

Present: City Councillors

Castle: John Hipkin, Simon Kightley (Chair)

Market: Mike Dixon, Colin Rosenstiel, Tim Bick

Newnham: Rod Cantrill, Sian Reid

County Councillors: David White (Castle)

8/16 MINUTES OF 3 APRIL 2008

The minutes of the meeting held on 3 April 2008 were confirmed as a correct record.

08/17 APOLOGIES FOR ABSENCE

Apologies for absence were received from City Councillor Smith and County Councillors Gaynor Griffiths and Alex Reid

08/18 DECLARATIONS OF INTEREST

The following members declared the interests indicated:

- | | |
|-----------------|---|
| Cllr Hipkin | Declared a personal and prejudicial interest as an officer of the Oxford Road Residents Association, which had made an application for a Community Development Grant. (Item 7 refers) Cllr Hipkin was not present for the discussion of the application and did not vote. |
| Cllr Hipkin | Said that he had discussed planning application relating to 7 Marion Close (Item 8.4) with a neighbour and might be seen to have pre-determined the application. Cllr Hipkin was not present for the discussion of the application and did not vote. |
| Cllr Rosenstiel | Declared a personal interest in relation to the application for funding by the Round Church as a member of the Cambridge Union Society which was adjacent to the Round Church |
| Cllr Dixon | Said that, in relation to the planning application on Revolution, 3 - 8 Downing Street (Item 8.3), he was the Chair of the Council's Licensing Committee, which had overlapping responsibilities with planning in terms of applying conditions. |

08/19 MATTERS ARISING FROM THE MINUTES

None that were not covered in a report on the agenda.

08/20 OPEN FORUM

Q1: Poor state of the paths on Queens Green

The resident said that following the recent wet weather, the paths across Queens Green had been flooded and were frequently unusable. This was particularly unwelcoming for tourists arriving at the coach point on Queens Road as well as residents and other pedestrians.

The Chair said that the dredging of the ditch further along the Kings Ditch might have had an impact on the surface water drainage in that area. This was drawing to a close, following which the situation might improve.

Cllr S Reid said that she would investigate what action needed to be taken.

Cllr S Reid to Action

Q2: Jesus Green, Barbecues, Drugtaking

Cllr Hipkin said that residents had drawn to his attention the increasing damage done to Jesus Green by the use of barbecues in the recent spell of good weather. He asked whether there were any controls over this activity.

The City Ranger present said that he and a colleague had been operating on the Saturday and had been able to address some of the perpetrators to discourage the use. Unfortunately there was no guarantee that they simply continued after the Rangers had moved on to other duties. The service did not operate on Sundays or the Bank Holiday.

Cllr Rosenstiel said that the Council's enforcement team was trying to address the issue and were able to issue Fixed Penalty Notices for infringements.

Cllr Hipkin said, in relation to the apparently common open use of drugs on the Green, some aspects of prohibitions on the use of drugs was in confusion and sought clarification on the legislation.

Sgt Barnes was present and confirmed that such open use of cannabis was indeed illegal and undertook to draw the attention of a relevant colleague to the comments.

Sgt Barnes to Action

Q3: Cycle Lanes, Potholes and Surface Water Drains

Cllr Hipkin said that residents had regularly brought up the poor state of road maintenance and the particularly inadequate repairs to the cycle lanes, which might well be the cause of serious accidents.

Drainage of major and minor roads was similarly badly maintained with frequent regular flooding, again causing danger and inconvenience to pedestrians, cyclists and road users.

He said that he was aware that both issues were the responsibility of the County Council but were frequently being raised by residents to no evident effect. County Councillor members on the area committees were willing to lobby for improvements but this had had little impact on the majority group on the County Council.

Cllr White said the lack of resources for maintenance was not only a citywide problem but a County wide one

Cllr S Reid said that the County Council had invited the City's co-operation on a cycling project, which would give her an opportunity to reinforce the City's views. She was aware that the officers dealing with these areas had been restructured and that another approach might be better received.

Cllr S Reid to Action

The Chair said that he would be willing to approach the County Council on these issues.

Cllr Kightley to Action

Q4: What work has been done to update the Conservation Areas?

Cllr S Reid outlined the current progress and said that a recent report considered by Environment Scrutiny Committee contained the relevant information. She would send the resident a copy of the report.

