



## EAST AREA COMMITTEE



### AGENDA

**To: City Councillors:** Blencowe (Chair), Owers (Vice-Chair), Benstead, Brown, Hart, Herbert, Johnson, Marchant-Daisley, Moghadas, Pogonowski, Saunders and Smart

**County Councillors:** Bourke, Harrison, Sadiq and Sedgwick-Jell

*Dispatched: Monday, 18 March 2013*

**Date:** Tuesday, 26 March 2013

**Time:** 7.00 pm

**Venue:** Dublin Suite - Cambridge United Football Club, R Costings Abbey Stadium, Newmarket Road, Cambridge, CB5 8LN

**Contact:** James Goddard

**Direct Dial:** 01223 457013

**1 APOLOGIES FOR ABSENCE**

**2 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 should be sought **before the meeting**.

<b>Minutes And Matters Arising</b>
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**3 MINUTES** (*Pages 1 - 10*)

To confirm the minutes of the meeting held on 14 February 2013. (*Pages 1 - 10*)

**4 MATTERS & ACTIONS ARISING FROM THE MINUTES**

Reference will be made to the Committee Action Sheet available under the 'Matters & Actions Arising From The Minutes' section of the previous

meeting agenda.

General agenda information can be accessed using the following hyperlink:

<http://democracy.cambridge.gov.uk/ieListMeetings.aspx?Committeeld=147>

## Open Forum: Turn Up And Have Your Say About Non-Agenda Items

### 5 OPEN FORUM

Refer to the 'Information for the Public' section for rules on speaking.

## Items For Decision / Discussion Including Public Input

### 6 POLICE AND CRIME COMMISSIONER

Presentation followed by an opportunity for public questions

### 7 POLICING AND SAFER NEIGHBOURHOODS *(Pages 11 - 22)*

### 8 COMMUNITY DEVELOPMENT AND LEISURE GRANTS *(Pages 23 - 32)*

## Intermission

## Planning Items

### 9 PLANNING APPLICATIONS

The applications for planning permission listed below require determination. A report is attached with a plan showing the location of the relevant site. Detailed plans relating to the applications will be displayed at the meeting.

9a 12/1573/FUL - 10 Coldhams Grove *(Pages 43 - 58)*

9b 13/0115/FUL - 5 Montreal Road *(Pages 59 - 78)*

9c 12/1139/FUL - 2 Tenison Road *(Pages 79 - 94)*

### 10 GENERAL ITEMS

10a 12/1132/FUL: CB1, 32 Mill Road *(Pages 95 - 98)*

The East Area Committee agenda is usually in the following order:

- Open Forum for public contributions
- Delegated decisions and issues that are of public concern, including further public contributions
- Planning Applications

This means that planning items will not normally be considered until at least 8.30pm.

## Meeting Information

### 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.

### Public Speaking on Planning Items

Area Committees consider planning applications and related matters. On very occasions some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the working day before** the meeting.

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

Further information is also available online at

<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

The Chair will adopt the principles of the public speaking scheme regarding planning applications for general planning items and planning enforcement items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

### **Representations on Planning Applications**

**Public representations** on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

**Submission of late information** after the officer's report has been published is to be avoided. A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report.

Any public representation received by the Department after 12 noon two working days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

### **Filming,**

The Council is committed to being open and transparent in

**recording and photography** the way it conducts its decision-making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203>.

**Fire Alarm** In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

**Facilities for disabled people** Level access is available at all Area Committee Venues.

A loop system is available on request.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

**Queries on reports** If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

**General Information** Information regarding committees, councilors and the democratic process is available at <http://democracy.cambridge.gov.uk>.

