



Cambridge City Council

DEVELOPMENT CONTROL FORUMS

WEDNESDAY 8 MARCH 2006

Committee Room 1, The Guildhall

Contact: John Blunt Tel 01223 457012

FORUMS 1 and 3 Planning Committee

Councillors Baker, Blencowe, Dixon, Dryden, Hipkin (Vice Chair), Hymans, Reid, Slatter, R. Smith, Stuart (*Alt*)

FORUM 2 South Area Committee

Councillors Barrett-Payton, Dryden, McPherson, Baker, Stebbings, Taylor, Stuart, Adigun-Harris, Slatter

Applicants/Agent[s] and Lead Petitioner[s] (enc DCF Guidelines)

Published & despatched: Tuesday 28 February 2006

Agenda

10:00am FORUM 1: 34 Storey's Way (Planning Committee)

Application No: 05/1366/OUT
Site Address: 34 Storey's Way
Description: Outline application for residential development, following demolition of existing house
Applicant:: Camstead Ltd
Agent: Colin Brown, January's
Lead Petitioner: Mr A R Akester
Case Officer: Andrew Thompson
Text of Petition See attached letter.

11:45am FORUM 2: 2 Cavendish Avenue (South Area Committee)

Application No: 05/1365/FUL
Site Address: 2 Cavendish Avenue
Description: Erection of six town houses, including demolition of existing house.
Applicant:: Camstead Ltd
Agent: Jenny Page, Carter Jonas
Lead Petitioners: Mrs Amaratunga/Mrs Ellingham
Case Officer: Tony Collins
Text of Petition: We the undersigned wish to object to the plans for the development of 2 Cavendish Avenue.

Objections on the following grounds:

1. The massing of four storey town houses would be out of scale with the predominantly two storey residential development in the surrounding area.
2. The trees and hedging along the frontage with Hills Road that the developer recognises as the dominant feature of the immediate area would be lost causing unnecessary harm to

the character and appearance of the area.

3. There would be an unacceptable level of disturbance with vehicles coming and going along the driveway and an increase in the volume of traffic in Cavendish Avenue.
4. There would be a loss of privacy from the vast array of overlooking rear windows from the town houses.

3:30pm FORUM 3: Cambridge Station Redevelopment (Planning Committee)

[Please note that the timing of this Forum has changed to 3.30pm from 2.00pm]

Application No: 06/0008/OUT

Site Address: CB1 Cambridge Station Redevelopment

Description: Erection of a mixed use scheme, comprising 84054 sq m of Class C3 (dwelling houses) floorspace (up to 1400 new dwellings); 65400 sq m of Class B1(a) (Offices) floorspace; 4849 sq m of Classes A1, A2, A3, A4 and/or A5 (shops, financial services, food and drink, cafes, drinking, hot food takeaway) floorspace; 7968 sq m of Class C1 (Hotel) floorspace; 2035 sq m of Class D1 (non-residential institution) exhibition and conference centre floorspace; 3912 sq m of Class D1 (non-residential institution) historical resource and cultural centre floorspace; a multi storey car park and major transport interchange facilities, including associated car and cycle parking; demolition and conversion of existing buildings; construction of new buildings; alterations to existing buildings and structures together with alterations and modifications to the highway network; construction of new roads, footpaths, public spaces, public and private open space and ancillary and incidental development

Applicant:: Ashwells

Agent: Rod Dowle

Lead Petitioner: Michael Chisholm

Case Officer: Sarah Dyer

Text of Petition: We the undersigned residents of Cambridge object to this planning application and seek a meeting of the Development Control Forum in the hope of persuading the applicant to come forward with a very substantially scaled down and re-balanced application. Some of the grounds for objections are listed below:

1. The planning application shows substantial disregard for the Station Area Development Framework, adopted by the City Council.
2. The seriously inadequate provision for traffic interchange at the Station, including long-distance buses.
3. The scale of development would generate an impossible amount of traffic – vehicular and pedestrian/cyclist.
4. The proposed heights and densities show scant regard for the settling /adjacent areas, including the Grade II listed Flour Mill and Station.

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) 457012.

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, although it may be necessary to ask you to leave the room during the discussion of matters, which are described as confidential on the agenda.

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.

