



West/Central Area Committee

(City Councillors for Castle,
Market and Newnham Wards)



5 March 2009 7.30pm – 10.30pm Wesley Methodist Church, Christ's Pieces Minutes & Actions

Present: City Councillors: Simon Kightley (Chair), John Hipkin, Tania Zmura (Castle Ward), Tim Bick, Mike Dixon (Market Ward), Sian Reid, Julie Smith (Newnham)

County Councillors: White (Castle Ward), Griffiths (Market)

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
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09/09 APOLOGIES FOR ABSENCE

Apologies were received from City Councillors Cantrill and Rosenstiel and County Councillor A Reid

09/10 MINUTES

The Chair apologised on behalf of Officers that an incomplete copy of the minutes of 8 January 2009 had been included in the agenda pack. A full version had been uploaded onto the Council's website:
<http://www.cambridge.gov.uk/public/councillors/minutes/2009/0108AREAW.pdf>

and was also available from the Committee Manager on request (Glenn Burgess 01223 457169)

Councillor Griffiths asked that question 8 (09/06 – Open Forum) be attributed to her to avoid any confusion and Councillor Smith requested that the wording for the answer to question 7 be amended to read:

Councillor Smith confirmed that as this was a City wide issue and subject to legal proceedings and external audit it would be inappropriate to discuss it at this Committee. She believed that the City Council had acted correctly and had been a victim of fraud. It was however confirmed that the Councils money was required to be have been held in a client account.

The Honorary Secretary of the Friends of Midsummer Common also requested that the figure quoted under question 2 be amended to read '£1500 raised' not £2500.

Members approved the amendments and the Chair agreed to sign the minutes at the next meeting.

09/11 MATTERS ARISING

09/06 Open Forum: Tree felling on Midsummer Common
Councillor Smith confirmed that trees would be replaced in the autumn and funds would be provided by the Council. She thanked the Friends of Midsummer Common for the £1500 raised last year and confirmed that 25 new trees had just been planted along Trumpington Road.

09/06 Open Forum: Bus Stop on Maids Causeway
County Councillor Griffiths confirmed that this matter had gone to the Cabinet Meeting on 15 January and been agreed as stood. Members had called in the decision and it was then discussed fully at the Scrutiny Committee. Members recommended that more weight should be given to the views of local residents and the Area Joint Committee, but unfortunately Cabinet did rubberstamp the original decision at a subsequent meeting.

Councillor Rosenstiel was planning a meeting to discuss this issue further and the next stage would be for it to be looked at by the City Council's Planning Committee.

09/06 Open Forum: Marks and Spencer Motion

Councillor Bick gave the following update:

- A successful meeting had been held with representatives of the Grafton Centre.
- The Grafton Centre Manager gave a full update on the £15m refurbishment plans.
- Following the closure of Marks & Spencer Simply Food in the Grafton Centre, the Prudential hoped to attract a foodstore to Fitzroy Street.
- The empty shops space (previously filled by Evolution and Haag) may be filled soon.
- The Cambridge Film Festival suggested that films could be rear projected onto empty shop fronts in order to give more interest to the space. This could be done free of charge with existing equipment and involving community projects.
- Environmental Improvements to pedestrian areas was discussed in order to maintain the vibrancy of the area
- A further meeting will take place in 2 months.

Councillor Bick thanked Committee Members for supporting the original motion and the ongoing work.

09/07 Safer Communities: Muggings in Newnham

Councillor Smith confirmed that a conviction had been secured and two more suspects arrested.

09/06 Open Forum: Signage

Councillor Reid confirmed that a meeting had taken place to discuss signage and discussions were ongoing.

09/12 DECLARATIONS OF INTEREST

Councillor Hipkin Declared a personal interest in relation to the Environmental Improvement Item as a resident of Oxford Road

Councillor White Declared a personal interest in relation to the Environmental Improvement Item as lived in the survey area for the Canterbury Street Scheme

Councillor Zmura Declared a personal interest in relation to the Environmental Improvement Item as lived in the survey area for the Canterbury Street Scheme

09/13 OPEN FORUM

ACTION

Q1) Waste bins and dog waste bins have been requested a number of times for Auckland Road and Parsonage Street. Can we have action on this soon please?

