WEST/CENTRAL AREA COMMITTEE

Chair: Councillor John Hipkin

City Councillors for
Castle (John Hipkin, Marie-Louise Holland, Simon Kightley),
Market (Mike Dixon, Colin Rosenstiel, Joye Rosenstiel),
Newnham (Rod Cantrill, Julie Smith, Sian Reid),

Co-opted non-voting members: County Councillors White (Castle), Griffiths (Market) and A Reid (Newnham).

Committee Manager: Liz Whitcher (01223 457015 or liz.whitcher@cambridge.gov.uk or write c/o Room 11, The Guildhall, Cambridge CB2 3QJ)

Published and placed on public deposit: 15 November 2006.

Date: Thursday 23 November 2006

Time: 7.15pm for 7.30pm start

Place: The Pavilion Room, Cambridge University Sports Ground, Wilberforce Road, Cambridge CB3 0EQ

INFORMATION ON PUBLIC SPEAKING

Open Forum: Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

Committee reports by Council officers: It would be helpful if you wish to speak to inform a Council officer before the meeting starts, alternatively raise your hand and the Chair will call you to speak. You will have up to three minutes to speak. The Chair has discretion over these rules.

Applications for planning permission: public speaking rules are different and are shown under the agenda heading.

1 APOLOGIES FOR ABSENCE

2 OPEN FORUM

3 DECLARATIONS OF INTEREST

Members of the committee are asked to declare any interests in the items on the

agenda.
In the case of any doubt the advice of the Head of Legal and Democratic Services should be sought before the meeting.

4 MINUTES

To confirm the minutes of the meeting held on 28 September 2006. *(Pages 1- 8)*

5 MATTERS ARISING

Additional information to that reported in the minutes.

6 UPDATE ON ENVIRONMENTAL IMPROVEMENTS PROGRAMME

Report by Head of Policy & Projects
(Pages 9 - 28)

7 COMMUNITY DEVELOPMENT & LEISURE GRANTS 2006-07

Report by Grants Manager
(Pages 29 - 34)

8 APPLICATIONS FOR PLANNING PERMISSION

Report by Director of Environment and Planning
(Page 35)

PUBLIC SPEAKING RULES - Anyone wishing to speak about one of these applications, may do so provided that they have made a representation in writing within the consultation period and have notified the Area Committee Manager shown above **no later than 12 noon on the working day preceding** the Area Committee.

1	
Site	74,76 and 78 Canterbury Street (Castle)
Proposal	Erection of two 2/3 bed houses and car parking.
Officer Recommendation	Approve subject to conditions and informatives
Application No	06/0945/FUL
Applicant	ASD Alderton and Co Ltd, 7a Priors Close, Histon, Cambridge CB4 9HX
Case Officer	Rebecca Flood
Contact No	01223 – 457164

2	
Site	76/78 Huntingdon Road (Castle)
Proposal	Erection of two four bedroom houses to the rear of 76 and 78 Huntingdon Road and fronting Westfield Lane.
Officer Recommendation	Approve subject to the satisfactory completion of the Unilateral Undertaking agreement by 4 December 2006 and subject to conditions and informatives.
Application No	06/1058/FUL
Applicant	Blues Property, c/o Haysom Ward Miller Architects, 7 Downing Place Cambridge CB2 3EL
Case Officer	Paul Johnson
Contact No	01223-457475

Any comments that you want to make about the way the Council is running Area Committees are very welcome. Please contact the Committee Manager listed at the top of this agenda.

The next meeting of West/Central Area Committee will be on 18 January in the Pavilion Room, The University Athletics Ground, Wilberforce Road, Cambridge CB3 0EQ

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DRAFT UNTIL 23 NOVEMBER

West/Central Area Committee (City Councillors representing Castle, Market and Newnham Wards) 28 September 2006 7:30pm – 10.05pm Minutes & Actions

Present: Councillors: Marie-Louise Holland, Simon Kightley (Castle Ward), Colin Rosenstiel, Joye Rosenstiel (Market Ward), Rod Cantrill, Sian Reid and Julie Smith (Newnham Ward)
County Councillors: Alex Reid (Newnham)

Additional information for public: City Council officers can also be emailed firstname.lastname@cambridge.gov.uk
The Committee Manager for West/Central Area Committee is liz.whitcher@cambridge.gov.uk

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

Councillor Kightley (Vice Chair) in the Chair

06/36 APOLOGIES FOR ABSENCE

Apologies for absence had been received from City Councillors Dixon and Hipkin and County Councillors Griffiths and White.

06/37 DECLARATIONS OF INTEREST **Action by**

Code of Conduct personal interests were declared as follows:

Councillor	Item	Nature of interest
Smith	Review of Open Space and Recreation S106 Programme	As Executive Councillor for Arts & Recreation
J Rosenstiel	Windsor Road Environmental Traffic Calming and Landscaping	She is employed by a resident of Windsor Road
C Rosenstiel	Windsor Road Environmental Traffic Calming and Landscaping	As a member of the Cambridge Cycling Campaign
S Reid (after the meeting)	Windsor Road Environmental Traffic Calming and Landscaping	As a member of the Cambridge Cycling Campaing

Code of Conduct (personal and prejudicial) interests in Planning Applications were declared as follows. The Councillor indicated left the room, took no part in the discussion and did not vote on the item.

Councillor	Application	Nature of interest
Cantrill	06/0652/S73	As Executive Councillor for Customer Services & Resources and responsible for land owned by the council which could be a factor in this application.

06/38 OPEN FORUM

As there were no questions from members of the public present, the Chair drew attention to the presence of Sergeant Cross from Cambridgeshire Police and asked whether there were any issues councillors or the public wished to put to Sergeant Cross.

Resident 1: A person had been begging outside the Co-op on Histon Road in the last few days. What were the police going to do about it?

Sergeant Cross: The police were aware that the street people did move around the city when the existing dispersal powers were used. There were plans to extend the dispersal area to Christ's Pieces, Parker's Piece, Willow Walk and Fair Street to stop

begging there. He thanked the member of the public for alerting them to the incident on Histon Road and advised members of the public to report incidents of begging to the police. **Action by**

06/39 REVIEW OF OPEN SPACE AND RECREATION SECTION 106 PROGRAMME

The Active Communities Manager introduced her report. She explained that the City Council had drawn up a list of proposed projects (approved and new) that could be funded through S106 contributions from planning developments. RBA Consultants had been asked to review individual projects on this list against established strategic and local needs in order to indicate which projects were justified by or failed to meet strategic and/or local need.

She highlighted the new approach to implementing new projects which was contained in paragraph 4.2 of her report. This planned for a three year period from conception to construction. So, in October of each year, the new project proposals received in the previous year would be brought to area committees for discussion.

The report from the consultants gave their views of those projects which demonstrated the highest strategic and local need for each area committee area based on the criteria they had developed and tested out with local residents across each of the 4 area committee areas.

She encouraged members of the public and councillors to take away one of the consultation sheets on the table by the door and send her written comments on the assessment framework and the proposals for priorities in the West/Central Area to be received no later than 3 November 2006.