Cllr S Reid to Action

08/21 SAFER NEIGHBOURHOODS UPDATE

Sgt Chris Barnes introduced the Neighbourhood profile update for the Area. He noted that Cllr Smith and Cllr S Reid had submitted emails asking for consideration of the problem of cyclists ignoring red lights at crossings. He also noted the comments made about drug use on Jesus Green both issues would be taken up outside the remit of the Safer Neighbourhoods scheme.

Cllr Dixon drew attention to the changes in road layout coming into effect on 19 May which would have an impact on traffic flow in the area; there was continued use of Hobson Street and St Andrews St as a 'rat-run' by traffic which would be affected by the changes.

Sgt Barnes said that he would draw that to the attention of officers dealing with the new layout.

Cllr Rosenstiel said that a nightclub operating in the area frequently flouted licensing conditions and while the City was preparing a prosecution, the Police appeared not to be using their existing powers to take appropriate action.

Sgt Barnes said that he was aware of this situation and invited to Cllr Rosenstiel to discuss it with him outside the meeting.

Cllr Hipkin asked for advice on how best to deal with a situation which regularly occurred on Histon Road Recreation Ground involving young people and dogs.

Sgt Barnes said that initially any problem with dogs was the responsibility of the City Councils Dog Warden service. However if there was an issue of assault then the Police should be called.

Members discussed the priorities suggested for prioritisation and

Agreed on the following priorities, taking into account the issues discussed,

- Violent crime within the city centre to remain a priority.
- Partnership to improve signage and investigate ways of tackling cycling the wrong way in the city centre.
- Community safety messages to be circulated re leaving satellite navigation systems in vehicles.

08/22 COMMUNITY DEVELOPMENT AND LEISURE GRANTS

The Grants Officer reported on an application by the Oxford Road Residents' Association for a grant of £425 towards the running costs and social events to set up the Association. She confirmed that the application complied with other similar applications and that the events referred to would not be open to the community.

Agreed that a grant of £345 be made to the Oxford Road Residents' Association for this purpose.

08/23 ENVIRONMENTAL IMPROVEMENT PROGRAMME

The Landscape Architect had set out the projects which needed approval.

Cllr S Reid suggested that members convene a workshop to discuss the strategy to be applied to the grant budget available to the Area. This followed the citywide workshop to discuss the strategy for the city. This would be held after 5pm on a date to be agreed.

Cllr S Reid and Cllr Kightley to Action

The following schemes were considered and the actions and related costs set out were **agreed**:

Elizabeth Way Underpass (joint scheme with East Area): replanting work £7,250

Canterbury Street Traffic Calming: progress public consultation and discussions with County Officers £1,500
Mud Lane lighting: Defer pending discussion with County Officers and revenue budget identified. -

Cllr S Reid to Action

Histon Road Recreation Ground: consult Active Communities and Arboriculture Team on the replanting of the area. -

Lammas Land Pavilion: proceed with public consultation, and costing. -

Round Church Grounds: proceed with investigation and costing. -

08/24 APPLICATIONS FOR PLANNING PERMISSION

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those, which the committee has delegated to the Head of Development Control to draw up.

These minutes should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full and with the Amendment Sheet issued at the meeting. Any amendments to the recommendations are shown.

1

Application No
Site
Proposal

08/0280/FUL

1 Halifax Road

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 and outbuildings/workshops).

Previous
Decision and
updated
information

The report drew attention to consideration of this application on 3 April 2008. The application had been recommended for approval but Members had determined to refuse the application on the grounds of the impact that the development would have upon the neighbouring occupier at 3 Halifax Road in terms of overshadowing and enclosure. Further information was included and the Inspector's letter was appended to the report.

Advice from the City Council's Solicitor had been received which suggested that in view of the fact that Members did not have sight of the Inspector's Decision letter dated 14 January 2008, in relation to a very similar scheme on the site, they could be criticised for not taking all 'material considerations' into account in refusing the application.

Due to an administrative error, officers failed to notify those making representations about the application and the applicant's agent of their public speaking rights and therefore they were not afforded the opportunity to address the Committee.

Both of these issues had now been addressed in bringing this report back to Committee to enable a fresh decision to be made.

An email had been received shortly before the meeting that indicated that the applicant might be minded to amend the application. However, the email had been received outside the deadline for submissions and could not be taken into account.

Recommendation
Applicant
Public Speakers
Decision

Approve subject to conditions set out in the report.

