



Cambridge City Council

DEVELOPMENT CONTROL FORUM

10.00am

3 June 2009

The Guildhall, Cambridge

Contact: John Blunt

Tel 01223 457012

Agenda

10.00am - Land At 180 - 190 Newmarket Road Cambridge

Planning Committee: Councillors Al Bander, Baker (Chair), Blair, Blencowe (Lab sp), Dixon (Vice Chair), Dryden, Hipkin, Reid and Stuart Alternate: Zmura

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 application 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: 24th June 2009
Application No: 09/0297/FUL
Site Address: 180-190 Newmarket Road, Cambridge
Description: Erection of 220 bed hotel and restaurant (following demolition of existing buildings), together with associated infrastructure.
Applicant: Eastern Gate Properties Ltd
Agent: Januarys
Address: York House, 7 Dukes Court, 54-62 Newmarket Road, Cambridge
Telephone: 01223 326812
Lead Petitioner: Lynette Gilbert on behalf of Riverside Residents' Association
Address: 47 Riverside, Cambridge, CB5 8HN
Telephone: 01223 560950
Case Officer: Tony Collins
Text of Petition: We, the undersigned residents, request that a Development Control Forum be held in respect of the above application for the following reasons:

Appearance of hotel out of character with surrounding area.
Provision of on-site parking for only 50 cars for a 220 bed hotel.
Access via Coldhams Lane, New Street and Harvest Way will cause increased traffic congestion.
Change of use from office accommodation is not in accordance with the Local Plan.
Need to establish whether the issues of shadowing and overlooking were properly addressed in considering the office block for which planning exists. These issues remain concerns in the

case of the proposed hotel development.

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:

- Introduction by Chair and declaration of Councillor interests – **up to 5 minutes**
- Presentation of the application by the applicant/agent (up to 3 representatives) principally to address the issues raised by petitioners – **up to 15 minutes**
- Presentation of the views of the petitioners against the application (up to 3 representatives) – **up to 15 minutes**
- Presentation of the views of the petitioners in support of the application (where applicable) (up to 3 representatives) – **up to 15 minutes**
- Presentation by the planning officer – **up to 10 minutes**
- Member questions and issues arising – **up to 30 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.