

URGENT!

“BACK STREET BISTRO” IS SET TO BECOME A BUSY HIGH-STREET-STYLE GASTRO-PUB

The City Pub Company (East) Plc, with £19 million backing, boasts a “growing portfolio” of 13 pubs in “affluent cities and major provincial towns”, 3 of the pubs in Cambridge (<http://citypubcompanyeast.com/>): The Mill overlooking Mill Pond, the Cambridge Brew House in King Street and The Old Bicycle Shop in Regent Street. These “distinctive high quality pubs” – next to a non-residential tourist hot-spot, amongst shops in a bustling student precinct and beside a noisy commercial thoroughfare – are about to be joined by a new “City Pub” **bang in the middle of our quiet, densely-built and village-like residential neighbourhood at the corner of Hooper and Sturton Streets.** Documents on file with Cambridge City Council show how City Pub intends to redevelop the old intimate, locally owned and managed Back Street Bistro (formerly “The White Hart” and a pub for over a century) into

THE BIGGEST PUB-RESTAURANT IN PETERSFIELD

Yes, one of the smallest eateries in the ward is to be enlarged – *unless we act quickly* – to accommodate up to **76 diners plus standing patrons, some twice its old capacity.**

See for yourself: the proposed floor plans and elevations are at the Council’s Public Access Online Register. In your browser type “cambridge.gov.uk/planningpublicaccess”, select “Current” and then type “16/1760/FUL”. You’ll find the full extent of the scheme **concealed**, deliberately or not, inside an application for planning permission entitled “external alterations; new and replacement roof plant”, abbreviated by the Council to “replacement of existing roof plant”. **See how very much more is involved!**

***How does this redevelopment compare with seating capacity elsewhere in the ward?
(dinner set-ups, excluding take-aways, delis, bakeries, shisha bars and recent closures)***

Mill Road restaurants		Gastro-pubs		Others (pub grub, no grub &c)	
Al Casbah	45	Alexandra Arms	49	The Blue Moon (no food)	68
Bedouin	60	Devonshire Arms	72	Cafe du Paris (no alcohol)	28
Carlos	40	The Dobbler	58	The Cambridge Blue	90
Lagona	30	The Geldart	70	CB2 Bistro (2 floors)	110
Lighthouse	36	The Kingston Arms	40	Hot Numbers Coffee	64
Prana	50	The Salisbury Arms	70	Lan Hong House	26
Rockers Steak House	56			Live and Let Live (no food)	44
Spring Chinese	60	City Pub new site	76	The Six Bells	60
Sweet ‘n’ Spicy	38			Taste of Africa	26
Zi’s Piri Piri	46			White Swan	71

The big new site in City Pub’s portfolio is to be licensed (except over New Year’s Eve):

- to open 1100-0030 daily, except Sunday, 2300
- to play continuous recorded background music, 1100-2300 daily
- to host **live** music, unamplified **and amplified**, 1100-2300 daily
- to supply alcohol, on **and off** the premises, 1100-0000 daily, except Sunday, 1030

See for yourself: the proposed “variation” of premises licence is at the Council’s Public Register. In your browser type “cambridge.gov.uk/licences”, select “Premises licence” and “Sturton Street” and then click the Back Street Bistro link, “Variation - In Progress”.

What else is coming – IF City Pub is allowed to enlarge the “Back Street Bistro” to double its trade, with 76 customers (plus unseated patrons), 12 hours or more a day?

- up to **twice** the **in-coming traffic** looking for parking spaces
- up to **twice** the **car-door-slamming** drop-offs and pick-ups until past midnight
- **patrons congregating** at a new double-doorway on the Hooper-Sturton corner
- up to **50% increase** of **al fresco diners partying** until past midnight
- staff (or patrons?) **socializing on rear roof terrace** overlooking adjacent gardens
- up to **twice** the volume of **overpowering kitchen odours**, which in warm weather drove “Back Street Bistro” neighbours to seal their rear windows and abandon gardens. (Note: the “odour control assessment” file on the Council website (above) rates the City Pub “cooking type (order and grease loading)” as “Low” or 1 on the DEFRA scale, as for “most pubs, Italian, French, Pizza or steakhouse” **rather than** “Very high” or 10, as for “Pub (high level of fried food), fried chicken, burgers or fish & chips”. No menu is supplied as the basis of this assessment.)