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**EAST AREA COMMITTEE**

14 February 2013

7.00 - 8.25 pm

**Present**

**Area Committee Members:** Councillors Blencowe (Chair), Owers (Vice-Chair), Benstead, Brown, Herbert, Marchant-Daisley, Moghadas, Saunders and Smart

**Area Committee Members:** County Councillors Bourke and Sedgwick-Jell

Councillors Bourke and Sedgwick-Jell left after the vote on item 13/15/EAC

**Officers:**

Principal Planning Officer: Tony Collins

Committee Manager: James Goddard

**FOR THE INFORMATION OF THE COUNCIL****13/11/EAC Apologies For Absence**

Apologies were received from Councillors Hart, Johnson, Pogonowski and Sadiq.

**13/12/EAC Declarations Of Interest**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Councillor Sedgwick-Jell	13/15/EAC	Personal: Boat owner.
Councillor Benstead	13/16/EACa	Personal: Has connections with both Applicant and Objector.  Withdrew from discussion and did not vote on this decision.
Councillor Owers	13/16/EACa	Personal: Discussed application with both Applicant and Objector. General discussion as a Ward Councillor, so did not fetter discretion.

## **13/13/EAC Minutes**

The minutes of the 10 January 2013 meeting were approved and signed as a correct record.

## **13/14/EAC Matters & Actions Arising From The Minutes**

- (i) **13/5/EAC Open Forum “Action Point: Councillor Moghadas to enquire status of Coldham’s Common Management Plan (ie if one exists) and if a new one is required to be produced.**

**Councillor Moghadas to advise stakeholders of Management Plan status.”**

Councillor Moghadas has been in contact with stakeholders.

Councillor Smart said a petition regarding Coldham’s Common was handed into the Community Services Scrutiny Committee on 17 January 2013. The Executive Councillor for Arts, Sport and Public Places proposed that a Coldham’s Common Management Plan be included in the portfolio plan for the period April 2013 to March 2014, and committed to working with all stakeholders to resolve the issues in a way that is acceptable to all parties.

- (ii) **13/6/EAC East Area Capital Grants Programme “Action Point: Head of Community Development to ask Planning/Housing Officer to advise Councillor Sadiq of planning application details regarding housing scheme on the land off Stanesfield Road.”**

Gary Norman (Development Officer) has contacted Councillor Sadiq.

## **13/15/EAC Open Forum**

1. **Dr Eva raised the following points:**
  - **The Riverside Area had issues relating to maintenance, drugs and anti-social behaviour.**
  - **Houseboats moored in the area between Commons was an important issue to Riverside.**



- Dr Eva had received a Moorings Consultation document in January. He expressed concern regarding the document, covering letter and consultation process in general.
- Queried which councillors and officers were responsible for Moorings Consultation covering letter. Dr Eva felt it was unsatisfactory and asked who had signed it off.
- Referred to comments from Joye Rosenstiel in the Moorings Consultation document and asked if these showed that policy had been set before the consultation closed.
- Expressed concerns regarding East Area (Committee) Abbey Councillors:
  1. City Councillors were not present.
  2. The County Councillor was unable to input into the County consultation process due to a prejudicial interest.

Councillor Sedgwick-Jell said that responsibility for moorings had passed from the County to City Council, so his interest as a boat owner would not preclude him from having an input into the process in future.

Councilor Blencowe said the Moorings Consultation was not within East Area Committee's remit, so they could not halt the process as Dr Eva requested. However, the Committee could pass on Dr Eva's concerns.

**Action Point: Councilor Blencowe to raise Dr Eva's concerns regarding Riverside Consultation process and consultation document covering letter with relevant Officers and Members prior to close of consultation process 15 March.**

**Action Point: Councillor Herbert undertook to pass Dr Eva's concern onto Abbey Ward Councillors and ask them to contact Dr Eva about his concerns.**

## **13/16/EAC Planning Applications**

### **13/16/EACa 12/1565/FUL- 1 Brothers Place**

Councillor Benstead withdrew from the discussion for this item and did not participate in the discussion or decision making.

The Committee received an application for full planning permission.

The application sought approval for the erection of a new two bedroom terraced dwelling house.

The Committee received a representation in objection to the application from Mr Davies.