The Chair then invited members of the public and councillors to give their views to which the Active Communities Manager responded (A).

Councillor J Rosenstiel referred to the two new projects relating to Jesus Green (informal sports court, refurbish the play area) and asked how these related to the proposals for redevelopment of Jesus Green and the bid to the Heritage Lottery Fund.
A: The redevelopment of Jesus Green will be looked at as a whole. There are some aspects that can be funded by S106 funds and some by Heritage Lottery Fund money. DK

Councillor C Rosenstiel said the policy offered nothing to resolve the lack of allotments in Market Ward and that the only site had a waiting list with waits for plots measured in decades.
A: This would be referred to the Executive Councillor for Planning & Transport to be part of the review of the Planning Obligation Strategy due to take place in 2007. DK

Councillor S Reid said that it was important to be clear that space for allotments and other provisions had to be negotiated with developers at the planning stage.

The Chair referred to Table 1 on page 11 of the Consultants' report which gave examples of coding used and showed that security for bikes was of minor significance. He asked what proportion of bike users thought this was of minor significance.
He also referred to page 16 and the reference to Refuse, Christ's Pieces and asked for clarification of what that referred to.
A: The Refuse facilities on Christ's Pieces were to be relocated.

Councillor S Reid referred to the projects in Newnham and expressed surprise that the paddling pool had not scored higher as it seemed a worthwhile project as it was really well used.
A: The projects already approved like this one would need to be reconsidered in the overall scheme for prioritisation.
The multi use area at Lammas Land would replace the dilapidated hut that is a rain shelter and ward councillors had been consulted about that proposal.

Councillor A Reid was of the view that such a fenced sports area in the middle of the open space would impact adversely on the amenity of the open space. In the rest of Lammas Land the formal areas are around the edge.
A: With appropriate design it would fit in. More consultation would be carried out on the actual design.
Councillor Cantrill welcomed the possibility of new facilities but shared the concern that location was critical.

The Active Communities Manager said she would give more detailed consideration to the location of the sports area at Lammas Land. DK

06/40 MINUTES

The minutes of the meeting held on 3 August were agreed as a correct record.

06/41 MATTERS ARISING

Re: 06/34 and 06/21 The Chair reported that the briefing note on affordable housing was in draft form and would be available soon. LW

06/42 WINDSOR ROAD ENVIRONMENTAL TRAFFIC CALMING AND LANDSCAPING

After the Engineering Client Manager had introduced the report, the Chair asked if any Windsor Road residents present had any questions or comments to which the officer replied (A).

Resident 1: Requested more detail about the maximum height of

the proposed planting and who and how it would be maintained. He was also concerned for the safety of children crossing the road at this point and presented photos of planting in Akeman Street which showed how unkempt the area looked.
A: While the final design had yet to be made, the planting could possibly consist of low Mediterranean style species requiring low maintenance.
The Chair and Councillor Holland said that the photos indicated that there was always a seasonal influence on how an area looked as was the case with the photo.

Resident 2: The highest support amongst residents had been for a raised zebra crossing point and requested clarification of why the decision was to put a simple raised speed bump.
A: At a previous committee meeting where this matter had been discussed, the committee had rejected the proposal of a zebra crossing.
The Chair added that the volume of traffic was not so high as that in other areas and so was not a priority with the limited funds available for such crossings and so this was not the right solution for this crossing point.
Councillor Holland said that the area close to the Windsor Road Co-op needed protection from lorries driving on the grass verges. A raised crossing point could also be a danger to cyclists.

Resident 3: The scheme seemed to complicated and concerned about whether emergency vehicles would be able to gain access especially during school exit times.
A: The access is not wide enough for emergency vehicles and the emergency services had been consulted and would approach the area from another direction.

Resident 4: Asked for clarification of the logic of straightening the road at this point.
A: The curvature had been introduced previously to create an S-chicane as part of a traffic calming scheme but this had been ineffective. It also makes the view down the road confusing. The new proposal is intended to make it quite clear where people should be located in the road.

Councillor C Rosenstiel expressed concerns about cyclists possibly meeting a motorist head on at the width restriction. He also wondered why a speed cushion which was smaller and cyclists could go through at any point had not been considered.
A: Whatever scheme is put in place there will always be a minority of motorists who don’t comply, but visibility will be good. Speed cushions are not necessarily popular with cyclists as many motorists pull over towards the kerb to avoid putting both wheels over the cushion.

The Chair referred to the fact that the Oxford Road width restriction had gone as he had been concerned that a priority access would be needed to balance the one in Windsor Road. He had been

partly reconciled on this issue and felt that the speed bump was the real missing link and it needed to be a genuine deterrent to slow motorists down.
A: The Oxford Road width restriction was very close to the junction with Huntingdon Road and traffic queuing could have been dangerous. The Windsor Road one is further away from the junction such that queues are unlikely to form back to the junction. Visibility is the key to the new scheme. A speed cushion had been considered but a speed hump chosen to be consistent with the speed hump in Oxford Road. If the whole area were being considered for a new scheme, then speed cushions would be preferred. There was also a concern about motorists veering towards the kerb.

Councillor Cantrill said that the proposal for a scheme for Windsor Road had been presented many times to the Committee and the one before them had been thoroughly tested by both statutory and resident consultation and was a balanced proposal.

Resolved (by 6 votes to 0) to
2.1 Authorise officers to implement the revised scheme as described in the officer report (see plans) subject to 2.2 and 2.3 below.
2.2 Authorise officers to seek the consent of the Cambridge Traffic Management Area Joint Committee for the implementation of the revised proposals, subject to the outcome of 2.3 below JI
2.3 Authorise officers to seek the consent of the Cambridge Traffic Management Area Joint Committee for the advertisement of the traffic regulation order etc., necessary to implement the revised proposals. JI

06/42 PLANNING APPLICATIONS

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 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 in the minutes.

1 APPLICATION NO: 06/0810/FUL
SITE: 45 Windsor Road (Castle)
PROPOSAL: Erection of 7 flats (following demolition of existing building)
RECOMMENDATION: Approve subject to conditions and informatives
APPLICATION NO: 06/0810/FUL
APPLICANT: Blues Property Fao Ian Purkiss The Studio 22 Newmarket Road Cambridge CB5 8DT

PUBLIC SPEAKERS: Mrs C Beadle(resident objector on behalf of a number of local residents); Mr D Proctor (agent for the applicant)

REASONS FOR REFUSAL RAISED IN DEBATE:

Members proposed that the application be refused on the basis that it was an overdevelopment of the site, would dominate by virtue of its height and bulk, would cause overshadowing and loss of sunlight to neighbouring properties and did not fit the character of the street.

DECISION: Refused against officer recommendation (by 7 votes to 0).

For reasons to be drawn up by the Head of Development Services in consultation with the Chair and Spokesperson based on the above reasons for refusal raised during debate of the application.

2 **APPLICATION NO:** 06/0652/S73

SITE: Granta Punt Station Newnham Road (Newnham)

PROPOSAL: Variation of conditions to remove the restriction of use of access to existing punt station and separate from mooring adjacent to Granta public house.

