

CAMBRIDGE CITY COUNCIL

NOTES OF A DEVELOPMENT CONTROL FORUM

2 March 2005

10:00am – 11.05am

APPLICATION: 04/1298/FUL – 193 Huntingdon Road – Erection of 8 flats with associated car parking.

Present:

For Applicant

Jenny Page (Carter Jonas) and
David Bishop (Architect)

For Petitioners

Ted Unsworth, Valerie Holt and William Lamb

Members of the West Central Area Committee

Councillors Hipkin, Smith, Holland and Dixon.

(Cllrs Baker and Hymans were also present)

Officers

John Summers (Head of Development Services - Chair), Janine Richardson (Principal Development Control Manager), Toby Williams (Case Officer) and Jason Agar (Committee Manager).

Case by Applicant

- Happy to participate in the process even though officer report is already completed. Main issue of contention is the function of the building i.e. house versus flats.
- Planning approval already given to build house but has not gone ahead. Owner now wants to build flats.
- Parking allocation is 10 spaces (1 for each flat plus 2 visitor bays including a disabled bay) which is in accordance with Council policy. Highways Authority happy with parking allocations.
- Proposal is for a higher density of development which is in accordance with government policy. Development is set back, trees and hedges have been retained, height is similar to other properties.
- The development is not on a Conservation Area and meets the general characteristics of Huntingdon Road.
- Based concept of flats on the size of the originally approved building (house). Made adjustments to height and distance from boundaries as requested by the Council.
- Building is symmetrical and smaller than the approved building (house).
- Prepared to negotiate in regard to bedrooms facing Huntingdon Road and failure to sign section 106 agreement.

Case by Petitioners

- Interest in conserving the Huntingdon Road (northern entry) section of Cambridge.

- Flats not in sympathy with neighbourhood.
- Domino effect if approval given i.e. more flats in Cambridge.
- Need to build more houses and less flats. Loss of large houses will affect Cambridge's economy.
- Development will cause traffic, noise, disturbance and overlooking problems.
- Insufficient car parking.

Toby Williams (Case Officer) advised:

- Highways Authority, Environment Agency, Fire and Rescue have not raised any objections to proposal.
- Conservation and Design Panel raised objections and recommended refusal – raised concerns about massing, dominant gables, intrusive roof glazing and relationship of windows and loss of character.
- 15 letters of objection received for the application.
- Petition contained 41 names.
- Similar proposal for 197 Huntingdon Road (14 flats) which was refused by the Council and dismissed on appeal.
- Officer report completed and recommends refusal on the grounds of design, amenity and failure to enter section 106 agreement (see published officer report).
- Applicant requested that the matter be deferred until May 2005. Decision about how to progress the application will be made after the DCF.

Cllrs Dixon, Holland and Baker raised queries in regard to security fencing, location of ground floor bedrooms, parking and the management of the refuse store. **Cllr Smith** asked question about adequacy of car parking in relation to the standards.

Summing Up – Applicant

- Each occupant of the flats will manage their own bin - responsible for putting it out and taking it in.
- Parking provisions in accordance with Council policy.
- Conservation and Design Panel cannot back up views in regard to the proposal not respecting Georgian architecture.
- Bedrooms on the ground floor are unavoidable when designing flats.
- Can look at security fencing if a concern.

Summing Up - Petitioner

- No merit in application.
- No scope for finding consensus as object to the principle of development.
- Did not know of the view of the Conservation and Design Panel.