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File Copy  
The Guildhall  
Peas Hill  
Cambridge  
Cambridgeshire  
CB2 3QJ

Date: 5 September 2012

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

Simon Payne, Director of Environment  
Cambridge City Council, PO Box 700, Cambridge, CB1 0JH  
Telephone 01223 457200 Minicom (non-speaking phone) 01223 457050

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

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](http://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](http://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](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