BUT IT GETS WORSE

How does City Pub plan to seat so many customers to maximize its revenue in a quiet residential “backstreet”? **By removing kitchen and lavatories to the first floor at the front of the premises!** This is **INTOLERABLE**. Visits to other local establishments (named above) reveal that all, invariably, have kitchens and lavatories situated at the back or side rear, whether upstairs, downstairs or in a basement. The “Back Street Bistro” has a basement, but City Pub labels it “store” (*though it is to be fitted with sink and electrics*). Instead, all the clattering of pots and pans, clanking of dishes, slamming of pantry doors and whooshing of commercial dish-washing (think of “Hell’s Kitchen” or “Ramsay’s Kitchen Nightmares”) will take place directly in front of the 4 original sash windows at the first-floor corner, 2 overlooking Hooper Street, 2 overlooking Sturton Street, **all broadcasting directly into the bedrooms and sitting-rooms of homes 40 feet away**. The same goes for the other 2 first-floor sash windows on the Sturton Street side, each

within its very own toilet cubicle: **imagine the warm-weather broadcasts, day and night, pumping whatever into the bedrooms and sitting-rooms across the street!**

ALL INTOLERABLE. For 130 years, the first floor flat was home to publicans' families and other tenants. By what authority is its *residential* use now to become *commercial* use as a kitchen and toilets? **Why does City Pub's "Application Form" (item 17) answer "Does your proposal include the gain or loss of residential units?" by ticking "No"?**

See for yourself how much City Pub cares: the "Acoustic Report" document on the Council website (above) **deals only with "noise from kitchen supply and extract fans"**. (Note: the "plant noise calculations" for adjacent property were not made from installed equipment, including two air conditioners; and it is "considered entirely possible" – **but does anyone know?** – that "residents of nearby dwellings would have habituated [sic] to some general plant character noise" from Back Street Bistro.)

The City Pub owners and managers will not be inconvenienced – it's *we* the neighbours who will suffer. While they grow their eatery empire at other *appropriate* sites, we will have to stomach the extra racket, extra smells and extra traffic – **unless we act now.**

YES, WE CAN ... ACT TO STOP THIS GROSSLY INAPPROPRIATE OVER-DEVELOPMENT

The Council notified **only 15 addresses** near the corner of Hooper and Sturton Streets about City Pub's planning application, received 4 October 2016. The letter of 11 October required any **comments by 1 November, less than 10 days from now.** That letter is printed overleaf, including instructions on how to comment online or by post.

Please comment **now**. Study the documents, make up your own mind and comment **now**. Only **days** are left. And please send all comments to our Petersfield councillors:

- Richard Robertson (07746 117791), Richard.Robertson@cambridge.gov.uk
- Kevin Blencowe (07914 700602), kevin.blencowe@gmail.com
- Ann Sinnott (07981 970815), Ann.Sinnott@cambridge.gov.uk

You can also contact the Council's Environmental Health Manager:

- Yvonne O'Donnell, Yvonne.odonnell@cambridge.gov.uk

Don't let the big-bucks of City Pub Company ruin the village-like character of our back-street community!



Enquiries to:
 Charlotte Burton
 Planning Services
 T: 01223 457147
 E: charlotte.burton@cambridge.gov.uk

The Owner and/or Occupier
 File Copy

Date: 11 October 2016

Planning Application Ref:	16/1760/FUL
Application Summary:	Replacement of existing roof plant 2 Sturton Street Cambridge CB1 2QA

Dear Sir/Madam

Information about a Planning Application

We have received a planning application, which you may be interested in, and we are inviting you to give your views on the proposal. If you do not own the property you live in, please make the owner aware of this letter.

