

East Area Committee

MINUTES

Date:	Thursday 29 October 2009
Time:	7.00pm – 10.50pm
Place:	Committee Room 1, The Guildhall

Committee Manager: Toni Birkin **Telephone:** 01223 457086
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Room 11, The Guildhall,
Cambridge CB2 3QJ

Council Members Present

City Cllrs: Benstead, Blencowe, Bradnack, Herbert, Howell, Lynn, Shah, Smart
and Wright
County Cllrs: Sadiq and Sedgwick-Jell

Council Members that considered Applications for Planning Permission

City Cllrs: Benstead, Blencowe, Herbert, Shah, Smart, and Wright
City Cllrs: Herbert and Benstead did not take part in consideration of planning
applications 09/0701/FUL and 09/0777/OUT

Minutes

09/57 APOLOGIES for ABSENCE

Apologies were received from the following:
City Cllrs: Ellis-Miller, Hart and Walker
County Cllrs: Bourke and Harrison

09/58 MINUTES

The minutes of the meetings of 9th July and the 20th August were signed as correct records. Members were concerned that the minutes of the 3rd September were unavailable.

09/59 MATTERS and ACTIONS ARISING from MINUTES

Speeding Neighbourhood Priority

The outcomes of a meeting held on the 21st October 2009 were discussed and

it was agreed that good progress is being made.

09/60 DECLARATIONS of INTEREST

Councillor	Agenda item	Interest
Shah	9	Is a member of the Cambridge Ethnic Forum and his wife has connections with Cambridge Carbon Footprint
Smart	10	As the Executive Councillor for Housing she was involved in the land swap agreement.
Sadiq	9	Governor of Ridgefield Primary School Resident of Riverside
Bradnock	10	

09/61 OPEN FORUM

ACTION BY

**Q1 Deferred planning application for Tiverton house.
Why is this not on tonight's agenda?**

Local residents also complained that the new use of the building is causing considerable problems for local residents with parking issues, noise and problems in the evening / night.

A.

The application has not been brought to this meeting as it is likely to be withdrawn. The property in question (former wardens house) is likely to remain a single dwelling.

Members discussed the change of use of the property and the impact this has had on the area. Concerns were raised about the planning enforcement situation and the extend of the internal changes.

In regard to the deferred application, the Chair asked for written confirmation on the chain of events to be circulated to all members. The planning department will produce a written summary of the progress of the application, and an

**Planning
Officer**

explanation as to why the matter was not reported back to this meeting, which is to be circulated to all members of the Committee. A further report will be brought back to Committee at the next meeting.

Arranging a meeting with local residents was suggested but felt to be outside the remit of this committee. There are regular liaison meetings with Anglia Ruskin University (ARU) and this might be a better area to air the problems. Ward councillors may raise matters through the forum with ARU. It was suggested that enforcement issues be an agenda item for a future meeting.

Toni Birkin

It was agreed to have a specific agenda item at the December East Area Committee to discuss the Tiverton house situation.

09/62 RECYCLING CHAMPIONS' PRESENTATION

The Recycling Champions Coordinator introduced the item. The aim of the project was to recruit recycling champions from city residents to talk to friends and family and encourage recycling. If interested, please contact Mark Buckton, 01223 457673, Mark.Buckton@cambridge.gov.uk

In 2008 25,000 tonnes of rubbish from Cambridge went into landfill. 80% of this could be reused or recycled.

Cambridge recycles 42% of its waste, this was higher than the national average of 33%, but could be improved.

Landfill was becoming increasingly expensive, which could potentially lead to higher council tax in future. Alternatives to landfill include better use of materials, recycling materials and demand management.

Actions that can be taken:

- Blue bin usage to aid recycling (residents won't have to separate items at source). Every household has/will receive information on recycling. Further guidance would be issued with the blue bins.
- Provision of information through contacts such as the Recycling Champion.
- Championing and networking to increase recycling.

09/63 'IMPROVE YOUR NEIGHBOURHOOD' PROPOSED PROJECT LIST FOR FUTURE S106 FUNDED RECREATION AND OPEN SPACE PROJECTS

The Recreation officer introduced the item as per the agenda. The officer clarified that members were being asked only to decide if a project was a viable proposal worthy of further investigation. Any projects agreed would be subject to consultation and scrutiny at a later date.