RECOMMENDATION: Refuse

APPLICATION NO. 06/0652/S73

APPLICANT: Granta Boat & Punt Company c/o John Martin & Associates Farm Hall Offices West Street Godmanchester Cambridgeshire PE29 2HG

PUBLIC SPEAKERS: Mr T Hodgson (Greene King); Mr Lawrence Austen (applicant); Councillor Slatter.

REASONS FOR APPROVAL RAISED IN DEBATE:

During the discussion, Councillor Smith proposed an Amendment to the recommendation that condition 2 (ancillary use) of planning permission reference 01/1061 be retained and that condition 3 (restricted use) of planning permission reference 01/1061 be removed. This amendment was supported (4 votes to 2). A vote was taken on the amended recommendation which was carried (4 votes to 2).

DECISION: Approved against officer recommendation (by 4 votes to 2).

The meeting ended at 10.07pm.

Chair

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CAMBRIDGE CITY COUNCIL

Agenda Item 6

Report by: Head of Policy and Projects

To: West/Central Area Committee 23 November 2006

Wards: Castle, Newnham, and Market

Update on Environmental Improvements Programme

DECISION TO BE MADE:-

- **Mobility crossings and pinch points:** *To proceed with investigations and costing, and to carry out work if costs are below those quoted?*
- **Proposed schemes:** *To determine the order of priority for the suggested new Environmental Improvement Projects. This may be broken down into two lists, one to be progressed this financial year and the second list to be progressed next financial year.*

1 BUDGET

The funding remaining to this committee is **£15,515.16**

2 APPROVED SCHEMES - PROGRESS

Windsor Road

2.1 The Cambridge Environment and Traffic Management Area Joint Committee gave their consent for this scheme at the 16th October 2006 meeting. The County have been asked to advertise the width restriction TRO amendment so that any objections can be determined at the January 2007 Area Joint Committee meeting.

Elizabeth Underpass

2.2 The planting is now completed and we have placed an order with Streetscene for the Hard landscape; to replace some of the cappings to the parapet walls around the planting beds, and attach wires to the walls for climbing plants. Regarding CCTV, we have not secured the monies for the required monitoring and maintenance. The original bid (£10,000 + £600 revenue) is being held, and reviewed in March 2007. If funding is not released, a further bid will be made for a Safer City Grant for maintenance and monitoring. Still awaiting confirmation of revenue funding.

3 MOBILITY CROSSINGS AND PINCH POINTS

The committee is requested to consider mobility crossings and pinch points requested in the West/Central Area. One request for a mobility crossing is on King Street. Pinch point requests are: Jesus Green and Hoadley Road/Windsor Road. The estimated cost for installing a mobility crossing is £1000. The estimated cost for removing a pinch point is £750. These costs may vary according to side conditions. Officer request that works should be carried out prior to the next Area Committee Meeting if costs do not exceed those quoted above.

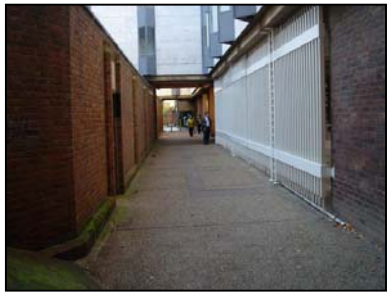
Recommendation**:** *It is officer recommendation that we proceed with detailed location and design and ask the contractor to cost the work.*

Decision to be made: *To proceed with investigations and costing, and to carry out work if costs are below those quoted?*

4. PREVIOUSLY PROPOSED SCHEMES

Environmental Improvement Project	Condition	Priority according to Eligibility criteria	Further Comments / Notes
Lammas Land Hut 	This is an old derelict shelter associated with promenades. It is constructed on a ditch line, causing the structure to become unstable. There is also a history of anti-social behaviour associated with it. Councillor Reid has had discussions with Chris Robertson from Parks and Recreation concerning the shelter.	Fits Eligibility Criteria.	Active Communities have carried out a review of the Open Space and Recreation for Section 106 (Planning Obligation) funding. Potentially, Environmental Improvements could also apply for this funding.

Potential Environmental Improvement Project	Condition	Priority according to Eligibility criteria	Further Comments / Notes
Mud Lane Lighting 	The committee asked us to investigate the possibility of lighting under the archway in Mud Lane. This is a private lane, owned by Peterhouse and not legally a Public Right of Way, (see the notice at the entrance to Mud Lane), although it continues to be used by the public. The arch over the lane joins two listed private houses, No. 33 and 35. There are two existing lights leased by Parkside College, from Peterhouse along the lane and a Highway light near the entrance to the archway, on Parkside. 1) It is possible with the permission of Peterhouse, and the tenants above the archway, to draw up a Permissive Path Agreement that is legally binding, allowing access by the public, but protecting the interests of Peterhouse. 2) Peterhouse would need to grant permission to install a feeder pillar to bring an electrical supply from the highway, wiring, and a column and agree to long-term maintenance. 3) Listed Building consent will be required to attach a light fitting in keeping with the character of early Victorian buildings above the archway.	Mainly fits Eligibility Criteria	

Potential Environmental Improvement Project	Condition	Priority	Further Comments / Notes
King's Lane 	The route has an "unsavoury atmosphere" due to its lack of natural light and it being used as a urinal, despite Kings College spreading disinfectant daily.	Fits Eligibility Criteria	Investigate with the City Rangers and King's College.

Potential Environmental Improvement Project	Condition	Priority	Further Comments / Notes
Parker's Piece Lighting	A Councillor raised concerns about the security of cyclists and pedestrians on the footpath beside the University Arms Hotel. The general opinion of officers was that lighting was not needed. County Lighting engineers stated that if County installed the lighting it must be of the standards of the Lighting Institute. This would mean putting in at least 5 columns outside the hotel. It was felt that this was excessive. Active Communities thought that lighting was not needed and that Hobbs Pavillion gave sufficient security and surveillance when it was used. However, it was recognized that after the restaurant closed, there were shadows around the pavilion. Conservation and the Landscape Architects were of the opinion that it would be possible to put a bulkhead light fitting on the side of Hobbs Pavilion. This will have long term cost implications.	Fits Eligibility Criteria	Investigate Safer City Grant.

Potential Environmental Improvement Project	Condition	Priority	Further Comments / Notes
Sussex Street 	Some granite setts around the trees are loose and are trip and missile hazards. <u>Suggestion</u>: To reset the setts or use another material around the trees.	Fits Eligibility Criteria.	

Potential Environmental Improvement Project	Condition	Priority	Further Comments / Notes
Rose Crescent 	Street furniture such as tables and chairs are cluttering the street. Planning permission for these has already been given. The central planter features are also cluttering the middle of the street. The street surface is dirty and there are chewing gum marks on the surfacing.	Fits Eligibility Criteria but is a City Centre Management issue.	Consult City Centre Management in the first instance, to improve street cleaning.

