

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: 4 November 2005



DEVELOPMENT CONTROL FORUM

Date: 16 November 2005
Time: 10.00am
Place: **Robing Room, The Guildhall (Please note the venue is in the former Crown Court accommodation which is through the double doors opposite the Peas Hill entrance and then turn right through the double doors. The Robing Room is the first room on the right (or ask for Directions at Main Reception))**
Contact: Gary Cliff **Ext:** 7011

AGENDA

10.00am: **PLANNING APPLICATION NO:** 05/1085/FUL
 SITE ADDRESS: Car Park adjoining Unex House, 132-134 Hills Road.
 DESCRIPTION: Erection of office development with associated parking.
 APPLICANT'S AGENT: John Peacock
 LEAD PETITIONER: Michael Chisholm
 CASE OFFICER: Neville Doe

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

We, the undersigned residents of Cambridge, object to the above proposal and request a meeting of the Development Control Forum to discuss it.

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

- *This Full planning application is very similar to, though larger than, the Outline application which was refused in 2004*
- *Overdevelopment of the City/Unex house site.*
- *The re-submitted 2004 traffic assessment is seriously flawed:*
 - a) *Wrong floor area and hence trip generation.*
 - b) *Ignores the fact that everyone arriving by bus or train will have to walk the last stage of the journey and therefore negotiate Hills Road railway bridge and the junctions at either end.*
 - c) *The local road system, including the junctions, is already at or above capacity. This is recognised by the serious thought currently being given to how to accommodate existing flows.*
 - d) *Pedestrian and cycle traffic increases, and phased crossings for them, imply reduced vehicular capacity at junctions.*
 - e) *No account taken of local developments already granted planning permission and coming on stream – Accordia site, Belvedere/Homerton and the Triangle.*

- *The existing Unex/City House development remains only partially occupied, despite assertions in the past that tenants had been signed up.*

-

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) 457011.

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.

Planning Committee	Development Control Forum
7 December	14 December
4 January	11 January
1 February	8 February
1 March	8 March
29 March	5 April
26 April	3 May
24 May	31 May