



DEVELOPMENT CONTROL FORUM 09.30am 25 November 2009

The Guildhall, Cambridge

Contact: James Goddard Tel 01223 457015

Agenda

09.30am – CORONA HOUSE, 1 CORONA ROAD, CAMBRIDGE – NORTH AREA COMMITTEE

NORTH AREA COMMITTEE: Cllrs Armstrong, Blair, Boyce, Kerr, Levy, Liddle, McGovern, Nimmo-Smith, Pitt, Todd-Jones, Upstone, Ward

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: North Area Committee
Date: 13th January 2010
Application No: 09/0876/FUL
Site Address: Corona House, 1 Corona Road, Cambridge
Description: Construction of a replacement Sheltered Housing Building (following demolition).
Applicant: Cambridge Housing Society Ltd
Agent: Gemma Browne, The Design Partnership (Ely) Ltd
Address: 100 High Street, Chatteris, Cambs
Telephone: 01354 693111
Lead Petitioner: Charles Rose
Address: 11 Corona Road, Cambridge
Telephone: 01223 510211
Case Officer: Tony Collins
Text of Petition: That this application fails to meet the requirements of the Cambridge Local Plan 2006 in respect of sections: (in order as per Local Plan)

3/1 (3.6g) reducing the need for new build

3/4 (3.11) Responding to context

3/7 in respect of a.h.g.k.

3/12 The design of new buildings in respect of 3.33 feel safe for users and strangers.

3/14 Extending buildings 'b'

4/4 Trees (4.17)
4/13 Pollution and flood protection.

11.00am – CLARE COLLEGE, 40-52 NEWNHAM ROAD, CAMBRIDGE – PLANNING COMMITTEE

PLANNING COMMITTEE: Councillors Al Bander, Baker (Chair), Blair, Blencowe (Lab sp), Dixon (Vice Chair), Dryden, Hipkin, Reid and Stuart

Alternate: Zmura

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3 Introduction by Chair to the Forum

4 Application and Petition Details

Committee: Planning
Date: 13th January 2010
Application No: 09/0864/FUL
Site Address: Clare College, 40-52 Newnham Road, Cambridge
Description: Erection of 20 student residential units to the rear of 40-52 Newnham Road and the alteration and extension of 46-52 Newnham Road to create 14 student residential units (34 in total). Creation of a new vehicular access and car and cycle parking following the demolition of 42-44 Newnham Road, existing garages and other outbuildings and the partial demolition of the rear of 46-52 Newnham Road.

Applicant: Clare College
Agent: Andy Thompson, Beacon Planning Ltd
Address: 8 Quy Court, Colliers Lane, Stow-Cum-Quy, CB25 9AV
Telephone: 01223 810990
Lead Petitioners: Pamela Hauser Raspe and Jane Singleton
Address: 3 Newnham Walk and 18 Wordsworth Grove
Telephone: 01223 350819 and 01223 328555
Case Officer: Tony Collins
Text of Petition: Whilst in principle we, the local residents, do not object to the redevelopment of this site, we feel the current proposal does not meet the criteria set out in the Cambridge City Council Local Plan 2006 for the following reason:

Promoting Design Quality – 3/4 Responding to Context

Have used the characteristics of the locality to help inform the siting, massing, design and materials of the proposed development.

Many of the properties on Newnham Road are three storeys high, but the buildings behind and on the adjoining streets are predominantly one or two storey residential buildings. Their mass is small and their height low.

There are no nearby buildings on the north-west side of Newnham Road

which cover as large a ground area or are as high as Clare College's proposed 'Garden Building'

We would like the 'Garden Building' reduced in size and particularly in height. We would be prepared to consider – if no sensible alternatives were available – that the houses and shops fronting Newnham Road be rebuilt to three storeys. In that way the college could get the accommodation they require and the height of the buildings would be graded from three storeys on the street frontage to two storeys or less near the small scale domestic buildings in Malting Lane, Church Rate Walk, Summerfield and the Perse Almshouses. Additionally, as the land slopes towards the street, the site could be dug out and the 'Garden Building' sunk, so it is less obtrusive.

12.15pm – LUNCH

12.45pm – OLD MALTINGS, PROSPECT ROW, CAMBRIDGE – PLANNING COMMITTEE

PLANNING COMMITTEE: Councillors Al Bander, Baker (Chair), Blair, Blencowe (Lab sp), Dixon (Vice Chair), Dryden, Hipkin, Reid and Stuart

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3 Introduction by Chair to the Forum

4 Application and Petition Details

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| Committee: | Planning |
| Date: | 10 th December 2009 |
| Application No: | 09/0931/FUL |
| Site Address: | Old Maltings, Prospect Row, Cambridge |
| Description: | Erection of 11 residential units (7 x one bed apartments and 4 x studio apartments). |
| Applicant: | Mr Nick Parkinson |
| Agent: | N/A |
| Address: | Hills Residential Ltd, The Mill Building, Harston Mill, Harston |
| Telephone: | 01223 875400 |
| Lead Petitioners: | Maureen Donnelly |
| Address: | Prospect House, 1A Prospect Row, Cambridge |
| Telephone: | TBC |
| Case Officer: | Tony Collins |
| Text of Petition: | It is an overdevelopment of this restricted site, which fails to respond to its context or draw inspiration from its surroundings. |

It would overlook adjacent properties and result in loss of privacy.

It would be too cramped and constrained for future occupants.

It does not make appropriate provision for public open space, community development facilities, public art and traffic mitigation measures.

The proposed buildings are not suitable for either this conservation area, or for directly opposite a row of Georgian listed houses.

2.15pm – 13 CHESTERTON ROAD, CAMBRIDGE – PLANNING COMMITTEE

PLANNING COMMITTEE: Councillors Al Bander, Baker (Chair), Blair, Blencowe (Lab sp), Dixon (Vice Chair), Dryden, Hipkin, Reid and Stuart

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3 Introduction by Chair to the Forum

4 Application and Petition Details

Committee: Planning
Date: TBC
Application No: 09/0967/FUL
Site Address: 13 Chesterton Road, Cambridge
Description: Demolition of existing building and erection of 12 apartments with associated car and cycle parking and landscaping
Applicant: Mr Aldo Marino
Agent: Jenny Page, Beacon Planning Ltd
Address: 8 Quay Court, Colliers Lane, Stow-Cum-Quy, CB25 9AV
Telephone: 01223 810990
Lead Petitioners: Anne Garvey
Address: 18 Hertford Street, Cambridge
Telephone: 01223 364566
Case Officer: Catherine Linford
Text of Petition: It is a pedestrian and low impact building for such an important historical site.

It will cover the garden against Council policy.

Its wrong entrance on Hertford Street, double yellow lines make this idea of an entrance a big mistake leading to traffic problems.

Building is of very poor quality. Cambridge Professor Ementus says the design is “truly shocking” – are we retreating to tenement standards he

refers to the awful internal layout.

The density of the development at 316 dwellings per hectare as compared to 40 for the area at large, it is completely out of character.

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.