

Response to Planning Application: Redevelopment of the Tivoli (ref: 17/1771/FUL)

Summary

The Tivoli Pub was badly damaged by fire in 2015 and remains empty and unrepaired. The owners of the property, J D Wetherspoon PLC, have applied for planning permission to demolish the original building, apart from the road-side façade, and replace it with a new six storey building which would primarily be used for residential purposes (16 apartments), with a small (90 sq. m.) retail unit on the ground floor.

Following a review of the planning application and discussions with residents in the area, the Cambridge North Liberal Democrats conclude that the plans fail to meet the principles of the Cambridge Local Plan 2014 and should be rejected so that a more ambitious project can be established that will benefit the wider community and lead to the successful redevelopment of Mitcham's Corner.

Specific Planning Concerns:

We believe that the current plan fails to address the following requirements of the current Local Plan (2006), which are still consistent with the emerging plan (2014) and Mitcham's Corner Development Framework:

Local Plan Requirements	Cause for Concern
<p>3/10 - inadequate amenity space and parking, detract from prevailing character of area, adversely affect the setting of buildings of local interest, prejudice comprehensive development of Mitcham's Corner.</p> <p>5/2 likely impact on on-street parking unacceptable, fail to provide satisfactory refuse bin storage or cycle parking</p>	<p>Longer term plans for Mitcham's corner are still under development and the site under review is one of the prominent buildings in the area and will clearly be an essential part of future plans.</p> <p>The building was originally used as a cinema before becoming a pub and has therefore always provided important community space. These plans will lose this important space for the north of the city</p> <p>The 16 additional residential properties will inevitably lead to additional local parking requirements with, with little space available and impacting access to existing local shops and continued uncertainty over the long-term road layouts at this critical junction in the city.</p> <p>In addition there are inflight plans for parking zones in areas nearby, and this development would impact on those.</p> <p>The cycling parking provided within the plans is also inadequate and appears difficult to access for residents.</p>

<p>3/9 - building does not complement or enhance the waterside setting. Does not improve public access to the waterway – the pub provided public access.</p> <p>3/14 - unreasonably visually dominate, insufficient amenity space</p> <p>4/15 - potential light spillage from rear balconies/windows, impact on Jesus Green wildlife.</p>	<p>Plans appear to focus on maximising profitability through harnessing the riverside location for rear facing balconies attached to luxury apartments.</p> <p>This will significantly alter the waterside setting and, based on the plans provided, we do not think they would enhance the river or the views from Jesus Green.</p>
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Further we ask the committee to require restricting the lower unit to A3 use in order to diversify the offer in the area.

Other concerns

The Friends of Mitcham’s Corner have provided a detailed submission explaining the concerns from local residents, including the quality of accommodation, construction issues, the loss of amenities in the area and the general quality of information provided.

We share all of these concerns and note that acceptance of these plans would significantly undermine confidence City Council’s commitment to the Mitcham’s Corner Development Framework.

Back to the drawing board...

Based on the failure to meet local planning requirements and in light of major concerns from local residents groups, we strongly recommend that the Council reject these proposals.

The redevelopment of the Tivoli presents a fantastic opportunity within the overall plans for a key area for the North of the city. We therefore would like to see plans which reflect residents’ desire for more amenities in the area and which build on the growing success of locally owned businesses in the area.

If there is an opportunity for housing, then we also believe that the Council should be seeking to ensure it’s both high quality and affordable. The current plans will not meet this requirement.

The ideal would be to retain at least part of the site as a community amenity: there is a lack of spaces which aren’t pubs/serve alcohol – something like a community café open late would contribute to a diverse and strong community.

Jamie Dalzell – Ian Manning