Fitzwilliam College

Mr R Kay

Defer (by 6 votes to 2) on the following grounds

1. To enable clarification to be obtained in respect of alleged inaccuracies in the Inspector's Decision Notice in respect of the previous scheme on the site and to explore potential for challenge of the Inspector's Decision. (Officer Note – It was subsequently agreed that advice would be sought from the City Council's Legal Officer and circulated to Members to establish whether or not a legal representative should be available at the next Committee Meeting)

2. To enable full consideration of potential amendments which the Applicants have indicated could be brought forward to reduce the impact of the development on the occupiers of 3 Halifax Road.

2

Application No	08/0461/FUL
Site	Mason's Court St Peter's Street
Proposal	Erection of a three storey dwelling
Recommendation	Approve subject to the satisfactory completion of the s106 agreement by 24 th May 2008 and subject to conditions
Applicant	Mr N Hellowell
PSR	Mr P Wales, Mr N Hellowell
Decision	<p>Approve (by 8 votes to 0) subject to completion of the s106 agreement by 24 May 2008, subject to the conditions set out in the officer's report and the following amendments to the reasons for those conditions:</p> <p>Condition 2 replace 'Cambridgeshire and Peterborough Structure Plan policy P1/3' with 'East of England Plan 2008: ENV7'.</p> <p>Condition 4 replace 'Cambridgeshire and Peterborough Structure Plan policy P1/3' with 'East of England Plan 2008: ENV7'.</p> <p>Condition 5 replace 'Cambridgeshire and Peterborough Structure Plan policy P1/3' with 'East of England Plan 2008: ENV7'.</p> <p>Condition 6 replace 'Cambridgeshire and Peterborough Structure Plan policy P1/3' with 'East of England Plan 2008: ENV7'.</p> <p>Refuse Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 24th May 2008 it is recommended that the application be refused.</p>

3

Application No 08/0093/S73
Site Revolution, 3 - 8 Downing Street
Proposal Variation of condition 1 of planning permission C/98/0231/FP, as amended by C/99/0671/FP, 06/1007/FUL, 07/0217/S73 to extend opening hours until 2:00hrs with an additional 30 minute dispersal time on Sunday to Thursday nights
Recommendation Approve subject to conditions
Applicant Inventive Leisure PLC
PSR Mr M Pardoe
Decision **Approve** (by 8 votes to 0) subject to conditions and the following amendments to conditions:
Amendment to condition 1: replace 'Cambridgeshire and Peterborough Structure Plan policy P1/3' with 'East of England Plan 2008: ENV7'
Amendment to condition 4: to read **23:30hrs**, not 23:00hrs.
Amendment to condition 5: to read **23:30hrs**, except for Sundays where 23:00hrs is correct.
(The above times were stipulated on the previous planning permission (Ref: 07/0217/S73) and have been carried over for consistency purposes and after discussions with the Environmental Health Officer.)

4

Application No 08/0286/FUL
Site 7 Marion Close Cambridge
Proposal Two storey rear extension and single storey studio to house
Recommendation Approve subject to conditions
Applicant Mike & Jo Sheldon
PSR Mr J Rogers
Decision **Approve** (by 7 votes to 0) subject to conditions set out in the officer's reports, the following amendment to
Amend to condition 2: replace 'Cambridgeshire and Peterborough Structure Plan policy P1/3' with 'East of England Plan 2008: ENV7'.
and an additional Informative to read:
INFORMATIVE: In submitting details for discharge of Condition 2 the applicant is required to use non-reflective glass for the windows or to submit reasons why the use of such a material is not possible.

5

Application No	08/0366/FUL
Site	31 John Street Cambridge
Proposal	First floor extension to house
Recommendation	Refuse or the reasons stated in the officer's report
Applicant	Mr And Mrs Howard Jones
PSR	Mr P H Jones
Discussion	Members said that they could not support the reasons for refusal set out in the officer's report. They felt the design was satisfactory, that the loss of the gap at first floor level was not sufficiently significant and the residential amenities of neighbours had been respected. They were therefore minded to approve the application
Decision	Approve against officer recommendation (by 8 votes to 0) Reasons for Approval: 1. This development has been approved subject to conditions because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies: East of England Plan 2008: ENV7 Cambridge Local Plan 2006: 3/4, 3/14, 4/11 2. After representations had been made by the applicant and the Planning Officer and with knowledge of the local area Committee took the view that the proposed development will not be visually detrimental to the streetscene, will not detract from the terrace, has regard to its context and draws inspiration from its surroundings, reflects the character of the local area, protects amenity of adjoining occupiers and will enhance the Conservation Area. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

The meeting finished at 10.40pm

CHAIR