Potential Environmental Improvement Project	Condition	Priority according to Eligibility Criteria	Further Comments / Notes
Bridge Street  	Bridge Street is failing as a premier tourist street of Cambridge because of street clutter, e.g. 2 bus stop signs within 2.0m of one another, when 1 would suffice. There is also excess signage at the pinch point especially. The road surfacing is also severely marked. <u>Suggestions</u>: To survey the street for signage and posts and suggest to the County where the excess can be removed.	Fits Eligibility Criteria, but may be County responsibility	Discussions needed with County Highways to agree a solution.

Potential Environmental Improvement Project	Condition	Priority	Further Comments / Notes
Quayside  	Initial survey revealed clutter, random bike parking and wheelie bins in the plaza area to Quayside. <u>Suggestions</u>: To construct more cycle racks, add waste bins and clean others.	Fits Eligibility Criteria	Discussions needed with Waste Management and the Cycle officers.

Potential Environmental Improvement Project	Condition	Priority according to Eligibility Criteria	Further Comments / Notes
Shelley Row Play Area  	The initial survey revealed the play area/park needed refurbishment. Details observed were that the surrounding wire mesh fencing has holes and the wooden posts are rotten. The tarmac entrance has potholes; the shrub planting is overgrown and not maintained. The seating is far away from the play area and dated. <u>Suggestions</u>: To replace the fencing to the front of the site and introduce new fence around the play area. Have a gateway with potential artwork. Planting to fill in existing gaps in the hedge and take out existing hawthorn. Add new seating nearer the play area and add some bird and bat boxes to enhance biodiversity. Relocate dog bin. Resurface the entrance.	Does not strictly fit Eligibility criteria, as it is a play area.	Refer to County Highways to resurface the road. Consult Active Communities about Artwork and use of the play area, as there may be proposals for a Youth Hut in the area. Consult the community liaison officer about the placement of bird and bat boxes.

Potential Environmental Improvement Project	Condition	Priority	Further Comments / Notes
Fitzroy Street / Burleigh Street  	The initial survey revealed that the lighting is dated; the pavement is undulating in both streets and uneven. The cycle racks are dated and more are needed. The trees taken out in Fitzroy Street need to be replaced to continue the existing line. Detailing around the bollards in the newer surfacing is cracked. There are also many redundant BT phone boxes which might be removed. There is an existing budget of £16,000 put aside for lighting in Burleigh Street. <u>Suggestion</u>: To refurbish Burleigh Street and Fitzroy Street with the proposed lighting scheme included in this. A detailed survey of street furniture and condition would be required initially, prior to sketch design.	Fits Eligibility Criteria.	Discussion with County Highways regarding relaying the block work and cracked surfacing around the bollards. Discuss possibility of more cycle racks with the Cycle officers and decide location. Consult the tree officers about planting trees. Partnerships for funding these proposals should be sought because refurbishment would have citywide benefit. Investigate S106 funding.

Potential Environmental Improvement Project	Condition	Priority	Further Comments / Notes
Parker's Piece Path 	There is a redundant path in the eastern corner. <u>Suggestion</u>: To remove the path and reseed it with grass.	Fits Eligibility Criteria.	Active Communities / Parks and Rec. to be notified. Liaise with street scene to take out the path.

Potential Environmental Improvement Projects	Condition	Priority according to Eligibility Criteria	Further Comments / Notes
All Saints' Passage Churchyard  	Some seats have missing slats; the signage of Cambridge City map is not positioned well. Either bin could be re-sited, and be of the same style. The piles of market tables for the market are left during the week in the churchyard under scruffy canvas. The central planting area needs some maintenance and the Chestnut tree has signs of disease. Suggestions: To replace the seats, relocate the Cambridge map signage on top of the fence, to make it more visible and maintain the planting. Investigate moving the market tables to another location or an improved way of protecting it when not in use. Tree should be assessed for disease.	Fits Eligibility Criteria	Ask City Centre Management about treatment of the market tables. As a result of consultation with the tree officers, the health of the Chestnut tree may improve. Investigate Section 106 (Planning Obligation) funding.

All Saints' Passage Churchyard 	The stone of the memorial cross has deteriorated. <u>Suggestion</u>: To commission a special survey to gauge condition. Potentially an expensive part of the project.	Fits Eligibility Criteria	Consult Conservation

BACKGROUND PAPERS

None.

INSPECTION OF PAPERS

To inspect or query the background paperwork or report, please contact,
Emily Bingley, Landscape Architect
Telephone: 01223 - 457136
Email: Emily.bingley@cambridge.gov.uk

ELIGIBILITY CRITERIA - as agreed by Executive Councillor (Environment) on 18 March 2003 with amendments agreed 22 March 2005

The essential criteria for consideration of funding of Environmental Improvement works are:

- Schemes should have a direct, lasting and noticeable improvement to the appearance of a street or area.
- Schemes should be publicly visible and accessible.
- Schemes must have the owners consent if on private land – unless there are exceptional circumstances by which Area Committee may wish to act unilaterally and with full knowledge and responsibility for the implication of such action.
- Schemes must account for future maintenance costs.

Desirable criteria – potential schemes should be able to demonstrate some level of:

- Active involvement of local people.
- Benefit for a large number of people.
- 'Partnership' funding.
- Potential for inclusion of employment training opportunities.
- Ease and simplicity of implementation.
- Potential for meeting key policy objectives (e.g. improving community safety or contributing to equal opportunities).

Categories of scheme ineligible for funding:

- Where a readily available alternative source of funding is available.
- Revenue projects.
- Schemes that have already received Council funding (unless it can be clearly demonstrated that this would not be 'top up' funding).
- Works that the City or County Council are under an immediate obligation to carry out (e.g. repair of dangerous footways)
- Play areas (as there are other more appropriate sources of funding including S106 monies)

The following categories of work were agreed as being eligible for funding by the Area Committees:

- Works in areas of predominately council owned housing
- Works to construct lay-bys where a comprehensive scheme can be carried out which not only relieves parking problems but achieves environmental improvements.

WEST/CENTRAL AREA WORKSHOP : PROPOSED ENVIRONMENT IMPROVEMENT SCHEMES

Previously Proposed Scheme	Cost Range	Comments
Lammas Land pavillion demolition (Newnham)	£6,000-£8,000	Officers suggest that the whole area is looked at to assess the condition and use of all pavilions. Active Communities to be consulted.
Mud Lane Lighting (Market)	£6,000-£8,000	Electrical feed from highway may prove expensive to deliver. Project will have unseen costs such as solicitors fees.
King's Lane additional lighting (Market)	£1,500-£2,000	Kings College should be approached again for ideas on how to solve problem.
Parker's Piece Lighting (Market)	£2,000-£8,000	One bulk-head wall on south elevation of pavilion would be the least expensive solution and would light the darkest area of the path.
Proposed Schemes from Workshop		
All Saints' Passage Churchyard (Market)	£4,000-£12,000	Price range includes possible construction of timber shelter.
Bridge Street De-cluttering (Market)		Budget exists within the County.
Quayside cycle racks and tidy-up (Market)	£5,000-£7,500	Further survey work needed.
Fitzroy/Burleigh Street Refurbishment (Market)	£200,000-£500,000	£16,000 already allocated for lighting. There may be funding from County for re-laying of paving.
Parker's Piece Redundant Path (Market)	£1,000-£2,000	StreetScene to be consulted.
Sussex Street paving (Market)	£2,500-£4,000	County to be consulted for possible pavement fund.
Rose Crescent Cleaning and Tidy-up (Market)	£2,000-£5,000	City Centre Management to be consulted over street cleaning issues.
Shelley Row Play Area (Castle)	£60,000-£75,000	Cost dependent on play area design and additional items such as feature gate posts.

