



**West/Central Area Committee
(City Councillors representing Castle,
Market and Newnham Wards)
3 April 2008 7.30pm – 9.35pm
Minutes & Actions**

Present: Councillors: Simon Kightley (Chair), Marie-Louise Holland, Tania Zmura (Castle Ward), Colin Rosenstiel, Joye Rosenstiel, Mike Dixon (Market Ward), Sian Reid (Newnham Ward)

County Councillor: David White (Castle Ward),
Gaynor Griffiths (Market Ward), Alex Reid (Newnham)

Additional information for public: City Council officers can also be emailed firstname.lastname@cambridge.gov.uk
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Members of the City Council have individual email addresses which are listed on the City Council website: www.cambridge.gov.uk/councillors/members.htm
Members of the County Council can be emailed: Firstname.lastname@cambridgeshire.gov.uk

ACTION

08/08 APOLOGIES FOR ABSENCE

Apologies for absence received from City Councillors Rod Cantrill and Julie Smith (Newnham Ward)

08/09 MINUTES

The minutes of the meeting held on 13 December 2007 were agreed as an accurate record and signed by the Chair

The minutes of the meeting held on 7 February 2008 were corrected to show apologies from County Councillor Griffiths. They were then agreed as an accurate record and signed by the Chair

08/10 MATTERS ARISING

Councillor J Rosenstiel requested further information on any excess funding available through the Community Development Grants

The Chair agreed to refer this query to the relevant Officers for follow up

SK

07/51: Open Forum

Further information was requested regarding the specific conditions placed on the approval of this years Strawberry Fair

Councillor Dixon confirmed that an Action Plan had been put into place to deal with any issues from last year's event but suggested that Councillor Julie Smith (Executive Councillor for Arts and Recreation) would be best suited to give any further information

Councillor Griffiths confirmed that full details of the agreed conditions are in the public domain and she would happily email to interested parties. A press release had also been produced

08/11 OPEN FORUM

Q1) With regard to the congestion issue – the proposed widening of Huntingdon Road will not ease the problem as blockages will continue at Castle Hill

Councillor S Reid: sympathised with local residents and highlighted that neither the City Council nor the public were engaged with fully regarding the County Councils initial TiF proposals. After 2 years of pushing, the County Council had finally agreed to a Joint Strategic Transport Forum with the first meeting taking place on 14th April. The City Council would be insisting on better planning and more consultation regarding transport proposals

Councillor Kightley: the biggest issue could be the tidal flow system, which would limit *entry* into the City on Huntingdon Road to mornings and *exit* to afternoon and evening. The City Council are determine to oppose this

Q2) Is there any progress on re-activating the byelaw prohibiting parking on grass verges?

Councillor C Rosenstiel: Legislation in the form of the Local Government and Public involvement in Health Act had been passed in 2007. This would enable enforcement by fixed penalty but unfortunately it had yet to be brought into force – the Council were however making further enquiries into the proposed timescale

Q3) Concern over the CRC/Brunswick School redevelopment and proposed changes to residential car access – meaning re-routing of 86% (160) of cars along Newmarket Road and Walnut Tree Avenue. Does this not go against the City Councils views on making cycling safer in the City?

A leaflet distributed by Berkeley Homes states that the City and County Council are supporting this

Councillor C Rosenstiel: confirmed that no planning consent had been agreed. The application would be decided by the full Planning Committee in due course

Concern had been raised that the development had not been taken into account with the Riverside issues at the Area Joint Committee. A letter had been written to Berkeley Homes stating that the Abbey Ward Councillors and residents must be included in their circulation lists

Principal Development Control Officer: confirmed that the developers had already held two public exhibitions and a third would take place on 16 April at Oddfellows Hall. Members of the public and Councillors were encouraged to attend and express their views

Councillor S Reid: expressed concern that the leaflet stated agreement by the City Council

Councillor C Rosenstiel: had contacted Berkley Homes and informed them that this statement was misleading

08/12 DECLARATIONS OF INTEREST

None raised

08/13 CITY CENTRE MANAGEMENT – CONSULTATION ON PROPOSALS

The Head of Tourism and City Centre Management introduced the item and gave an introduction into the role and structure of the services and how they could be improved and enhanced as a public/private sector partnership

- The partnership approach to City Centre Management had been gaining momentum over the last 10-15 years with Cambridge as one of the leaders
- City Rangers were first introduced 10 years ago and had proved very valuable – with other cities now copying the model
- 2 specific roles of City Centre Management:
 - Operational: running markets, street trading, pavement café licences
 - Janitorial: cleaning, hygiene, bin collection
- A Partnership Board was in place to look at issues such as: marketing and communication, safety, heritage, culture and tourism
- A review of Tourism highlighted the benefits of merging the two existing services

- With lots of different stakeholders from the public, private and voluntary sector there were distinct benefits to working together in a partnership approach:
 - increased funding opportunities
 - increased resources and experience
 - more proactive approach
 - better integrated tourism activity
- Challenges include: growth agenda, fragmented city centre, decrease in foot shoppers, competition from other cities and accessibility issues
- Aspirations include: vibrant and accessible city centre, good public transport links, preservation of historical scene and a cohesive city centre community
- The consultation had now been launched and views were being sought from all Area Committees
- The issues had been debated at the Strategy and Resources Scrutiny Committee and a decision would be taken at the next meeting in June