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29 Storey's Way
Cambridge, CB3 0DP

23 January 2006

Mr Andrew Thompson
Environment & Planning
The Guildhall
Cambridge, CB2 3QJ

Dear Mr Thompson

Your Reference 05 / 1366 / OUT. 34 Storey's Way, Cambridge

The above outline planning application, if accepted, would be a gross over-development of the site. It would destroy a fine family house and it would add about another 40 cars to those already based on Storey's Way.

Regarding the "Historic and Architectural Assessment" of the property by "Heritage Assessments Ltd." on which most of the application is based, this is a diatribe of the most unmitigated rubbish. It is obviously designed by a firm which has been paid to denigrate not only No 34, but also the whole of Storey's Way as well. The prime objective of this "Assessment" is to mislead and to "pull the wool over the eyes" of the Planning Department and anybody else who may object to this application. I trust it will not succeed.

Storey's Way was designated a Conservation area by the Local Authorities for its obvious character and the many listed buildings it contains. No. 34 has already been designated "A building of special local interest". In addition to this the Environment & Planning Department has encouraged local residents to apply for an extension of the existing Conservation Area to include, amongst other things, No. 34.

"Heritage Assessments Ltd." has completely contradicted the wisdom and careful consideration given by Cambridge City Council for the establishment of a Conservation Area. They use all sorts of dubious arguments to run down the obvious quality of No. 34. They claim that it was not designed by an architect but by a builder. This is totally irrelevant. Many ghastly houses have been designed by an architect and many fine houses have been built without one

By any standards, No. 34 is a fine family house, which fits in well with its immediate neighbour. After modernisation it would be as pleasant to live in as any other house in Storey's Way, including those designed by Baillie-Scott. It is a good size, light and airy inside with well proportioned rooms built around a central hall. Any sensible person would much prefer to live in such a house of traditional construction, than in one of the concrete "rabbit hutches" which this developer wishes to build.

Cambridge is very short of pleasant family houses and this one should be preserved for the people of Cambridge and not demolished for the convenience of a developer. If No. 34 is preserved with its formal (but neglected) front garden there would be no need to extend the *cul-de-sac* further westward. Access to the site could remain by the existing drive. It would be reasonable to build 2 or 3 new houses, of comparable quality to those nearby, in the orchard part of the garden. These new houses as well as No. 34 could easily use the existing drive for access to Storey's Way.

"Heritage Assessments Ltd." has even attempted to denigrate Dr F.F. Blackman himself, for whom the house was originally built. They say "There was nothing to suggest that he was a particularly outstanding or influential academic". This is an extraordinary statement and a gratuitous insult to a world famous scientist.

Dr Blackman was awarded the "Royal Medal" of the Royal Society in 1923 (acknowledged by "Heritage Assessments Ltd.") for his "researches on the gaseous exchanges in plants and on the operation of limiting factors". This is awarded once a year "For the most important contributions to the advancement of Natural Knowledge". He was invited to deliver the prestigious Croonian lecture of the Royal Society in 1923 on "The problem of plant respiration considered as a catalytic process". Other presenters of the Croonian lecture include such people as : - I.P. Pavlov (1928), Lord Adrian (1931), Sir James Grey (1939), Sir Francis Crick (1966) etc.

Dr Blackman was an internationally respected plant physiologist, a Reader in the Department of Botany at Cambridge University and a Syndic of the Fitzwilliam Museum. He is listed as the inventor of "The Blackman Reaction in photosynthesis" as one who achieved a world "First" for Britain, together with such people as : - Charles Darwin (1836, Natural Selection), James Clerk Maxwell (1861, Electromagnetic Waves), William Bragg (1913, X rays & Crystals), Alexander Fleming (1928, Penicillin), Frank Whittle (1930, Jet Engine), Andrew Huxley (Nerve Impulses) and many other famous people.

In 1937 Dr Blackman was awarded the Gold Medal of The Linnean Society.

Those responsible for this ridiculous "assessment" should be thoroughly ashamed of themselves and should be required to withdraw their insult and apologise for it.

I hope you will agree with me that demolition of No. 34 would be pure sacrilege, to build 19 or more "units" on the site would be a gross over-development and for anybody to be taken in by the propaganda of this absurd "assessment" would be sheer stupidity.

Yours sincerely

A.R. Akester