You will need to make your comments by **1st November 2016** for them to be included in the decision making process.

On the reverse of this letter is information and guidance on: -

- How to view the application details and plans
- How to make a comment
- How we handle your personal data when you make a comment
- How an application is decided
- How you can find out about the progress of the application and decision

In order to save money, we do not acknowledge receipt of comments that are submitted, nor can we reply to you on any issues raised, or provide further information other than the application details submitted. Please note that verbal comments will not be accepted.

If you have any further queries, however, after viewing the plans please contact me using the details at the top of this letter.

Yours faithfully

Charlotte Burton
 Senior Planning Officer

Where to view details about the application

- Online – visit www.cambridge.gov.uk/planningpublicaccess and enter 16/1760/FUL in search field.
- In Person - by using PC's at our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge. Open Mon - Fri 9am - 5:15pm.

PC facilities are also available at City Homes (North) Office, 171 Arbury Road and City Homes (South) Office, 89 Cherry Hinton Road. Mon, Tues & Thurs, 9am – 5pm; Weds 10am – 5pm & Fri 9am - 4.30pm

How to feedback/make comments

Online

Visit www.cambridge.gov.uk/planningpublicaccess and enter 16/1760/FUL in the search field. Select "Make a Public Comment". You will need to "register" if you have not used the system before. We would encourage you to use the online system to submit your comments as: -

- The case officer receives your comments quickly as they are automatically notified by the system
- You can view your comment online, giving you confirmation that we have received it.
- It saves you time, postage charges, avoids postal delays and reduces our costs.

Post

Send your comment to the address overleaf and include the reference 16/1760/FUL in your letter, please ensure your full postal address is included, as anonymous representations will not be taken into account.

Data Protection – How we handle your Personal Data

All comments and letters received are open to public inspection and will be published on our website and may be repeated in public documents. If the application is referred to a committee for decision they may be published within the www.cambridge.gov.uk/democracy committee pages of our website.

We will mask out any personal signatures, email addresses and telephone numbers before we publish.

Your comments will be included in the case officer's report and you should only include information that you are happy to be made available over the internet

In the event of a planning appeal your comments may be published by The Planning Inspectorate on their website <https://acp.planninginspectorate.gov.uk/>

Guidance on making comments

When making decisions the Council can only take into account planning matters. These include whether:

- The proposal accords with planning policy and is appropriate for the area.
- The design of any new building/or alterations to an existing building respects the character and context of the site and the surrounding area.
- Impact on adjoining properties and any possible overshadowing, overlooking or loss of privacy.
- There will be any increase in noise and disturbance.
- Surrounding roads can cope with any additional traffic.
- A development control forum might be held on a planning application for petitions that meet certain requirements, please visit www.cambridge.gov.uk/petitions for further details.

We cannot take into account: loss of view, boundary and other disputes, loss of value, moral objections. Please do not include any comments that may be considered as offensive, abusive, racist or discriminatory as these will not be taken into account or published.

You will only be re-notified about any *significant* amendments to the submitted plans if you have already made written comments

How is an application decided?

Senior officers decide most applications using delegated powers. Anyone can approach his or her Ward Councillor, who may be able request that a Committee determines the application. Ward Councillor details can be found on our website www.cambridge.gov.uk/councillors. Ward Councillors need to make a request for Committee determination within 21 days of publication of the Weekly List of applications received.

How can I find out about progress and decisions?

- Visit www.cambridge.gov.uk/planningpublicaccess and enter 16/1760/FUL in search field and check the application status.
- You can also register to track this planning application and any others via the online public access planning register.
- You can view the decision notice and conditions, online via the documents tab, once an application has been decided.