

**To: Members of Planning Committee:** Councillors Baker (Chair), Bailey, Blencowe, Dixon, Dryden, Hipkin (Vice Chair), Reid, Slatter, R Smith, Hymans (Alt)  
Applicants/Agent[s] and Lead Petitioner[s] (enc DCF Guidelines)

Published & despatched: 8 September 2005



## **DEVELOPMENT CONTROL FORUM**

**Date:** 21 September 2005  
**Time:** 10.00am  
**Place:** Council Chamber, The Guildhall  
**Contact:** Liz Whitcher **Ext:** 7015

### **AGENDA**

**10.00am:** **PLANNING APPLICATION NO:** 05/0829/FUL  
**SITE ADDRESS:** 41 High Street, East Chesterton.  
**DESCRIPTION:** Change of use of workshops to 9 houses, erection of 5 1-bedroom flats and altered access and car parking.  
**APPLICANT'S AGENT:** Tom Stark, Neale Associates  
**LEAD PETITIONER:** Michael Bond  
**CASE OFFICER:** Tony Collins

The petition is in the following terms in relation to the above planning application.

*We, the undersigned, being residents of Chesterton request that this application be referred to the Development Control forum to hear our objections in full and to examine options for this important heritage site.*

Subsequently, Michael Bond sent the following supplementary information concerning the reasons for opposing the application:

*Residents are not objecting to the principle of conversion to residential development but do object strongly to an overdevelopment of the site that alters the entire character of the setting provided by this range of buildings. The main issues appear to be:*

1. *The proposal to build along the High Street frontage*
  - a.. *is out of scale with the existing buildings on the site and Nos 37 and 39 High Street immediately adjacent*
  - b.. *destroys the open aspect of the yard and is detrimental to the general amenity of the village;*
  - c.. *is detrimental to the amenity of the premises at 39 High Street in that it will block light from the premises; and*
  - d.. *necessitates the removal of intertwined trees that are prized by local people.*
2. *The restricted vehicular access through the proposed building does not give sufficient visibility to users at a point of the High Street often narrowed by other vehicles delivering to local services and will add to on-street congestion.*

3. *The scope for extending or using the footprint of the 'industrial building' should be properly explored as less disruptive of the amenity of existing buildings and retaining the open character of the yard from the High Street.*
4. *The extension of the northern range of buildings is out of keeping with the existing building, detrimental to the amenity of residents at Nos 29,37 and 39 High Street and produces a poor quality of dwelling with no outlook.*
5. *The difference in ground levels between the maltings building and the yard indicates that the yard has been built up to accommodate ever larger vehicles delivering and removing product. There should be a proper evaluation of the significance of this.*

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### **Information for Petitioners' and Applicants' Representatives**

*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).*

### **Information for the Public**

*You are welcome to attend this meeting as an observer. Please note that only the three representatives nominated by the applicant (or the applicant's agent) and the lead petitioner may speak at the meeting.*

*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, you will be directed to safe areas by a member of Cambridge City Council staff.*

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| <b>Planning<br/>Committee</b> | <b>Development Control<br/>Forum</b> |
| 12 October                    | 19 October                           |
| 9 November                    | 16 November                          |
| 7 December                    | 14 December                          |