Members noted some errors in the report. It is unclear what area is referred to by Barnwell Rec, and item 7 should read Coldham's Lane not Coldham's Land.

Members expressed concerns that play provision targets younger children and that little is offered for the older age groups. Extensive consultation will take place before any work is undertaken. However, it was agreed that the Coleridge Recreation projects should be given priority.

Members were concerned that some of the projects have been discussed many times in the past with little action being taken. The officer felt that some smaller projects could be completed quickly to produce quick wins.

The application process was discussed and members encouraged officers to keep in touch with those suggesting projects.

Members APPROVED the following East Area projects:

1. Coleridge skateboarding and BMX-ing ramp/ Younger age group
2. Play equipment which children hang on and swing along in Coleridge Rec
3. Paddling pool improvements Coleridge
4. Improvements to area around/next to pool. Coleridge
5. Stepping stones replaced with non-slip stepping stones that are positioned closer together Coleridge
6. Landscape improvements Coleridge
7. Coldhams Lane play area - Improve disabled access & refurbishment
8. Velos Walk - redefine play area footprint
9. BMX and Improved Older Children Play Coldhams Lane
10. Barnwell Rec - Improved access, accessibility & landscape improvements
11. Tree planting along river & landscaping Stourbridge Common
12. Channel restoration and pond creation Stourbridge Common
13. Norman Cement Pits investigate access and LNR designation

Items 1 to 6 to be considered as one project

Items 7 and 9 to be considered as one project

Members APPROVED the following CITYWIDE projects:

1. Kelsey Kerridge Refurbish Climbing Wall & build new bouldering wall
2. Jesus Green - path works / to main London Plane Ave
3. Christ Pieces - creation of winter garden along Pikes Walk
4. Floodlit all weather pitch at the University Sports Complex at Wilberforce Road/ access for public
5. Nest boxes scheme / Identify suitable council owned buildings for erection of boxes
6. Bee Friendly Areas
7. Demonstration Wildlife Garden / to show people how to plant one

Members APPROVED the following additional projects:

1. Improvements to Rowlinson way Play area (off River Lane)
2. Extension to St Matthews Piece

Members discussed alternative way to fund projects that were considered ineligible under s106 criteria.

09/64 COMMUNITY DEVELOPMENT AND LEISURE GRANTS

The Grants Manager introduced the item as per the agenda. Members agreed the recommendations as detailed on page 18 of the agenda.

Committee members suggested that the 28th Cambridge Scouts should establish a depreciation fund to pay for repair/replacement of the tents they are purchasing so they do not approach the Committee in the future to cover these costs.

Members noted that to-date there have been no leisure grant applications.

09/65 ENVIRONMENTAL IMPROVEMENTS PROGRAMME 2008/09

The Environment Projects Manager introduced the report and gave a verbal update on current projects. An additional decision was added to those for consideration concerning a Ground Penetration Radar (GPR) survey of the Cherry Hinton Road Forecourt area.

Riverside

Councillor Bradnack left room for the consideration of the Riverside area proposals.

The officer outlined the options available for funding the next stage of this project. East Area is the first committee to consider this stage of the funding of

this joint area project. Therefore, further discussions may be needed when other areas have made their decision.

Members APPROVED the following:

1. Staffordshire Street Verge Parking

Agree to the draft scheme, to the removal of trees in principle and to the public consultation (in line with the Tree Protocol).

(unanimously)

2. Barnwell Road Shops

Agreement to additional landscape works at an additional cost of £2,000.

(Unanimously)

3. Riverside conflict reduction and environmental improvement scheme

Agree to implement Option 1 of the report at a cost of £60,000 (table 4 of the report)

(By a vote of 7 to 1)

4. Cherry Hinton Road shop forecourt

GPR survey at a cost of £3,500

(unanimously)

09/66 APPLICATIONS FOR PLANNING PERMISSION

These minutes and the appendix 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.

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

Before the start of the planning applications, Councillor Howell explained that he would not be taking part as he did not agree with considering planning applications at area committees. Cllr Bradnack took no part in planning decisions.

1
Site Address: 369 Cherry Hinton Road
Application Number: 09/0701/FUL
Proposal: Extension of care home for the elderly and demolition of 2 houses.
Applicant: Mr John O'Kane Finance House Railway Approach Harrow Middlesex HA3 5AA
Officer Recommendation: Approve subject to conditions

Public Speakers: Ms Melish for applicant, Mr Thorburn objector.