The representation covered the following issues:

- (i) Existing neighbours' amenities would be affected through overlooking if the application was approved.
- (ii) This was the third planning application for the site. Mr Davies felt that planning conditions regarding contaminated land and considerate construction were being ignored. He asked who enforced planning conditions.
- (iii) Referred to objections in the Officer's report and amendment sheet.
- (iv) Suggested there was an issue relating to right of way ie the Applicant was trying to illegally use a private road to access the site.
- (v) Expressed concern regarding the amount of time residents were given to respond to the planning application notification letter during the December 2012 – January 2013 period.

#### The Committee:

**Resolved (by 7 votes to 1)** to accept the officer recommendation to approve planning permission as per the agenda, with the addition of the Considerate Contractors informative.

#### Reasons for Approval

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

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8

Cambridge Local Plan (2006): 3/4, 3/7, 3/12, 3/14, 4/13, 5/1, 8/2, 8/6

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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

### **13/16/EACb 12/1558/FUL - Ryedale House, 40 Cambridge Place**

The Committee received an application for full planning permission.

The application sought approval for conversion of existing buildings to form four one-bedroom flats, along with cycle and refuse store, first floor dormer side extension and part demolition of rear.

The Committee received a representation in objection to the application from Mrs Bell.

The representation covered the following issues:

- (i) Referred to Objector's comments made on previous application for this site 12/0260/FUL made at 6 September 2012 East Area Committee.
- (ii) Expressed concerns regarding:
  - Some changes to the application have not been included in the Officer's report.
  - The application would overlook existing neighbouring properties leading to a loss of privacy.
  - The application would extend existing upper storeys put in without planning permission.
  - It was suggested the design of proposed accommodation was poor quality and would encourage dormitory / commuter residents.

- Siting the dance studio so near to residential properties meant they were obliged not to open windows, leading to a lack of light and air.

Mr Drake (Applicant) addressed the Committee in support of the application.

The Committee:

**Resolved (by 7 votes to 1)** to accept the officer recommendation to approve planning permission as per the agenda.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation agreement, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: policies 6/1 and 9/8;

Cambridge Local Plan (2006): Policies 3/1, 3/4, 3/7, 3/14, 5/1, 5/2, 7/3, 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.
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 14th March 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14 and 10/1, the Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP) Waste Management Design Guide Supplementary Planning Document 2012.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

### **13/16/EACc 12/1476/FUL - 30 Derwent Close**

The Committee received an application for full planning permission.

The application sought approval to create a separate 2 bedroom dwelling to the side of No.30 after demolishing the existing garage.

Councillor Herbert proposed an amendment to the Officer's recommendation that materials be submitted to Planning Officers for approval.

This amendment was **carried unanimously**.

#### The Committee:

**Resolved (unanimously)** to accept the officer recommendation to approve planning permission as per the agenda, subject to the materials condition (2) being replaced with the condition below:

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 (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14).

### Reasons for Approval

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

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P9/8;

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

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.
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 28th February 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as

detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

### **13/16/EACd 12/1621/FUL - 117 Vinery Road**

The Principal Planning Officer recommended that Committee defer the application until the following meeting 26 March 2013.

Some information was incorrect when the application was submitted. The Applicant submitted revised information, but this was not made available on the City Council planning public access portal during the consultation period. Thus Objectors may feel they had not had the opportunity to comment.

#### The Committee:

**Resolved (unanimously)** to accept the officer recommendation to defer the application until the following East Area Committee meeting 26 March 2013.

### **13/17/EAC 12/0490/FUL - 25 Cambridge Place**

The Committee received a report concerning 12/0490/FUL 25 Cambridge Place for planning permission refused at East Area Committee on 21 June 2012. An appeal was lodged. The Inspector's decision on the appeal has now been issued and officers advised EAC of the Inspector's reasons for allowing the appeal, and for allowing a claim for costs against the Council.

#### The Committee:

Noted the Planning Inspector's two decisions on this appeal, and particularly her reasons for allowing the appeal and for allowing a claim for costs.

