



Cambridge City Council

DEVELOPMENT CONTROL FORUM 10.00am 3 September 2008

Planning Committee: Councillors Al Bander, Baker (Chair), Blair, Blencowe, Dixon, Dryden, Hipkin, Holness, Reid Alt: Smart

Location: Centre at St Paul's, Hills Road Cambridge CB2 1JP

Contact: Glenn Burgess Tel 01223 457169

Agenda

1 Apologies

To receive any apologies for absence.

2 Declarations Of Interest

Members are asked to declare at this stage any interests that they may have in an item shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services **before** the meeting.

3 Introduction by Chair to the Forum

Station Area Development - CB1

Application No: 08/0266/OUT

Site Address: Station Area CB1

Description: The comprehensive redevelopment of the Station Road area, comprising 331 residential units (inclusive of 40% affordable homes); 1250 student units; 53560 sq m of Class B1a (Office) floorspace; 5255 sq m of Class A1/A3/A4 and/or A5 (Retail) floorspace; a 6658 sq m Polyclinic; 86 sq m of D1 (Art Workshop) floorspace; 1753 sq m of D1 and/or D2 floorspace (Gym, Nursery, Student/Community Facilities) and a 7466 sq m Hotel; along with a new transport interchange and station square, including 30 taxi bays and 9 bus stops (2 of which are double stops providing 11 bays in total), a new multi storey cycle and car park including accommodation for c.2750 cycle spaces, c.50 motorcycle space and c.652 car parking spaces; highway works including improvements to the existing Hills Road/Brooklands Avenue junction and the Hills Road/Station Road junction and other highway improvements, along with an improved pedestrian/cyclist connection with Carter Bridge; and works to create new and improved private and public spaces.

Ward: Trumpington

Applicant: Ashwell CB1 Ltd

Agent: Savills, First Floor, Lansdowne House, 57 Berkeley Square, London

Lead Petitioners: 1 Stephen Walsh 2 Diane Winkleby

Address: Unex House
Church Lane
Newmarket CB8 9TN

Ravensworth R.A
92 Ravensworth Gardens
Cambridge

Case Officer: Sarah Dyer

Text of Petition 1:

We the undersigned object to the above application and request that our representatives, Unex Technical Services, are permitted to present our objections at a Development Control Forum. Our specific objections are as follows:

A: we object to the alterations to the Hills Road/Brooklands Avenue junction and the traffic congestion which this will cause. The updated transport assessment is flawed but even that admits to extra queuing on the Hills Road/Brooklands Avenue junction.

B: we object to the over-development of the site which will result in over 27,000 daily trips being generated. The updated transport assessment is flawed and its 'nil detriment' claim is not credible. The split between modes underestimates the number of vehicle trips.

C: We object to the lack of adequate public open space within the development. The amended open space schedule in the 'Responses to issues' proves the shortfall.

D: We object to the overwhelming impact on the station building and the inadequate and poor design of the station forecourt. The supplementary conservation issues report does not sufficiently justify the demolition of the historic buildings.

E: We object to the amount of commercial space proposed within the development and the location of the student accommodation.

Text of Petition 2:

We, residents of Cambridge are concerned about the height of buildings on the Ashwell Development, particularly ones that overlook Ravensworth gardens, inadequate public open space for the size of the development, and about the development of traffic it will create on Tenison Road. We request a Development Control Forum to discuss these issues.

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.

The format of the Forum has been amended to allow both sets of Petitioners to speak before the Applicants so that the Applicants can then address the issues raised. The Applicants will be invited to divide their time equally on the issues raised by the Petitioners.

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).

Format of the Forum

The format of the Forum is as follows, the times shown are the maximum for each section:

Introduction by the Chair	5 minutes
Presentation by the 1st petitioners* against the application	20 minutes
Presentation by the 2nd petitioners* against the application	20 minutes
Presentation by the applicant/agent*	40 minutes
Presentation by the case officer	10 minutes
Member questions and issues arising	30 minutes
Summing up by the 1st petitioners against the application	5 minutes
Summing up by the 2nd petitioners against of the application	5 minutes
Summing up by the applicants/agents	10 minutes

Final comments of the Chair.

* Up to three representatives of each set of petitioners and up to three representatives of the applicants may present their case.

Information for the Public

Members of the Public are welcome to attend this meeting as observers. Only the applicants' and petitioners' representatives may address the meeting, there is no provision for public questions within the scheme.