Environmental Improvements 2006/07 - with new allocation basis and transfer of Highways budgets as at 5th July 2005

			North	South	West/ Central	East	Total
			£	£	£	£	£
1	New 2006/07 Allocation (Population per Area)		125,930	88,917	91,044	119,549	425,440
2	Add Environmental Improvements budgets c/fwd from previous years		20,000	4,000	60,000	50,000	134,000
4	Deduct Landscape Architect Fees agreed at 11% of £425,440 = £46,800 divided by population		(13,853)	(9,781)	(10,015)	(13,151)	(46,800)
5	**TOTAL ANNUAL BUDGET BEFORE DEDUCTION OF EXPENDITURE AND COMMITMENTS**		**£132,077.24**	**£83,135.96**	**£141,029.16**	**£156,397.64**	**£512,640.00**
6	Add Environmental Improvements budgets c/fwd from previous years on Central EIP fund, now allocated to areas		16,165			20,000	36,165
	TOTAL ANNUAL BUDGET WITH PREVIOUSLY ALLOCATED SUMS FROM CENTRAL BUDGET		**£148,242.24**	**£83,135.96**	**£141,029.16**	**£176,397.64**	**£548,805.00**
	Commitments		**North**				
7	Chesterton High Street (£20K previously allocated from EIP central fund minus £3,835 for hanging baskets)		16,165				
8	Oak Tree Avenue		6,500				
9	Kendal Way		18,000				
10	Chestnut Grove		7,000				
	Work in progress						
11	Cockerell Road Tree Planting	2005/06	780				
12	Kingsway Flats	2005/06	817				
13	Cam Causeway Park Path	2005/06	4,801				
14	**NORTH COMMITMENT TOTAL**		**54,063**				
	North unallocated (figure in line 5 minus figure in line 14)		**£94,179.24**				

			South
15	No Commitments or work in progress		
	South unallocated (figure in line 5 minus figure in line -)		**£83,135.96**

			West/Central
	Commitments		
16	Burleigh Street Lighting (County contributing additional £4K to bring total to £20K)		16,000
17	Bin + Fitting (PO 89089)	2006/07	620
18	Windsor Road to Richmond Road	2006/07	9,700
19	Windsor Road - Oxford Road Traffic Calming (PO 89482/89498)	2006/07	150
20	**WEST/CENTRAL COMMITMENT TOTAL**		**26,470**
	West/Central unallocated (figure in line 5 minus figure in line 20)		**£114,559.16**

			East
	Commitments		
21	Cherry Hinton Road Shop Forecourts (previously allocated from Central EIP fund)		20,000
22	Cherry Hinton Shop Road Forecourts (from Area Fund)		15,000
23	Rope Walk		15,000
	Work in progress		
24	Mill Road Hanging Baskets (PO 86213)	2005/06	6,180
25	**EAST COMMITMENT TOTAL**		**56,180**
	East unallocated (figure in line 5 minus figure in line 25)		**£120,217.64**

WEST/CENTRAL AREA COMMITTEE FINANCIAL STATUS as at 10 November 2006		
West/Central Budget as at 5th July following incorporation of Highways budgets and allowing for deduction of committed money allocated prior to July:		**£114,559.16**
Allocated monies since 5th July to be deducted:		
Burleigh Street Lighting	£16,000.00	
Grantchester Meadows	£2,044.00	
Windsor Road - chicane area to Histon Road	£75,000.00	
Elizabeth Way underpass planting	£6,000.00	
TOTAL ALLOCATED MONEY	**£99,044.00**	
BUDGET REMAINING FOR 2006/2007		**£15,515.16**
2007/2008 West/Central Environmental Improvement Budget = £91,044 - 11% fees = £81,029 plus any roll-over from 2006/2007.		

CAMBRIDGE CITY COUNCIL

Agenda Item 7

Report by: Grants Manager (Community Development and Leisure)

To: Area committee – West Central 23 November 2006
Wards: Castle, Market, Newnham

Community Development and Leisure grants 2006-07

1. Introduction

This report

- reminds members of the process for the allocation of grants
- confirms the funds available
- seeks approval for applications

2. Recommendation

To consider grant applications in section 4 and agree recommendations.

3. Background

The Executive Councillor has approved the grant conditions detailed in Appendix 1 and the following allocation of 10% of the total Community Development grants budget and 5% of the total Leisure grants budget for 2006-07. This has been calculated using population levels and is also weighted to give additional funds to areas of economic disadvantage as defined by the City Council's *Mapping poverty* research report.

Area	Population	Mapping poverty score	Combined score	Community development £	Leisure £	Total £
North	28%	38%	34.7%	25,500	5660	31,160
East	28%	35%	32.7%	24,040	5330	29,370
South	21%	21%	21%	15,440	3440	18,880
West Central	**23%**	**6%**	**11.6%**	**8520**	**1890**	**10,410**
			Total	73,500	16,320	89,820

4. Applications to West Central area committee

Community development spend to date				£8520 budget
	Group	**Project**	**Awarded**	**Grant £**
CD1	Brandon Court Residents	Garden opening event	Chair's action	375
CD2	Cambridge Youth Parliament Cabinet	City youth bank	8 June	250
			Total	**625**

Community development current applications			£7895 available	
	Group	**Project**	**Bid £**	**Offer £**
CD3	Histon Road Recreation Ground users	Family craft workshops	710	710
CD4	Little monkeys toddler group	Music workshops	150	150
CD5	Newnham Scout and Guide Centre	Security fence for scout hut	5911	5000
		total	6711	5860

West Central Area Committee 2006-07 grants		**WCAC/CD3**
Applicant Histon Road Recreation Ground users Informal grouping of local residents		
Ward(s) Castle		
Bid Family workshop weekend to make bird nest boxes. Workshop leaders and speaker (£350) Marquee (£120) Materials and equipment (£100) publicity (£40) Hall hire (£100)	**Total cost** £710	**Requested** £710
Background Park has recently lost some trees and vegetation; plans for new play structures under discussion. RSPB speaker to be invited to attend St Luke's and Mayfield Schools and Roundabout playgroup. City Council CHYPS play staff will assist.		
Recommendation £ 710		

West Central Area Committee 2006-07 grants		**WCAC/CD4**
Applicant Little monkeys Parent and baby/toddler group meets Tuesday mornings at St Augustine's Hall, Richmond Road. Attended by up to 30 under 3s and 20 carers. Activities include story telling		
Ward(s) Castle		
Bid 2 music workshops (£120) Publicity (£30)	**Total cost** £ 150	**Requested** £ 150
Background Workshops, provided by founder of organisation specialising in inter-active music sessions for babies and toddlers, will encourage follow-up activities in the home and attract new members for the group.		
Recommendation £ 150		

West Central Area Committee 2006-07 grants	**WCAC/CD5**

Applicant Newnham Scout and Guide Centre
Building on Newnham Croft Primary School site consists of hall, which holds about 40 people, kitchen, WCs.

