/shower was installed along with bedrooms.

It is interesting to note that the planned use of the building was RESIDENTIAL.

In October 2012 I had new double glazing fitted and Mr Kelly, the owner's agent, asked the Everest installers to go and look at his two bedroom bungalow, which he boasted had cost him over £30K. They found it amusing as the windows were looking second hand at the time.

The power was connected on 16th January 2013 and this allowed passers by to see the plasterer at work and the installation of a kitchen. Building and finishing work continued until late May. I was told by Mr Kelly on the 8th May that two people would be moving into the property at the end of the month. They actually moved in on the 18th May and on the 28th May knocked on my door to introduce themselves (it turns out that one of them is a friend of mine) as my new neighbours. After this a second front door was added to the right side of the south elevation. A digital TV antenna was fitted to the roof in early May.

The access gate has now been boarded up so you cannot see in. My friend and someone else are still living there as todays date.

It is in my opinion that this development was deliberately built for residential use and being a close neighbour can absolutely confirm that I have never seen any evidence of the development having been used solely as a music room.

Signed..... Signature witnessed by.....



Re: 93 Burnside, Cambridge

1 message

Ian Boulton <Ian.Boulton@cambridge.gov.uk>

13 September 2012 12:01

To: Sarah Dyer <Sarah.Dyer@cambridge.gov.uk>, Catherine Smart <chsmart@cix.co.uk>,
<

Cc: Alison Twyford <Alison.Twyford@cambridge.gov.uk>, Jotham Steed <Jotham.Steed@cambridge.gov.uk>,
Steve Nix <Steve.Nix@cambridge.gov.uk>

Dear ,

Cambridge City Building Control has received a Building Notice application for a "detached residential annexe".

We have been and will continue to undertake site inspections of building work as it proceeds, however our role is only to help achieve compliance with building regulation requirements.

Cambridge City Building Control have no powers or statutory function in relation to compliance with CDM or Health & Safety of construction sites.

However if you do have any specific concerns with regards to health and safety please do let me know. In the first instance we can try to liaise with the contractor & highlight any issues or concerns. If there is a clear breach of HSE legislation we will contact HSE direct to inform them of our concerns.

Regards,
Ian Boulton

Ian Boulton BSc MRICS MBEng
Building Control Manager

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Environment Department
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website: www.cambridge.gov.uk

>>> Sarah Dyer 11/09/2012 11:55 >>>

Dear ,

I hope that Ian Boulton, Building Control Manager, will be able to help with your query.

S

Sarah Dyer
City Development Manager
Cambridge City Council

Phone: 01223 457153