

Old Chesterton Residents' Association

Planning Matters: Michael Bond, 119 High Street, Chesterton, Cambridge, CB4 1NL
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High Street / Grayling Close / Thrift's Walk
Chesterton

22 September 2012

To **Residents consulted on Planning Application No. 12/0086/FUL**

Dear Resident

Planning Appeal

**Planning Inspectorate Reference: APP/Q0505/A/2181660/NWF
169 and 171 High Street Chesterton**

You may have received a copy of the attached letter directly, mine had actually gone missing in transit which is why this letter is coming to you later than we would like and fairly close to the last date for submitting comments to the Planning Inspectorate which is 12th October 2012. Old Chesterton Residents' Association (OCRA) will be entering a submission and requesting a local hearing of the appeal.

A Planning Appeal is effectively a hearing from scratch, the appellants are obviously contesting the decision but third parties can also raise issues that they feel were not given due weight by the Planning Committee and which in their view are further grounds for refusal beyond those in the Planning Committee decision. The most significant matters are:

Loss of another pub: at present the only one open is the Green Dragon, the situation on the others is:

Penny Ferry: although planning consent was granted on appeal the site is now part of the Riverside Conservation Area and the Planning Committee has refused consent to demolish the existing building. No appeal has been lodged against this decision as yet.

Haymakers: still up for sale at a reduced asking price.

Dog & Pheasant latterly known as the Golden Pheasant and listed under this name as a safeguarded public house site providing an important Local Community Facility in a Suburban Area in the City Council's Issues and Options Report published in July 2012 as part of the consultation leading to the development of a new Cambridge Local Plan. The applicants claim that the premises was a restaurant and no longer a public house but this is a contention strongly rejected by local people and was not endorsed by the Planning Committee.

Chairman: Clive Brown, 12 Water Street, Chesterton, Cambridge, CB4 1PA Tel: 467616
Treasurer: Chris Dommett,
Secretary: Sue Webster

My recent researches indicate that there has been a pub on this site since at least 1900 and the evidence is that the building itself dates from at least 1830 when it was occupied by the blacksmith who had the smithy to the rear in what became the beer garden. A member of the smith's family appears to have been the first licensee. It is claimed the building was rebuilt in the 1920s but this may be due to confusion with the Yorkshire Grey which was rebuilt in 1935. 169 High Street in appearance and internal layout looks consistent with an early nineteenth century date but there have been some alterations to it.

In September 2012 the City Council approved its Interim Planning Policy Guidance for Pubs, designed to give guidance for proposals resulting in the loss of a public house. The guidance takes account of the following development management principles:

- The need to preserve the important social/community function of the public house;
- The need to preserve the important economic function of the public house; and
- The need to allow flexibility in terms of responding to economic change.

The Dog and Pheasant, under its name of "Golden Pheasant" has been recognised by the City Council through this as a 'Pub Site providing an important Local Community Facility in a Suburban Area'.

Loss of a shop unit: the hairdresser has been persuaded to move into what are now COEL's offices if the plans are approved. OCRA is currently objecting to an application to change the use of the shop at 52 High Street (between the Haymakers and the Post Office) into a private house. Without shops a local centre ceases to be a local centre.

Gross overdevelopment of the site: the number of dwellings gives very little amenity space for what are supposed to be family houses. The smaller bedrooms appear to be only suitable for a small child.

Development out of keeping with its surroundings: existing semis have pitched roofs as have the terraces on each side of the proposed new dwellings fronting the High Street.

Overlooking and impact on other dwellings: The proximity of the new dwellings to existing homes will have a significant impact on their amenity.

Traffic Generation the development will generate traffic movements throughout the day and if occupied by families there are likely to be two cars per dwelling leading to increased pressure on the limited parking on the High Street when everyone comes home. There are likely to be significantly more movements at peak travel times as people go to work or take children to school.

The above are a summary only of the things that have been mentioned in connection with this proposal. OCRA will be noting that the appeal is on the original application rather than the later one which had been amended in some details. It will be helpful if as many people as possible indicate their interest in this appeal.

Yours faithfully

Michael R Bond

Date: 5 September 2012

Old Chesterton Residents' Association

Planning Matters: Michael Bond, 119 High Street, Chesterton, Cambridge, CB4 1NL
Tel: 01223 353202 E-mail: michael.bond1@ntlworld.com

Text of Planning Department letter to objectors

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

**Land At: 169 - 173 High Street East Chesterton Cambridge Cambridgeshire
CB4 1NL**

Proposed Development: Proposed residential development (erection of 11 dwellings) and a retail unit (with 2 bedroom flat above) following demolition of Nos 169 and 171 High Street.

Planning Reference: 12/0086/FUL

Planning Inspectorate Reference: APP/Q0505/A/2181660/NWF

Appeal Start Date: 31st August 2012

Appellant's Name: Mr N Cook And Mr D Brown

An appeal has been made to the Planning Inspectorate in respect of the above planning application. The appeal is to be decided on the basis of an exchange of Written Statements by the parties.

The appeal follows the refusal of planning permission. This decision was made by Planning Committee.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be sent to the Planning Inspectorate and the appellant. Previous comments will be considered by the Inspector, unless within 6 weeks of the appeal starting date the objector writes to the Inspectorate and asks that the comments be disregarded. Should you wish to add anything to your original comments, or require a copy of the appeal decision you should write, quoting the Planning Inspectorate Reference, to the following address:-
The Planning Inspectorate, 3/09 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN

Additional comments must be forwarded to the Inspectorate by **12th October 2012**. You will need to enclose 3 copies of any correspondence sent.

Chairman: Clive Brown, 12 Water Street, Chesterton, Cambridge, CB4 1PA Tel: 467616

Treasurer: Chris Dommett,

Secretary: Sue Webster

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate may publish details of your comments on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, email address or phone number. Please ensure that you only provide information, including personal information belonging to you and that you are happy for this to be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

A copy of the appellant's appeal form, Council's statement and accompanying appeal documents can be viewed online at www.cambridge.gov.uk/planningpublicaccess or by visiting our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am and 6pm Monday to Friday, by **12th October 2012**. However, I strongly urge you to get in touch with the Application Support Team on 01223 457142 to ensure the Council's statement is available.

The Planning Inspectorate have produced an electronic booklet called "Guide to taking part in planning appeals proceeding by written representation - England". This booklet explains in simple terms the possible involvement that interested parties may have in the appeals process. The booklet is available via Planning Portal http://www.planningportal.gov.uk/uploads/pins/taking-part_planning-written.pdf. Alternatively if you are unable to access the internet please ring 01223 457141 or 01223 457143 and we will download a copy free of charge and post to you.

If the Inspector can see enough of the site from the road or public view, he will visit the site alone. If that it not possible, the appellant and the LPA's representative will go with the Inspector. There is normally no need for other people to take part in the site visit. However, if you own a property nearby and you want the Inspector to see the appeal from your property, you should tell the Inspector when you write to them, they will then tell you the date and time of the visit. You will not be able to discuss the case, but you can point out the relevant facts and features.

If you are not the owner of the property to which this letter is addressed, please ensure that the letter is brought to the attention of the owner.

Yours faithfully

Patsy Dell
Head of Planning Services