Ward(s) Newnham

Bid	**Total cost**	**Requested**
Fencing and gates to separate hut and environs from school playground 1. 1.8 m high fencing and installation - £1987 2. Railings, gates (where and why) - £2514 3. Disposal of existing fencing - £533 4. 2m high railings and gate to separate hut and environs from school's refuse bins - £877	£ 5911	£5911

Background

1. The Scouts' lease with the County Council expired about 5 years ago. A draft has now been agreed which requires the erection of fencing and gates to ensure that evening and weekend users of the hut do not use school grounds in an undesirable way or make the school building and its environs insecure. The lack of an effective physical barrier has caused some friction between the school and the scouts in the past.
2. The new lease will permit formal use of the hut by other groups, subject to the head teacher's consent which should not be withheld unreasonably. This will increase community facilities in this area and allow the scouts to generate income. However, all weekday evenings are currently used by scout and guide groups involving about 150 children and young people.
3. The Office of Children and Young People's Services, which controls County Council budgets for capital projects for schools and the youth service, does not wish to offer any funding.
4. The school has allocated its capital budget (£33,000 remaining until April 2007) to other purposes – to deal with the playground lunchbox and people shelter problem and to improve toilet facilities. It will, however, undertake to maintain the fence and gates when in place.
5. The Scout Centre made surplus of £704 in 2005 and had £10,006 in reserve at December 200. This is designated for internal improvements to the hut, particularly the kitchen, and re-surfacing the car park.

Recommendation

This is, arguably, a security problem for the school rather than the scouts. However, neither the Local Education Authority nor the school has identified funds to deal with this and the completion of the lease seems to be dependent on this fencing.
The City Council would need to identify a very clear community benefit to allocate funds for the improvement of County Council property. It might be more appropriate to help the centre cover some of the costs of re-furbishing the building to make it a more attractive community facility. This would release scout funds for the costs of the fencing.

This committee's options include

1. To offer all the funding for the fencing and gates - £5911.
2. To offer one-third of the total - £1970 – and request the school and scouts to come to an agreement about the remainder of the costs.
3. To refuse this application and invite the Scout Centre to seek funding from the area committee to contribute to the costs of improving the hut. At least £5000 could be reserved for this purpose to be issued subject to the submission of a satisfactory detailed proposal and the consent of this committee's chair.

Option 3 is recommended.

Leisure, sport and arts spend to date	£1890 budget
None	

Leisure, sport and arts applications			£1890 budget	
	Group	Project	Bid £	Offer £
L1	Cambridge Canoe Club	Open canoes for older people and families	2000	1890
		total	2000	1890

West Central Area Committee 2006-07 grants		WCAC/L1
Applicant Cambridge Canoe Club Canoeing and kayaking based at Sheep's Green Clubhouse. Promotes canoeing for local community as a sport and part of healthy lifestyle. Coaching; Wednesday social paddling sessions; supports Cam Marathon; monthly river cleans between Newnham and Grantchester as part of Rivercare Scheme		
Ward(s) This is a city-wide club but many of 200 active members live in Newnham and Castle; close ties to Newnham community especially through rivercare activities		
Bid Purchase of 3 open (Canadian) canoes (£1750) and paddles, buoyancy aids (£250)	**Total cost** £ 2000	**Requested** £ 2000
Benefits for local community Open boats are more suitable for older users and people with disabilities. Better range of craft will enhance sessions already offered to children at local schools and members of PHAB Club for people with physical disabilities. Club will offer free taster sessions for local residents		
Comments Supports all levels of expertise and offers qualified instructors for beginners. Regular information sessions at clubhouse; newsletter. Club is saving funds to improve and extend clubhouse - 34,493 designated at 30 September 2006. Area committee grant of £1740 awarded in December 2005 for junior kayaks		
Recommendation £1890		

If these recommendations are agreed, the committee's funds will be spent as follows

2006-07	Budget £	Allocated £	Remaining £
Community Development	8520	6485	2035
Leisure	1890	1890	0
totals	**10,410**	**8375**	**2035**

The next West Central grants meeting is scheduled for 15 March 2007; 15 February is the deadline for applications.

5. **IMPLICATIONS**

(a) **Financial** As above

(b) **Staffing**. None

(c) **Equal Opportunities** Grant expenditure is targeted at disadvantaged groups. Applicants are required to adopt appropriate policies and practice.

(d) **Environmental** Applicants are required to adopt appropriate policies and practice.

(e) **Community Safety** Grants which improve people's incomes and their involvement in their communities can reduce crime and the fear of crime.

BACKGROUND PAPERS used in the preparation of this report:
Grant applications.

To inspect these documents contact Chris Freeman on 457862 or chris.freeman @cambridge.gov.uk. who is also the author and contact officer for queries.

Appendix 1
Area Committee grant conditions

1. Community development grants are for services and activities for residents of all or part of the wards covered by each committee to:

- Support children and young people; Black and minority ethnic communities; families living in disadvantaged areas; people with disabilities and active older people to participate in their communities and improve their own health and well-being
- Improve community access to legal advice services.
- Increase awareness of, celebrate and challenge intolerance of the city's cultural diversity.
- Strengthen the voluntary sector
- Meet any needs specific to its area as determined by the area committee.

2. Leisure grants are intended to increase access to cultural and leisure activities, which improve health, well-being, confidence and skills, for residents of all or part of the wards covered by each committee - especially young people and those whose lives are restricted by discrimination, disability and/or disadvantage.

3. Funds may also be used to meet any needs specific to its area as determined by the area committee.

4. Each area committee may decide to reserve part of its budget for one or more of these purposes. Grants may be awarded for capital or revenue expenditure.

5. Applications will be invited from:

- constituted voluntary and not-for-profit organisations which meet existing Community Development and Leisure grant-aid conditions.
- groupings of local residents able to meet basic accountability requirements.
- partnerships of constituted group(s) and local residents.

6. There is no upper limit on application or grant award levels.

7. Members will generally be asked to consider and decide on applications in the June/July cycle and the November/December cycle; half of the total annual budget will be available at each meeting.

8. Grants may be made between meetings if the applicants can demonstrate that they are unable to wait for the next scheduled grants meeting. The Grants Manager will consult with the Chair and, where relevant, ward members. The full committee will be notified at the next appropriate meeting.

9. Grants will not generally be made retrospectively.

10. Grants will be publicised, administered and monitored by the Grants Manager and the Voluntary Sector Support Team.

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Application Number	06/0945/FUL	**Agenda Item**	
Date Received	25th August 2006	**Officer**	Mrs Rebecca Flood
Ward	Castle		
Site	74, 76 And 78 Canterbury Street Cambridge Cambridgeshire CB4 3QE		
Proposal	Erection of two 2/3 bed houses and car parking.		
Applicant	ASD Alderton And Co Ltd 7a Priors Close Histon Cambridge CB4 9HX		

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site area is approximately 215 square metres and is located on the south eastern side of Canterbury Street. To the north west of the site is the junction of Canterbury Street and Canterbury Close. The surrounding area is predominantly residential in nature comprising a mix of terraced, semi-detached and detached properties, many of different styles and design but mostly two storeys in height.

1.2 The application site is made up of part of the rear gardens of nos. 74. 76 and 78 Canterbury Street, which are part of a terrace. The site is adjacent to a private driveway, which provides rear access to the terrace. Many of the properties have single storey garages in this area and some hard standing for car parking. There is an existing single storey garage on part of the site and some trees. To the east of the site is a terrace of ten properties which have very long front gardens which front onto Canterbury Close and contain single storey garages set back from the highway of Canterbury Close. The rear gardens to these properties are very small and therefore there is more reliance on the larger front gardens.

1.3 The site is not allocated for development in the Cambridge Local Plan (2006) and nor is it in a conservation area. The site falls within the controlled parking zone.

2.0 THE PROPOSAL

2.1 This full planning application seeks consent for the erection of two semi-detached properties following the demolition of the garage. The properties would be set on the frontage of Canterbury Close with parking to the rear, accessed via the driveway adjacent to the site. The application proposes the widening of the existing driveway through the removal of the single storey garage and the positioning of the houses. The properties are set on three levels, including rooms in the roof.

2.2 The proposed dwellings are 4.7 metres in height to the eaves and 8.7 metres to the ridge and are to be constructed in buff brick with plain tiles. The bicycle and bin storage is adjacent to the rear gardens and the parking area with a 1.8 metre high timber fence around the site.

2.3 The application is accompanied by the following supporting information:

1. Design Statement
2. Access Statement

3.0 SITE HISTORY

3.1 None relevant to this application

4.0 PUBLICITY

4.1

Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

Central Government Advice

PPS1 Delivering Sustainable Development (2005): Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

PPG3 Housing (2000): Paragraph 1 states that new housing and residential environments should be well designed and should make a significant contribution to promoting urban renaissance and improving the quality of life. The guidance seeks to encourage a better mix in the size, type and location of housing, giving priority to re-using previously developed land within urban areas, in sustainable locations and in an efficient manner. It seeks to reduce car dependence and promote good design in order to create attractive, high quality living environments in which people will choose to live.

PPG13 Transport (2001): This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that

connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

Circular 05/2005 - Planning Obligations: Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Cambridgeshire and Peterborough Structure Plan 2003

P1/1 Approach to Development
P1/2 Environmental restrictions on development
P1/3 Sustainable development in built development
P5/2 Re-using Previously Developed Land and Buildings
P5/3 Density
P8/1 Sustainable development – links between land use and transport

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision

Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/4 Trees
4/12 Pollution and amenity
5/1 Housing provision
8/2 Transport impact
8/4 Walking and cycling accessibility
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development
5/14 Provision of community facilities through new development
10/1 Infrastructure improvements

Material Considerations

Cambridge City Council (2004) – Planning Obligation Strategy: Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 An informative should be added to any permission advising that neither the existing or the future residential units will qualify for Residents' Parking Permits within the existing scheme operating in the area.

6.2 The accessway to the car parking is too narrow to allow two cars to pass and should be widened to a minimum of 4.5 metres otherwise refusal is recommended by the Highway Authority as the access is substandard and should not be intensified.

7.0 REPRESENTATIONS

7.1 County Councillor David White has objected to this application. His representation is attached to this report.

7.2 The owners/occupiers of the following addresses have made representations:

- 2 Canterbury Close
- 22 Canterbury Close
- 70 Canterbury Street
- 80 Canterbury Street

7.2 A petition objecting to the proposal has been submitted by 4 Westland Terrace containing 12 names.

7.3 The representations can be summarised as follows:

- The density of development will detract from the quality of the local environment
- The design does not reflect the buildings in Canterbury Close
- Impact on and removal of trees
- Loss of privacy
- Noise and disturbance from vehicles accessing the parking
- Increase in on-street car parking
- The access will be narrowed
- The access to the rear of the terraces along Canterbury Street should be retained.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 Policy P1/1 of the Cambridgeshire and Peterborough Structure Plan (2003) states that the majority of land for new development will be located within Cambridge and Peterborough. Policy P5/2 of the Cambridgeshire and Peterborough Structure Plan (2003) sets a target for Cambridge City to achieve 65% of all new dwellings to be built on previously developed land by 2016. Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses.

8.3 The site falls within PPG3's definition of previously developed land. The Government is committed to maximising the re-use of previously developed land to minimise the amount of greenfield land being taken for development. PPG3 provides support for the principle of the proposal in promoting increased density (paras. 57-58) and advises that a mixture and range of house types to meet housing needs should be provided. The existing site is a residential site, and the proposed redevelopment of the site would be for residential development.

8.4 The proposal would be developing at 93 dwellings to the hectare. Policy P5/3 of the Structure Plan states that Local Planning Authorities should be seeking to maximise the use of land by applying the highest density possible that is compatible with maintaining local character and that densities of less than 30 dwellings to the hectare will not be acceptable.

8.5 In my opinion, the principle of residential development is acceptable and would represent a sustainable form of development set against adopted development plan policy, PPS1 and PPG3 guidance.

Context of site, design and external spaces

8.6 The proposed buildings would step out to occupy the same building line as no. 74 Canterbury Street, which has a single storey side extension hard up to the edge of the footway along Canterbury Close. The existing single storey garage also occupies a similar position within Canterbury Close. The character then changes with the buildings on both sides of Canterbury Close then stepping back from the road with front gardens contributing to the street scene. I am of the view that the approach taken with regard to the siting of the dwellings conforms to the character of the surrounding area due to the proposed buildings being located within an area that is currently seen as a rear garden which contains a garage.

8.7 The design approach that has been adopted is a two storey form with a gabled roof with two dormers set within that roof. The character of Canterbury Close comprises a mix of roof forms with the north east side containing flat roofs; the south west side containing hipped roofs; and at the end of Canterbury Close there are properties with gable roofs. There are no existing dormers within any of the roofs within Canterbury Close but I am of the view that this should not preclude them within this development, and I am satisfied that they will not adversely affect the street scene. The applicant has amended the design of the dormers which has resulted in a form which relates better to the proposed buildings.

8.8 The height of the proposed buildings is, at the highest point, approximately 8.7 metres which is marginally lower than nos. 74, 76 and 78 Canterbury Street but higher than those on the same side of the road in Canterbury Close. I am of the view that this will not create an imbalance within Canterbury Close and in fact will provide a mechanism for the street scene by which the properties step down from the height of Canterbury Street, with the proposal as an intermediary.

8.9 Some of the third party comments have made reference to the loss of trees from the site and the impact on the street scene. The Arboriculture Officer has commented on the trees within the site and has advised that there are five trees to be felled comprising two pears in the rear of no. 74, and a spruce, pear and laburnum in the rear of no. 76. The view has been given that the two pears and the laburnum should not constrain development but consideration should be given to the pear to the rear of no. 76 and that one of the pears to the rear of no. 74 might possibly be able to be retained for its visibility within the street. The trees within the site are not protected and as the site is outside the conservation area the applicant can remove the trees without prior consent. However, the applicant is reconsidering some of the trees in the light of the Arboriculture Officers comments and will seek to retain some of those suggested.

8.10 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P1/2 and P1/3, Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Residential Amenity

8.11 The proposed buildings project back into the site by approximately 7.4 metres. The dwelling most affected by the proposal is no. 74 Canterbury Street which has a distance of 11.2 metres from the back of that property to the flank wall of the closest of the proposed dwellings. The dwellings are to be positioned very slightly south of due east of the Canterbury Street properties, and will at their highest point be approximately 8.7 metres in height. I am of the view that the distance proposed and the orientation of the site is such that any impact will be minimal, and that although there will be a slight loss of light and overshadowing of the existing dwelling and its garden it will be at the start of the day and is not such that would warrant refusal. Similarly, I am of the view that there will not be an overbearing impact from what is proposed.

8.12 Third parties have raised concern about the proposal in relation to no.22 Canterbury Close, which is to the north east of the site. The proposed dwellings are at the closest point approximately 16 metres from no. 22. Both proposed dwellings have two windows at first floor in the rear elevation serving a bathroom and a bedroom. I am satisfied that there will not be the opportunity for future occupiers to look into the windows of no. 22 due to the oblique angle and the distance between the existing and proposed units. The garden of no. 22 contains a large amount of planting which would further retain privacy to that property and would prevent the occupiers of the proposal from having clear views into the front garden. The proposal is set slightly west of due south of no. 22 and I am satisfied that there will be minimal impact in terms of overshadowing from the proposal. There is the potential for a slight loss of light and overshadowing of the garden of the existing dwelling but it will be at the very end of the day and is not such that would warrant refusal. Similarly, there is a distance of approximately 10 metres from the front of the proposed dwellings to the rear garden of no. 72 Canterbury Street and I am of the view that there will be no impact in terms of overshadowing and that any overlooking would be of the very end of that garden due to the orientation of the two sites.

8.13 In my opinion the proposal adequately respects the residential amenity of its neighbours and constraints of the site and as such consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

8.14 A bin store has been shown for both of the units, located to the rear of the houses. I consider this to be acceptable but have included a condition requiring full details of the stores in order to ensure that they can accommodate the black and green bins and the black and blue recycling boxes.

8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.16 The existing access road is already used by vehicles and under this proposal will result in the entrance being widened to 2.8 metres, which will improve the current situation regarding access. The Highway Authority have objected to the width of the access stating that its use should not be intensified. The application results in the removal of two garages along the access road and replaces them with three parking spaces. There is also hard standing adjacent to the existing garages which currently enables other vehicles to be parked within this area. I am therefore of the view that there is unlikely to be an intensification of the use of the access and consider that it would be unreasonable to request the widening of the road through this planning application.

8.17 The Highway Authority has requested that an informative be added to the recommendation to advise the applicant that neither of the three existing units or the two proposed units will be eligible for Residents' Parking Permits.

Car and Cycle Parking

8.18 The proposal results in the loss of three garages and some hard standing car parking, but does return one on-street car parking space infront of what is currently the garage for no. 74 Canterbury Street. The Car Parking Standards state that there should be a maximum of one car parking space for each dwelling within the Controlled Parking Zone. The proposal includes three car parking spaces with the development; one for each of the new dwellings and one for no. 78. This would result in there being no off-street car parking spaces for either nos. 74 or 76 Canterbury Street. However, I am satisfied that this will not impact on the surrounding area because the two properties would not be eligible for Residents' Parking Permits if this application was approved and then implemented. I am therefore satisfied that the proposal is in accordance with the Local Plan Standards.

8.19 The proposal shows a cycle store in the garden of each dwelling for cycle parking. While there are no details other than those shown on the layout plan, I am satisfied that the location and space is acceptable.

8.20 In my opinion subject to the imposition of a condition regarding cycle parking the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.21 Most of the third party comments have been addressed in the above sections. In relation to noise and disturbance from vehicles accessing the car parking area, I am of the view that the impact will be very similar to that which currently takes place. The access road is already used to serve the terrace of houses along Canterbury Street, and with the loss of two of the garages that currently exist along the access road and their replacement

with three parking spaces I am of the view that any impact over and above that which currently exists will be marginal and would not form a reason for refusal.

Planning Obligation Strategy

8.22 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.23 The Planning Obligation strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city.

8.24 The proposed development requires a contribution to be made towards open space comprising formal open space, informal open space and children's play areas. The total contribution sought equates to £6390and has been calculated as follows:

Formal open space

£360 per person
Contribution – £2160 (£360 x number of bedrooms)

Informal open space

£306 per person
Contribution - £1836 (£306 x number of bedrooms)

Play space

£399 per person
Contribution - £2394 (£399 x number of bedrooms)

Community Development

8.25 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects. The proposed development requires a contribution to be made towards community development. The total contribution sought equates to £3250 and has been calculated as follows:

£1625 per 3-bed unit
Contribution - £3250 (£1625 x number of 3 bed units)

8.26 The applicants have submitted a unilateral undertaking which has been completed and I am of the view that the proposal accords with policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/8, 5/14 and 10/1.

9.0 CONCLUSION

9.1 For the reasons stated above I am of the view that the proposal is acceptable and meets with the objectives and criteria of the development plan. The requirements of the Planning Obligation Strategy have been met and therefore approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

   Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

   Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

   Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

   Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

6. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

   i) contractors access arrangements for vehicles, plant and personnel,

   ii) contractors site storage area/compound,

   iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

   iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

   Thereafter the development shall be undertaken in accordance with the approved details.

   Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

   Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

8. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

   Reason - To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

9. In the event that the foundations for the proposed development require piling, prior to the commencement of the development hereby approved, a method statement detailing the type of piling, predictions of the potential noise and vibration levels at the nearest noise sensitive locations and the mitigation measures to be taken to protect local residents shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approve details.

   Reason: To protect the amenity of local residents from undue noise and disturbance (policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and policies 3/4 and 4/12 of the Cambridge Local Plan 2006).

   INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended).

   INFORMATIVE: The applicant is advised that following development neither the existing nor the future residential units will qualify for Residents Parking Permits within the existing Residents Parking Scheme operating in the area.

Reasons for Approval

1.This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P1/2, P1/3, P5/2, P6/1, P8/1 and P9/8;

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/11, 3/12, 5/1, 5/14, 8/2, 8/6 and 8/10;

2. 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.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are "background papers" for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses exempt or confidential information;
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.