

CAMBRIDGE CITY COUNCIL

Notes of a Development Control Forum

Land rear of 86 to 92 Ditton Walk

9 January 2008

11.45am – 12.35pm

Application No: 07/1355/FUL
Site Address: Land rear of 86 to 92 Ditton Walk, Cambridge
Description: Erection of a three storey unit for 8 flats with new access
Applicant: Coverstone Properties Ltd
Agent: David Page Associates, The Gallery, 96 King Street, Cambridge
Lead Petitioner: Mr J Marsh, 3 Ferndale Rise, Cambridge
Case Officer: Tony Collins

Present:

For Applicant

Chris Senior
Sean Dudley

For Petitioners

Justin Marsh

Members of East Area Committee

Councillors Blencowe, Smart and Walker

Declarations of Interest by Members

None

Officers

John Summers (Chair), Tony Collins (Case Officer) and John Blunt (Committee Manager)

Text of Petition

The text of the petitions was as follows:

This petition is to object to planning application 07/1355/FUL and to allow resident and other local community representation at the City Council's Development Control Forum

Case by Applicants

1. Chris Senior introduced the application for 8 flats with shared access and communal garden and 1 parking space for each unit.

Case By Petitioners

2. Justin Marsh made the following points on behalf of residents
3. Was there a need to obtain permission to change the use of green space to residential use?
4. The application undertook to retain the existing trees, of which there were a number of mature specimens and fruit trees.
5. The proposal represented overdevelopment and intensification of density.
6. The development would lead to loss of character, overlooking because of its height.

7. Conditions to any permission granted should allow for further development to adjacent backland.
8. The wider implications of this proposal in the context of other applications in this area included the issues of housing density, the need for planned backland development and for a sufficient access to such an increased scale of development .

The Case Officer's comments:

9. The Case Officer Mr Tony Collins updated the meeting on the previous applications for development on this and relevant adjacent sites and the status of the land.
10. He reported on the comments received the consultations with relevant authorities, including the comments of the Arboricultural Officer on the trees referred to.
11. He confirmed that each planning application was taken on its merits and that there was no over-arching plan for development in the area.

Members questions and comments

Members referred to

12. The plan of the development shown and the Case officer confirmed that there was no implication for developments outside the site shown.
13. The access and its proximity to Ferndale Rise
14. The unusual configuration of the development site. The applicant confirmed that this arose from the ownership of the properties.
15. On a question on the development likely to take place in the area, the Case Officer said that he was aware of nearby sites that could be subject applications but these would have to be considered on their individual merits. Mr Marsh said that residents were aware of parcels of land that were being sold piecemeal and this led to the concern over larger developments. They sought clarification of these proposals and if there was to be a master plan of some sort. Members said that there should be some means of looking at the issues of the back gardens and taking the concerns.

Summing Up by the Applicant

16. Mr Senior commented on the measures taken by the applicant to recognise the concerns of the residents, the issue of the trees which were not protected by Preservation Order. He referred to the access, the scale of the proposed buildings and the footprint of the development.

Summing Up by the Petitioners – against the application

17. Mr Marsh said that residents were concerned about the lack of available information the access issues, the loss of trees on the site, especially the former orchard, and the need to preserve the best elements of the existing site for the benefit of existing and future residents.