Q) The increase in litter is not just an issue for the city centre – Adams Road and the ‘backs’ have particular problems with inadequate rubbish bins

The increase in coaches in Wilberforce Road is also an issue (damaging pavements etc) and the number of youngsters milling around the city centre is causing problems. Tourism is not good for the city if it is not controlled properly

Councillor S Reid: tourism budgets had been cut as resources were restrained. It was not felt the role of the City Council to encourage tourists but important to offer welcoming and informing services – managing properly the existing tourists instead of encouraging more

Head of Tourism and City Centre Management: through the consultation it was hoped that additional ways to engage with youngsters could be looked at. Agreed to look at the street cleaning programme and approach the coach operators with the issues raised

ET

Q) Raised issue of increase in large chain stores - limiting the smaller independent shop keepers

Head of Tourism and City Centre Management: highlighted that the independence and distinctiveness of the city centre was very important and work was being undertaken with the major landlords in the area (eg colleges) to encourage this

Principal Development Control Officer: unfortunately there was no role for the Planning Department in selecting what shops occupy units

Q) Does the Planning Department have powers to dictate the size of units in shopping centres – as this would help to ensure smaller independent shops?

Principal Development Control Officer: it would be possible to attach these conditions to a planning application but it was not routinely done

Head of Tourism and City Centre Management: the City Councils terms of leasehold and freehold powers would be more relevant to managing this but in a way the market would always dictate this

Q) The smoking ban has seen an increase in street cafes and people smoking in the streets around the city centre

Head of Tourism and City Centre Management: a lot of cafes were now providing outside seating when they did not have permission or a license. The Market and Street Manager was currently looking into this

Q): A number of issues raised:

- **high number of long term constructions ongoing in city centre (eg colleges)**
- **increase in cycles chained up in city centre**
- **continued street drinking – why not ban it?**

Councillor C Rosenstiel: the City Council would not support police powers to simply confiscate alcohol from anyone without a valid, nuisance related reason

Q) Highlighted the importance of involving the thriving city centre resident community. Raised concern over shops in the Fitzroy Street area suffering since Robert Sayle left and the amount of empty units in the Grafton Centre

Any further news on Primark?

Head of Tourism and City Centre Management: the Grafton Centre was currently refocusing its image as the 'family friendly', more affordable option for Cambridge shoppers – which was great

No planning application had yet been received from Primark but an approach by the City Council was planned for next week. It would be a great addition for that area

Q) Could the subsequent amount of empty units in the city centre - as a result of shops moving into the Grand Arcade - have been managed better?

Head of Tourism and City Centre Management: unfortunately when the shops decided to move could not be controlled. Assurance was given that the units would not be empty long as there had been a lot of interest

Q) How high a priority is the improvement of the market square as it seems to be a forgotten space. It used to be the hub of the city centre but currently looks aged and unclean

Head of Tourism and City Centre Management: this was a key issue that needed investment – and hopefully a public/private sector partnership approach could aid this. In order to have a less fragmented city centre, improvement of pedestrian signage would also be looked into

08/14 APPLICATIONS FOR PLANNING PERMISSION

- 1 APPLICATION NO:** 08/0280/FUL
SITE: 1 Halifax Road, Cambridge CB4 3QB
PROPOSAL: Erection of 4 one bed duplex flats and 11 bed-sitting rooms for Graduate accommodation with 2 parking spaces and associated external works (following demolition of existing shop, offices, outbuildings/workshops)
OFFICER RECOMMENDATION: Approve subject to conditions
APPLICANT: Fitzwilliam College, Mr Christopher Pratt MA ACIS Fitzwilliam College, Storeys Way, Cambridge CB30DG
PUBLIC SPEAKERS: None
REASONS FOR REFUSAL RAISED IN DEBATE:
Concern was raised about design, projection and height
DECISION: REFUSED contrary to recommendation, by 4 votes to 3 (with the Chair's casting vote) for the following reasons (to be agreed by the Chair):

The proposed development would, by reason of the height, scale and massing of the proposed rear wing and its proximity to the north eastern boundary with 3 Halifax Road, be likely to result in overshadowing and enclosure of that property to a degree that would have a significant adverse impact upon the amenities currently enjoyed by the occupiers of that property. In so doing the development fails to respond positively to its context or to recognise the constraints of the site. The development is therefore contrary to policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003), policies 3/4 and 3/14 of the Cambridge Local Plan 2006 and to guidance provided by PPS1 – Delivering Sustainable Development.

- 2 APPLICATION NO:** 08/0060/REM
SITE: 34 Storeys Way, Cambridge CB3 0DT
PROPOSAL: Reserved Matters Application for the erection of 4 dwellings on part of the site (following the retention of number 34 Storeys Way) and associated works. (original outline application reference 05/1366/OUT).

OFFICER RECOMMENDATION: Refuse

APPLICANT: Storey's Way LLP

C/o Colin Brown York House Dukes Court 54-62
Newmarket Road Cambridge CB5 8DZ

PUBLIC SPEAKERS: Colin Brown (Applicants Agent)

DECISION: REFUSED (by 5 votes to 1) as agenda

08/15 DATES OF MEETINGS FOR 2008-09

The dates for Meetings in 2008-09 were confirmed as:

2008 – 10 July, 18 September, 30 October

2009 – 8 January, 5 March, 30 April

The meeting ended at 9.35pm.

Chair