Ward Cllrs: Benstead, Herbert, Howell and Sadiq

Decision: APPROVED (3 TO 1) with 2 additional conditions and changed reasons for approval to be agreed by Chair and Cllr Smart.

1. Prior to the first occupation of the any of the additional care home rooms approved by this permission, the existing footpath linking the current front entrance to the care home and the public highway shall be taken up and the area landscaped in a manner, and in accordance with a plan that is to be agreed in advance, in writing, with the local planning authority. The path shall thereafter remain closed and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no new hardstanding, footpath or other access to the public highway from the building (other than those shown on the approved drawing A-533 31 B) may be introduced to/constructed on the application site without the prior express permission of the local planning authority.

Reason: To minimise the risk of parking on the highway and quick access to the entrance to the building in the interests of highway safety, in the interests of residents of Kelvin Close, and to avoid an unacceptable traffic impact. (Cambridge Local Plan 2006 policies 8/2 and 8/9)

2. Prior to the first occupation of the any of the additional care home rooms approved by this permission, the following shall be submitted to and approved in writing by the local planning authority:

- a Travel for Work Plan that encourages non-car modes of travel for staff; and
- a Visitors Travel Plan that encourages families/friends of all residents to be made aware of the importance of parking off-street.

The approved plan shall be implemented thereafter.

Reason: To minimise the risk of parking on the highway in the interests of highway safety, in the interests of residents of Kelvin Close, and to avoid an unacceptable traffic impact. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

Reasons for Approval

1. This development has been approved, conditionally, 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): 3/1,3/4, 3/7, 3/11, 3/14, 4/4, 5/1, 5/4, 5/7, 5/9, 8/2, 8/9, and 8/10

2. Committee, having heard the concerns of the residents and local Councillors

about the scale of the application, the layout, the access arrangements and car parking, and the issues of experienced congestion on the very limited width highway and the potential for prejudicing access to other properties in the street by emergency vehicles, resolved to approve the application. It did so in recognition that the applicant had taken steps to address the reasons for refusal in an earlier application by providing off-street servicing arrangements for the care home; by re-locating the front entrance; and by closing the current 'easy' footpath access to the highway. For these reasons the current proposal was seen to have addressed the previous reasons for refusal and approval was seen to be the correct decision.

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.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

2
Site Address: 84 Beche Road, Cambridge
Application Number: 09/0616/FUL
Proposal: Single storey rear extension.
Applicant: Mr S Read, 84 Beche Road Cambridge CB5 8HU
Officer Recommendation: Approve
Public Speakers: Applicant Mr Read and objector Mr Carr
Decision: APPROVED (unanimously) as agenda with the additional third condition: 3. No development works shall commence until such time as the foundations for the proposed extension have been submitted to and been agreed in writing by the City Council. The development may only proceed in accordance with the foundation details agreed. Reason: To safeguard the tree in the adjoining property (Cambridge Local Plan 2006 – policy 4/4).

3
Site Address: 20 Occupation Road
Application Number: 09/0743/FUL
Proposal: Erection of 5 one-bed flats and associated external works.
Applicant: Falcon Est Ltd 33 Newton Road Cambridge Cambridgeshire CB2

8AL
Officer Recommendation: Approve subject to conditions
Public Speakers:
Decision: APPROVED (unanimously) subject to completion of the section 106 agreement.

4
Site Address: 163 Coleridge Road Cambridge Cambridgeshire CB1 3PN
Application Number: 09/0777/OUT
Proposal: Outline planning permission for erection of 2-bed bungalow.
Applicant: : Executors Of R H Naylor C/O Agent Layer Associates 11 Signet Court Cambridge CB5 8LA
Officer Recommendation: APPROVE subject to conditions:
Public Speakers:
Decision: APPROVED (unanimously) as agenda – section 106 already finalised

Meeting finished at 10.50pm.

Chair

Additional information for public:

City Council officers can also be emailed
firstname.lastname@cambridge.gov.uk

Information (including contact details) of the Members of the City Council can be found from this page:

<http://www.cambridge.gov.uk/ccm/navigation/about-the-council/councillors/>

Members of the County Council can be emailed:

Firstname.lastname@cambridgeshire.gov.uk