



Cambridge City Council

DEVELOPMENT CONTROL FORUM 10.00am 11 February 2009

The Council Chamber, The Guildhall

Contact: Toni Birkin Tel 01223 457086

To Note: Revised arrangements for Development Control Forums become operational for all planning applications submitted from 1 February 2009.

Agenda

10.00am - Cycle Park, Anglia Ruskin University (2 related applications)

Planning Committee: Councillors Al Bander, Baker (Chair), Blair (Vice Chair), Blencowe (Lab sp), Dixon, Dryden, Hipkin (Green & Ind. sp) Holness and Reid Alternate: Smart

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

4 Application and Petition Details

Committee: Planning

Date: 4th February 2009

Application No & Description: **08/1575/FUL** - Erection of D1 educational building and external alterations to electricity sub-station

08/1579/FUL - Erection of D1 educational building following demolition of Rackham Building and relocation of cycle store

Site Address: Cycle Park, Anglia Ruskin University
Description:

Applicant: Bishop Hall Properties

Agent: Savills (L&P) Ltd (Colin Campbell) Unex House, 132-134 Hills Road, Cambridge Telephone: 01223 347000

Lead Petitioner: Peter Varey, 2 Petersfield, Cambridge

Case Officer: Angela Briggs

Text of Petition:

08/1575/FUL - We believe that the erection of new buildings on the main Anglia Ruskin University site would significantly reduce light for residents of Bradmore Court.

We consider that plans for a new and significant entry point to the campus on Bradmore Land opposite Palmer's Walk would increase nuisance for residents and run counter to earlier joint efforts over many years by both ARU and residents to contain ARU activities to its campus.

We are concerned that these proposals for the main ARU site prejudice those still under discussion for the Bradmore Street/Lane cycle area.

08/1579/FUL We find the height, width and depth of the proposed new building to house the optometry clinic to be so great as to represent over-development. The proposal would cut down light accessing properties on Petersfield terrace and in Bradmore Court. It would be over-bearing and box the residents in.

We are not satisfied that motor traffic on the narrow access road (Bradmore Street) would remain as it is or diminish, as suggested in pre-application representations by the proposer and the proposer's agents. We fear it would increase, and request an independent assessment.

11.45 am – 13 Chesterton Road (2 related Applications)

Planning Committee: Councillors Al Bander, Baker (Chair), Blair (Vice Chair), Blencowe (Lab sp), Dixon, Dryden, Hipkin (Green & Ind. sp) Holness and Reid Alternate: Smart

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3 Introduction by Chair to the Forum

4 Application and Petition Details

Committee: Planning
Date: To be determined
Application No & Description: **09/0013/FUL** Erection of 12 apartments with associated car and cycle parking and landscaping
09/0014/CAC Demolition of existing building
Site Address: 13 Chesterton Road
Applicant: Mr Aldo Marino
Agent: Jon Burgess, Beacon Planning
Lead Petitioner: Joshua Wedlake
Case Officer: Catherine Linford

Text of Petition:

- A new building would be out of character with the rest of the road.
- It is better to restore historical buildings than construct in imitation styles.
- The car park area will encourage traffic along Chesterton Road, when we should be encouraging public transport as well as cycling and walking.
- An increase in impermeable surfaces, through the construction of a car park, reduces rain water run-off drainage area and can cause flooding.
- Concern that the recent fire in No 13 could have been deliberate to encourage planners to allow its demolition.
- Environmental concerns: New builds use more resources and energy than restorations.
- Renewable energy strategies on a new build could be implemented equally well on a restoration project, and so are not a valid reason for demolition.

- The time frame for replies set out by the Council is too short and plans have not been made available on the internet.
- Important historical information relating to the building and Chesterton Road in general is currently archived and unavailable to the public at the Mill Road library owing to the refurbishment of the city library.
- Demolition is irreversible, new builds have generally a 50 year lifespan at most. The existing building at number 13 could last for many more years.

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).

Format of the Forum

The format of the Forum will be as follows for each application:

- Presentation by the applicant/agent (up to three representatives) - up to 20 minutes;
- Presentation by the petitioners against the application (up to three representatives) - up to 20 minutes;
- Presentation of the views of the petitioners in support of the application (where applicable) (up to three representatives) - up to 20 minutes;
- Presentation by the case officer - up to 10 minutes;
- Member questions and issues arising - up to 30 minutes;
- Summing up by the applicants/agents - up to 5 minutes;
- Summing up by the petitioners against the application - up to 5 minutes;
- Summing up by the petitioners in support of the application - up to 5 minutes;
- Final comments of the Chair.

Information for the Public

You are welcome to attend this meeting as an observer.

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.

Filming and photography

Filming, photography and recording is not permitted at council meetings. Any request to do so must be put to the committee manager at least 24 hours before the start time of the relevant meeting.