As this came under Councillor Rosenstiel's portfolio the comment would be noted and a response requested.

**Cllr
Rosenstiel**

Q2) On behalf of Friends of Midsummer Common: At the last Area Committee we were told that the Police and the Safer Communities Manager would look into the unauthorised bonfires on Midsummer Common. Even at this time of year there have been further incidents and we realise this is a difficult problem: the bonfires usually take place very late at night, the fire service is not interested as there is no threat, no doubt the police have other matters to concern them late at night – also the failure of Cambridge to update its bye-laws doesn't help.

However, as a Friends' Group, people look to us to get such matters dealt with. We cannot continue simply agreeing that it's an unacceptable situation.

- a) **Has any progress been made?**
- b) **What would the Committee have us say to our members?**
- c) **Is it known whether the recently appointed Enforcement Officer is on call for such infrequent out of hour's occurrences?**

Councillor Smith agreed to follow this up with a full written response to the Friends of Midsummer Common.

Cllr Smith

Q3) On behalf of Friends of Midsummer Common: We are aware of the - albeit painfully slow – progress being made with the Management Plan for Midsummer Common. However, at the last Area Committee we were told that:

- a) **A meeting was due to take place between Executives and Councillors to discuss Green Space issue management more generally in Cambridge**
- b) **The need for a Service Level Agreement between Street Scene and the Council was suggested by Councillor Bick**
- c) **In view of the above is there a realistic prospect of Cambridge's Green Spaces – including Midsummer Common – being better managed?**

Councillor Smith confirmed that a meeting had taken place and that more coordinated strategies and better performance management frameworks for the City's Open Spaces were being worked on. Active Communities would be working up a list of suggested work and then a meeting with Street Scene would be arranged. A follow up meeting had been arranged for 20 April 2009.

Q4) Concern was raised regarding the proposed stop on Castle Street for the Guided Bus as it would cause a danger to cyclists.

The Chair confirmed that this issue had been raised by many different groups but stated that it was a County Council issue.

The Head of Network Management at the County Council confirmed that the scheme had been passed through the required design and political process but it was acknowledged that no scheme was perfect. He agreed to issue a formal response in writing.

Head of
Network
Management

County Councillor White confirmed that he had raised it at County Meetings and Officers were keeping him informed of progress.

County Councillor Griffiths expressed her anger at this scheme and felt that Councillors' views had not been fully taken into account.

Q5) Proposed EDF Depot on Jesus Green: Does the status of Jesus Green give the City Council the legal power to deny EDF access to Jesus Green for this purpose?

Councillor Smith read out the following information from the Council's Head of Legal Services:

'The City Council owns Jesus Green and therefore has the same rights as other landowners, subject to not interfering with the public rights that attach to common land. Subject to statutory powers, the City Council is entitled to refuse to permit the use of, or access to, Jesus Green for purposes unconnected with its status as common land.

EDF has powers of access to common land and other land for certain purposes. It has rights to lay electricity lines across land, and to have access to the land to maintain them. If EDF sought to place an electricity line across Jesus Green and the Council refused, there is a right of appeal to the Secretary of State.

However, these statutory powers do not extend to placing a compound on Jesus Green in connection with works at another location. It would not be straightforward for the City Council to authorise the use of Jesus Green for this purpose if it wished to do so.

The proposed use of part of Jesus Green as a compound would require the approval of the Secretary of State. In determining an application for consent, the Secretary of State is obliged to consider the interests of those with rights over the common (in particular, commoners), the interests of the neighbourhood, the public interest and any other relevant matters.'

Q6) Proposed EDF Depot on Jesus Green: If so, what right of appeal may EDF have, e.g. under any statutory powers they may have for the provision of an essential service?

Councillor Smith read out the following information from the Council's Head of Legal Services:

'EDF has powers of compulsory purchase. Compulsory purchase orders require the approval of the Secretary of State. Compulsory purchase of common land will, subject to some exceptions, be subject to "special Parliamentary procedure", which permits additional scrutiny of proposals and gives Parliament a veto. The exception that might possibly be relevant here is that the Secretary of State may exclude from special Parliamentary process CPOs in relation to land that does not exceed 250 square yards. [I do not know the size of the proposed compound.] But the Secretary of State's consent is still needed.