The meeting ended at 8.25 pm

**CHAIR**



## Neighbourhood profile update Cambridge City East Neighbourhood

March 2013



**Steve Poppitt, Safer  
Neighbourhoods  
Inspector**

**Lynda Kilkelly, Safer  
Communities Manager,  
Cambridge City Council**



Creating a safer  
Cambridgeshire



**CAMBRIDGE  
CITY COUNCIL**

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	Arson Data	
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## **1 INTRODUCTION**

### **Aim**

The aim of the Neighbourhood profile update is to provide an overview of action taken since the last reporting period, identify ongoing and emerging crime and disorder issues and provide recommendations for future priorities and activity in order to facilitate effective policing and partnership working in the area.

The document should be used to inform multi-agency neighbourhood panel meetings and neighbourhood policing teams, so that issues can be identified, effectively prioritised and partnership problem solving activity undertaken.

### **Methodology**

This document was produced using the following data sources:

- Cambridgeshire Constabulary crime and anti-social behaviour (ASB) incident data for November 2012 to February 2013, compared to the previous reporting period (July to October 2012) and the same reporting period in 2011/12.
- City Council environmental services data for November 2012 to February 2013, compared to the same reporting period in 2011; and
- Information provided by the Safer Neighbourhood Policing Team, Cambridgeshire Fire & Rescue Service and the City Council's Safer Communities Section.

## 2 CURRENT PRIORITIES

At the East Area Committee meeting on the 29 November 2012, committee recommended adopting the following issues as priorities:

- Theft of cycles in the East area;
- Alcohol-related ASB in the Petersfield area; and
- Drug dealing in the Riverside and Stourbridge Common area.

The Neighbourhood Action group, at its meeting of 7 December, assigned the actions to be taken and the lead officers for each of the priorities. The tables below summarise action taken and the current situation.

<b>Theft of cycles in the East area</b>	
<b>Objective</b>	Reduce the number of cycle thefts in the East area.
<b>Action Taken</b>	Due to the increase in dwelling burglaries in the Abbey area, a reduced amount of action was taken in respect of this priority. However, there has been a City-wide campaign in relation to anti-social cycling and cycling without lights and this has resulted in a number of arrests for theft of pedal cycles, which has impacted on the East area figures. Further work is planned with Anglia Ruskin University in respect of cycle safety and crime prevention.
<b>Current Situation</b>	Although cycle crime has reduced in all areas, it still remains high in the East as we approach a seasonally busy time for cycle theft. It is therefore recommended to continue with this priority.
<b>Lead Officer</b>	Sergeant Colin Norden, Cambridgeshire Constabulary

<b>Alcohol-related ASB in the Petersfield area</b>	
<b>Objective</b>	Reduce the amount of alcohol related ASB incidents in the Petersfield area.
<b>Action Taken</b>	During the last reporting period, a number of specific problem places within the Petersfield area were targeted by the East team through proactive daily patrols; the use of Section 27 powers (dispersal of people in relation to alcohol-related ASB); and arrests, when necessary. The following information details <b>some</b> of the main places and actions undertaken during the last quarter: <ul style="list-style-type: none"> <li>□ Mill Road toilets (specifically highlighted at the last Area Committee meeting as being a problem area): daily patrols have been undertaken at varied times throughout the day.</li> <li>□ Drug taking: police officers have arrested 2 males for possession and use of drugs in the toilets.</li> <li>□ Shoplifters: police officers found two males sleeping rough</li> </ul>

