



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

REFUSAL OF PLANNING PERMISSION

Ref:05/0028/S73

Barry Rencher Robinson
27 Bentley Road
Cambridge
Cambridgeshire
CB2 2AW

The Council hereby refuse permission for

Variation of Condition 3 of planning permission C/99/0562/OP (allowed on appeal) to allow a further five years for development to commence.

at

Land Rear Of 23 Sedley Taylor Road Cambridge Cambridgeshire

in accordance with your application received 7th January 2005 and the plans, drawings and documents which form part of the application, for the following reasons:

1. The development of this parcel of land to the rear, west, of 23 Sedley Taylor Road, by the construction of a single dwelling, constitutes an inappropriate form of backland development. The proposal does not reflect the residential character of this side of Sedley Taylor Road, which is one of substantial houses with street frontages and long rear gardens. Furthermore, the proposal fails the tests set out in criteria b) and d) of Policy NE8 of the Cambridge Local Plan (1996), in that it fails to demonstrate any access to the public highway (let alone a safe means of access), and has not addressed the opportunities for comprehensive, rather than a piecemeal approach to development. The proposal does not reflect the character of the area, recognise the constraints of the site, or relate well to its surroundings. For these reasons the proposal is contrary to policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies NE8 and BE2 of the Cambridge Local Plan (1996).


2. The proposed development does not make appropriate provision for public open space or community development facilities, in accordance with the following policies: policies CS3 and RL3 of the Cambridge Local Plan (1996); policy P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, and the guidance for Interpretation and Implementation of Open Space Standards, adopted as supplementary planning guidance by Cambridge City Council.

This decision notice relates to the following drawings: **Location Plan CB237215**

A copy of the refused plan(s) is/are kept in the planning application file.

Dated: 9 March 2005

Guildhall, Cambridge, CB2 3QJ


Director of Environment & Planning


SEE NOTES OVERLEAF

IMPORTANT ADVICE ON CHANGE TO TIME LIMITS FOR LODGING
PLANNING APPEALS

Please note that recent changes to planning legislation mean that the time limit for the submission of planning appeals and listed building and conservation area appeals **has been increased from three months to six months** after the planning authority has made its decision on an application or failed to determine the application.

These changes came into effect on 14 January 2005 and **apply to all planning listed building and conservation area decisions made on and after 14 October 2004.** Applications made before 13 October are unaffected by this change.

This advice supersedes the advice on time limits for submitting appeals given on the back of this decision notice.

In case of enquiry contact Tony Collins
Direct Dial 01223 457157
Fax 01223 457109
E-mail: planning.devcontrol@cambridge.gov.uk



Landcharges

Date 2nd September 2005

Our Ref 05/0028/S73

Dear Sir/Madam

Town and County Planning Act 1990

Land at: Rear of 23 Sedley Taylor Road, Cambridge

Proposed Development: Variation of Condition 3 of planning permission C/99/0562/OP (allowed on appeal) to allow a further five years for development to commence.

Planning Reference: 05/0028/S73

Planning Inspectorate Reference: APP/Q0505/A/05/1186199

Appeal Start Date: 31st August 2005

Appellant's Name: Mr B R Robinson

An appeal has been lodged against the council's decision to refuse planning permission.

If you wish you may attend the Hearing, and at the discretion of the Inspector to take part in the discussion. You will need to advise the Planning Inspectorate if you wish to attend the Hearing.

If you cannot or do not wish to attend the Hearing you may give your views in writing.

If you wish to make your views known, these should be sent, quoting Reference number direct to:-

Mr Andy Maskrey
3/21 Eagle Wing
Temple Quay House
2 The Square
Temple Quay

John Summers
Head of Development Services
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000



BRISTOL BS1 6PN

Your comments (3 copies) must be received by the Inspectorate not later than 6 weeks from the appeal start date set out at the front of this letter. Any views submitted will be disclosed to the parties and may be read out at the hearing. Any views previously submitted to the Planning Department are automatically forwarded onto the Planning Inspectorate. You will only need to write if you wish to add to or retract your earlier comments, or if you wish to appear at the Hearing.

If you would like to see the Appellants grounds of Appeal before submitting any views, these may be inspected at the reception desk on the second floor, at the Guildhall during normal working hours. A copy of the Council's statement will also be available for inspection within 6 weeks from the start date. However, I strongly urge you to contact the Development Control Administration Department on 01223 457142 before coming into my office to ensure the statement is available.

A copy of the Appeal Decision Letter will only be sent on request, if you wish to receive a copy, you should write direct to the Planning Inspectorate (address above).

The Planning Inspectorate have produced a leaflet called "A Guide to Taking Part in Planning Appeals". This leaflet explains in simple terms the possible involvement that interested parties may have in the appeals process. The Planning Inspectorate have provided me with copies of the leaflet, so if you would like one, please ask at the Planning Reception, 2nd Floor, Guildhall, Cambridge between 9.00am and 5.00pm Monday -Thursday or 9.00am - 4.30pm Friday. Alternatively, please ring the Planning Reception to request a leaflet.

If you are not the owner of the property to which this letter is addressed, I would be grateful if you could ensure that the letter is brought to the attention of the owner.

I will write to you again giving the details of the Hearing as soon as this is available.

Yours faithfully

John Summers
Head of Development Services