To the best of my knowledge, there are no other relevant rights of appeal.'

Councillor Smith also confirmed that the Council's Green Spaces Manager had already written to EDF suggesting that they reconsider their application.

Q7) Proposed EDF Depot on Jesus Green: The application states that discussion had been ongoing with the City Council since 31 July 2008.

- **What pre-application advice was given?**
- **What alternative sites had been discussed?**

The Director of Environment and Planning agreed to provide a full written response.

Director of
E+P

Q8) Proposed EDF Depot on Jesus Green: Should the public still make objection to the application whilst it is 'live'

The Director of Environment and Planning advised that representations still be made.

Q9) Proposed EDF Depot on Jesus Green: The public are concerned regarding corrosive and toxic waste from EDF and will continue to call attention to this.

Noted.

Q10) There is a notable strain on residents' parking in the Pound Hill area, especially in the evenings and on Sundays. An extension in the timings would help alleviate the problem.

The Chair confirmed that advice had been sought from Officers and a rolling programme for reviewing residents parking was in place. There were however cost and budget implications and discussions were ongoing.

County Councillor White stated that he had raised the issue with Officers and it was being investigated – along with the many others.

The Head of Network Management at the County Council confirmed that many residents were calling for their parking schemes to be extended, and policy did allow for this to happen. A review of the costs of the schemes was needed and the County Council were looking at their policy for involving residents. A one-off levy on residents was one idea being looking at which would be considered by the Area Joint Committee in due course.

Q11) I feel a payment by residents would be unjust. The Councils increased parking charges for Sundays should be used to fund this.

Councillor Dixon highlighted that the cost of enforcement would obviously increase with any increase in hours.

Q12) Why was the removal of trees on Cheery Tree Avenue not included in the consultation on the EDF application?

The Director of Environment and Planning agreed to cover this fully in his written response.

**Director of
E+P**

Q13) The Chair read out a letter from a member of the public raising concern about the number of posters displayed on railings in the City – feeling that they were unsightly.

Councillor Reid confirmed that permission was required from the fence owners and that they were good for promoting cultural and social events.

It was pointed out that another member of the City Council, Councillor Smart, was involved with Great St Mary's Church; she had fed back that the Church was really happy for the posters to remain.

Councillor Bick highlighted that Cambridge was a University town and the posters were bright, informative and a good addition to the City.

**09/14 ENVIRONMENTAL IMPROVEMENT PROGRAMME
2008/09**

ACTION

The Principal Landscape Architect gave an update on the approved schemes as highlighted in the report and drew Members' attention to the amended budget sheet as circulated.

Canterbury Street Traffic Calming Scheme

The Engineering Projects Manager gave a brief update on the scheme and drew to Members' attention the 'Analysis of Canterbury Street Consultation data by street' document as circulated.

Decision: APPROVED (by 6 votes to 0) *(subject to the subsequent consent of the Cambridge Environment and Traffic Management Area Joint Committee)*

To abandon the proposal for closure to motor vehicles of Canterbury Street between Histon Road and North Street.

To support further development of a proposal for a 20 mph speed limit for the Victorian streets within the Canterbury Street area.

Oxford Road additional traffic calming

An update was given and a plan of the speed hump spacing was distributed. Spacing ranged from 59 metres to 160 metres, with the recommended distance being no more than 100 metres.

It was stated that an additional speed hump and a 20mph limit would cost in the region of £30,000 but could have significant benefits.

Members approved further investigation by Officers.

Histon Road Recreation Ground Replanting Mound

Decision: APPROVED (unanimously) to a planting budget of £4,500 if consultation proves to be 50% or over in support and to allow officers to continue to work with the Friends of Histon Road Recreation Ground on further landscape work.

Marlowe Road/Eltisley Avenue Yellow Lining

Decision: APPROVED (unanimously) to implement as soon as legal notices are complete.

Round Church grounds

Decision: APPROVED (unanimously) to a budget of £7,800 for works to the inner wall and cobbled area of the grounds of the Round Church and to investigate the re-instatement of the boundary railings.

