

By Online Planning Register

Cambridge Past, Present & Future
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Dear Adam

Response to 24/01250/HFUL: Erection of a 3m/2m high acoustic timber fence to Madingley Road frontage and eastern and western side boundaries to front garden and related landscaping at 8A Madingley Road Cambridge

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxtton Watermill.

Cambridge Past, Present & Future object to the proposal as it would spoil the street scene of Madingley Road which is one of the most attractive routes into Cambridge, in that much of the mature trees and hedgerows along the street frontage would need to be removed and replaced with a high close boarded fence, contrary to policies 61 and 71.

Policy 61 seeks to conserve and enhance the city's historic environment. Policy 71 on Trees does not allow development which involves the felling, significant surgery to trees of amenity or other value unless there are demonstrable public benefits.

The site lies within the West Cambridge Conservation Area. This part of the Conservation Area is characterised by residential uses with large, detached family houses set back from the road with spacious gardens. The CAA identifies the importance of trees to the character of the Conservation Area. Paragraph 4.2 states that the trees within the gardens 'are very important in the way they frame views and the buildings themselves'. The map showing the townscape analysis identifies the trees to the front of the application site as being important.

This proposal involves the loss of 5 trees from the frontage. The proposed close boarded fence is very stark and of considerable height at 3m along most of its length. The trees are of significant height and spread and currently provide an important contribution to the character of Madingley Road and the conservation area. With the removal of the trees, the fence will be very intrusive in the street scene and detract from the current verdant character. Page 24 of the CAA notes how the addition of tall vertically boarded timber fencing has had an adverse impact on Bulstrode Gardens and Hedgerley Close.

Together, the loss of the trees and the erection of the 3m close boarded fence will harm the special characteristics of the Conservation Area.

The proposed fence is of no public benefit and does not have to be located on the property boundary but could be located within the garden behind the trees thus retaining the trees for their visual importance but also as noise buffer.

Furthermore, the application is incomplete as no information is provided regarding the design of the gateway access into the development. It would appear that vehicles waiting for the gates to open will obstruct the pavement and part of the road.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer