



He also thanked Cllr Penny Shelton for attending and stressed that she was there in her capacity as a Norbiton Ward Councillor and not Mayor of Kingston.

**2. Apologies:** Simon Oelman [RBK Housing] Elaine Kennedy and Ed Naylor [One Norbiton], Cllrs D. Ryder-Mills and Steven Brister and Mr & Mrs Jankes from Chatham Road

### **3. Brief history of project:**

'A number of local residents have learned of the above application which asks to revise the original application [12/12545/FUL] from a planned building to accommodate 100 students on the 80 Cambridge Road site. The recently submitted application seeks to demolish an existing building in order to re-develop the site and construct a 7 storey high building with plans to provide 300 student rooms and a retail unit.'

[http://www.kingston.gov.uk/council\\_and\\_democracy](http://www.kingston.gov.uk/council_and_democracy)

**Planning reference: 12/12545 80 CAMBRIDGE ROAD KINGSTON UPON THAMES KT1 3LA**

### **4. Outline of revised planning application:**

Mahon, a representative of the contractor stated that he felt the proposed amended application will actually be of benefit to the local community for the following reasons:

- Mahon reported that the revised planning application came about because a comment has been made by Cllr David Ryder-Mills when the original application was submitted that it would be good if the properties surrounding Duke's Tavern could be purchased and a larger student facility created. It was this which had triggered the revised plan.
- It was also pointed out that there is a desperate need for student accommodation in Kingston as the University is seeking an extra 2800 students places to keep up with demand.
- It was generally felt that keeping all of the students in one place will be an advantage as it will free up family homes which are currently being used by students. [ It was pointed out

that this is very unlikely as the homes being rented by students at present are from private landlords – this will not change the fact that the accommodation will remain unaffordable to those seeking social housing.

- The site will be developed to the highest standard and enhance the local area including landscaped surroundings and a roof terrace.
- The additional levels will not feature throughout the structure, only in some areas.
- Strenuous efforts will be made to prevent students parking with the area –indeed he reported on the suggestion from Jill Preston that a penalty be imposed on the Management Company for every proven parking infringement.
- Promises were made that local residents would be offered first refusal for employment both with the building construction and also when employing staff to work in the completed facility – Mr Mahon estimated that this would involve some 20 people. This would be written in to the contracted agreement.
- There will be an increased number of CCTV cameras erected in an effort to curtail the number of Anti- Social Behaviour incidents.
- The company will employ security guards to 'manage' the students
- For the first 6 months/year of existence the contractors will undertake to provide a training room on the ground floor which will be used to teach local residents skills such as carpentry, painting and decorating etc.
- Attention was drawn to the fact that under 'Section 106' the contractors will give in excess of £600,000 to RBK which will be used to compensate the local community for the upheaval of the project – it remains to be seen how this will benefit residents.
- In addition there is the offer from the contractors that, should the project go ahead, an additional £100,000 will be made available to the local residents' groups to spend in any way they wish to enhance the wellbeing of residents in the area
- The project will benefit the area financially due to increased footfall and use of shops etc.

## **5. Discussion and comments from local community**

- The height of the proposed building is far higher than any neighbouring building and will seriously impinge on the eye-line view of local residents. When the Cambridge Road Estate was designed, care was taken to create an estate which does not feel 'closed in', despite the density of the population. A construction of this kind will undermine these previous attempts to afford residents an open environment where possible – in particular

those in neighbouring accommodation whose outlook will be seriously restricted. This, in turn could be to the detriment to the health and well-being of those affected.

- Whilst the application states that the accommodation will be 'non parking', there are no guarantees that this can be effectively enforced. Indeed, the recent change in the law which prevents the clamping of unauthorised vehicles only exacerbates a problem which already exists. The location of this site is only minutes from Kingston Town Centre and a local rail link which makes it very attractive to those seeking a free parking space. The introduction of 300 extra vehicle owners would seriously affect the availability of parking spaces for estate residents and thus affect their quality of life.
- The introduction of an accommodation block of this size will increase the burden of an already very busy public highway. In addition there is a good chance that vehicles will take advantage of the 'back roads' to reduce traffic congestion and substantially increase the volume of traffic on both of the Cambridge Road Estates. This could increase the possibility of accidents to the many young people who live and play on the estates. Indeed, the main green space on CRE is next to the proposed build.
- Thanks to the afore mentioned access to Kingston and rail links there is already problems with drivers who make use of the local back streets and create a 'rat run'. This will only increase the problem.
- Consideration should be given to the social impact of this proposal. There are genuine fears that the level of anti-social behaviour will rise from what is already an uncomfortably high level. Further, this is already a very densely populated area and we wonder just how many extra people we can comfortably absorb in to this community – especially as by the very nature of the accommodation on offer, the inhabitants will be transient and perhaps not too worried about the impression they make on neighbours.
- There will be an increased drain on local services such as GP's, Dentists etc which are already overstretched thanks to funding cuts
- Many of those present expressed grave concern that the students will provide fresh business for what is an already serious local drugs problem.
- Residents expressed anger about the way this has been approached – ie: On the back of the original application for 100 students which was agreed last year. Mahon again stated that this was as a result of comments made by Cllr Ryder Mills.
- Concerns were expressed about the disruptions that are bound to be experienced whilst the building is constructed. Mahon's assurances that they will be keeping to rigid restrictions were dismissed by those who have already experienced a similar situation during previous constructions.
- Quite apart from noise of traffic and increased demand for services it was unanimously agreed that the impact of noise and anti-social behaviour has not been fully considered. Not just on the estates but also surrounding areas where students will be walking to and

from the station or town centres after nights out. Experience has shown this to be especially problematic at weekends.

## 6. Information about other planning applications in Norbiton

Cllr Penny Shelton addressed those present and referred them to the RBK's 2011-15 Strategic Housing Plan. This made it very clear that there have been specific areas set aside for student accommodation and also stated that there should be places for no more than 50 students within Norbiton. She recommended that this report be downloaded from the RBK website and studied.

[http://www.kingston.gov.uk/browse/housing/housing\\_strategy/strategic-housing-programme.htm](http://www.kingston.gov.uk/browse/housing/housing_strategy/strategic-housing-programme.htm)

It was also suggested that as many residents as possible attend the Planning and Development meeting to make their objections heard. Those present were referred to the One Norbiton website where the latest details will be posted.

## 7. Proposed further community action

That as many residents as possible attend the Planning and Development meeting which is currently scheduled for 7.30pm on 12<sup>th</sup> June in the Guildhall. Details of the agenda are not yet available.

[http://www.kingston.gov.uk/council\\_and\\_democracy/committeeminutes/moderngov.htm?mgl=mgCommitteeDetails.aspx&ID=138](http://www.kingston.gov.uk/council_and_democracy/committeeminutes/moderngov.htm?mgl=mgCommitteeDetails.aspx&ID=138)

## 8. Any other business

The Chair thanked everyone for attending and expressed his delight that there had been a turnout of almost 50 residents.

**Information about this can be found by going to**

**[www.onenorbiton.org.uk](http://www.onenorbiton.org.uk) and following the link**