Additional suggestion: Fitzroy/Burleigh Street Project

Councillor Bick suggested the allocation of a further £50,000 for the ongoing improvements on Fitzroy/Burleigh Street. This would be in addition to the funds allocated in the last financial year and would push the project forward - hopefully encouraging further funding streams to follow.

Decision: APPROVED (unanimously) a further allocation of £50k from the 2008/9 budget to the accumulated fund for the refurbishment of Fitzroy and Burleigh Streets, making it £100k in total. Members also authorised Officers to bring project proposals to the Committee for approval.

Change of procedure:

Decision: APPROVED (unanimously) the default allocation of £1,000 (per project) to be spend on investigatory work such as trial pits with prior approval of the Area Chair, Project Lead Councillor and Spokes.

09/15 APPLICATIONS FOR PLANNING PERMISSION

- 1 APPLICATION NO:** 08/1564/REM
SITE: Land Rear of 34 Storeys Way
PROPOSAL: Reserved Matters Application for the erection of three dwellings and associated works (original outline application reference 05/1366/OUT)
OFFICER RECOMMENDATION: APPROVE subject to conditions
APPLICANT: Storeys Way LPP, C/O York House, Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ
PUBLIC SPEAKERS: John Chaplin (objector)
Colin Brown (applicants Agent)

DECISION: REFUSED (by 5 votes to 2)

Recommendation Overturned – reasons for refusal to be agreed by Chair and Vice Chair Based on policies 3/4 and 4/11

The site is too small to adequately accommodate three dwellings of the size proposed. Consequently, the proposed development appears cramped, with the houses having relatively small gardens for their size and little space between them.

The attempt to fit three large dwellings on too small a site results in a density of development that is uncharacteristic of the existing form of development in the vicinity. The proximity of the dwelling in plot 1 to the north-eastern boundary with the Ascension Parish Burial Ground and Chapel has a detrimental impact on the character of this historic site, particularly with respect to views out of the cemetery.

In failing to respond to its context, and failing to use the characteristics of the locality to help inform the siting and massing, the proposed development is contrary to policy ENV7 of the East of England Plan 2008, and policy 3/4 of the Cambridge Local Plan 2006. The unacceptably dense development does not retain spaces which contribute positively to the character or appearance of the Conservation Area or setting of the Ascension Burial Ground, thereby failing to preserve or enhance the character or appearance of the Conservation Area by faithfully reflecting or providing a successful contrast with it, and is therefore contrary to policy 4/11 of the Cambridge Local Plan 2006.

Drawing numbers

Site Location Plan

424/A3/301/A

442/A3/302/B

442/A3/310/B

442/A3/311/A

442/A3/312/A

442/A3/313/A

442/A3/320/B
442/A3/321/A
442/A3/322/A
442/A3/330/A
442/A3/331
442/A3/332
442/A3/333
442/A3/334
193-01C

- 2 APPLICATION NO:** 09/0070/FUL
SITE: Radcliffe Court, Pose Crescent, Cambridge
PROPOSAL: Removal of existing glazing and doorway that currently forms the ground floor entrance to Radcliffe Court flats and replace with new entrance door and glazing
OFFICER RECOMMENDATION: APPROVE subject to condition
APPLICANT: Electricity Supply Nominees Ltd, 64 North Row, London W1K 7DA
PUBLIC SPEAKERS: Mrs Stenner-Evans (objector)
DECISION: REFUSED (by 7 votes to 0)
Recommendation Overturned

The proposed alterations to the access to Radcliffe Court are unacceptable in that the design has not drawn inspiration from the key characteristics of Rose Crescent and fails to provide a recess, leaving the bell plate in an exposed position where it is both unsightly and likely to be misused. The proposal will not preserve or enhance the character or appearance of the Conservation Area within which it is located.

For these reasons the proposal constitutes poor design that is out of context and is contrary to policies 3/4 and 4/11 of the Cambridge Local Plan (2006).

09/16 DATES OF MEETINGS FOR 2009

The next Meeting was confirmed for 30th April 2009
(venue tbc)

The meeting ended at 10.30pm

Chair

Draft until 30 April 2009