



DEVELOPMENT CONTROL FORUM 10.00am 20 January 2010

Committee Room 1, The Guildhall, Cambridge

Contact: James Goddard Tel 01223 457015

Agenda

10.00am – 22 & 23 KELVIN CLOSE, CAMBRIDGE – EAST AREA COMMITTEE

EAST AREA COMMITTEE: Cllrs Benstead, Blencowe, Bradnack, Ellis-Miller, Hart, Herbert, Howell, Lynn, Shah, Smart, Walker and Wright

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: East Area Committee
Date: 20th January 2010
Application No: 09/1106/FUL
Site Address: 22 & 23 Kelvin Close, Cambridge
Description: Erection of 8 x 4 bed dwellings and a detached car port structure, cycle parking facilities, amenity areas and landscaping following the demolition of numbers 22 & 23 Kelvin Close.
Applicant: Laragh-House Developments
Agent: Paul Belton, Januarys Consultant Surveyors
Address: 7 Dukes Court, 54-62 Newmarket Road, Cambridge
Telephone: 01223 326812
Lead Petitioner: Jane and Roger Rich
Address: 21A Kelvin Close, Cambridge
Telephone: 01223 528185
Case Officer: Amy Lack

Text of Petition: Our objections to the application are:

- 1) It will have an adverse impact on the amenities of neighbouring properties: overlooking, overshadowing, loss of privacy, loss of trees, very close proximity to existing properties, unacceptable increase in traffic (people and vehicles), unacceptable increase in noise and disturbance, increase in on-street parking causing access difficulties.
- 2) It will detract from the prevailing residential character of the area. Demolition of existing dwellings will create a gap in the landscape/street scene. Development totally out of character with the rest of Kelvin Close. Majority of units are terraced and all are higher than existing properties. The Close will be split into two communities. Safe and quiet space at the end of the Close under threat from increased traffic.
- 3) An over-intensification of the site. The proposed density is out of keeping with the remainder of the cul-de-sac and the proposed number of units will cause cumulative adverse effects as listed in (1).
- 4) Negative effect on eco-balance exacerbating existing problems with surface water: high water table with clay subsoil, loss of natural soak-away, increased hard surfaces, excess burden on existing drainage ditch.

Changes that could be made to overcome concerns:

- 1) Reduce number of units from maximum of four.
- 2) Properties to remain at same roof height as rest of Kelvin Close.
- 3) Architectural design in keeping with rest of Kelvin Close.
- 4) Position of new properties to be of less close proximity to existing properties and with no overlooking or overshadowing.
- 5) Units to have larger gardens and side parking areas as with rest of Kelvin Close.

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 applicant/agent – **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.