	<p>in the toilets and in possession of stolen goods; both were arrested.</p> <ul style="list-style-type: none"> <li>□ News and More Newsagents on Norfolk Street: further to November's report, the Licensing Review has been held. Their licence to sell alcohol was suspended for 28 days and 21 conditions imposed. This will have a significant effect on ASB in the Norfolk St area.</li> <li>□ Petersfield Green area: this has been the focus for daily patrols and the East team has developed an excellent working relationship with Jimmy's hostel.</li> </ul>
<b>Current Situation</b>	<p>Although there has been a significant reduction in the number of reports of ASB in the Petersfield area (88 compared to 137 for the previous year and 132 for the previous reporting period) there are still other areas suffering ASB, e.g. outside St Barnabus Church and the Co-op in Mill Road. As the Spring and Summer historically sees an increase in street drinking and associated ASB, it is therefore recommended to continue and extend the geographical area of this priority.</p>
<b>Lead Officer</b>	Sergeant Colin Norden, Cambridgeshire Constabulary

<b>Drug dealing in the Riverside and Stourbridge Common area</b>	
<b>Objective</b>	Reduce drug dealing and its impact in the Riverside and Stourbridge Common areas.
<b>Action Taken</b>	<p>During the last reporting period, a number of drugs warrants and arrests for drug dealing took place in the East and surrounding areas. It should be noted that although not all of the location of the warrants or arrests have been in the key areas noted above they do impact on them. The following information details <b>some</b> of the main warrants, actions and arrests that have taken place in the last quarter:</p> <ul style="list-style-type: none"> <li>□ Search Warrants executed under the Misuse of Drugs Act, 1971: <ul style="list-style-type: none"> <li>Ekin Road – Class A &amp; B drugs were found at this address and a male has been charged with 'possession with intent to supply'. He has been bailed to court.</li> <li>Stevenson Court – Class B drugs were found at this address and a male has been charged with 'possession' and 'possession with intent to supply' of a class B drug. He has been bailed to court.</li> <li>Thorpe Way – Class A drugs (15 wraps) were found at this address and a male and female have been charged with 'possession with intent to supply'. They have been bailed to court.</li> </ul> </li> <li>□ Proactive stop searches in known hot spots for street</li> </ul>

	<p>dealing:</p> <p>Thorpe Way – A male, who ran from a police officer when stopped was chased and caught. When searched, he was found in possession of 62 x £20 ‘deal bags’ of heroin and crack and arrested. He was charged, bailed to court and found guilty. He has subsequently been sentenced to 2 years imprisonment.</p> <p>Ekin Road – A drug arrest was made and a male was found to be in ‘possession’ of a number of wraps of cannabis. He is currently on police bail.</p> <p>Mill Road – A male was stopped and found to have a large amount of Class A drugs on his person. He was charged with ‘possession with intent to supply’. He has been bailed to court.</p> <ul style="list-style-type: none"> <li>□ A number of other warrants have been conducted by the East team or undertaken by other Force wide teams using intelligence gathered by the East team.</li> </ul>
<b>Current Situation</b>	It is recommended that this priority be continued to allow officers to conduct further regular patrols and enforcement work. This will have an additional affect in reducing other acquisitive crimes and anti-social behaviour within the area.
<b>Lead Officer</b>	Sergeant Colin Norden, Cambridgeshire Constabulary

### 3 PRO-ACTIVE WORK & EMERGING ISSUES

- In February, the Safer Communities Section organised a street surgery in Ditton Fields, following some complaints about disruptive behaviour in the area. ASB officers, housing officers and police attended and spoke to residents in the area about their concerns. Residents appreciated that officers were in the area. They spoke to 41 households and 30 raised concerns. The majority of problems raised concerned dog mess, especially in the passageway that leads to Wadloes Road, and general litter. Residents also said that there was rowdy & drunken behaviour in the street, but this occurs in the warmer weather. City Council’s Street Scene and dog warden have been advised of the litter and mess, and the city rangers have been asked to do ‘bin education’ with residents.
- The Safer Communities Section also joined forces with Environmental Health to attend a housing event at Anglia Ruskin University and gave students information and advice about anti-social behaviour, how to report it and the consequences perpetrating ASB.

- There have been good reductions in crime and anti-social behaviour in all wards on the East area. Of particular note are the reductions in violent crime, robbery, theft from vehicle and criminal damage. The Abbey area has seen an increase in dwelling burglary, which the East team has focused on as an emerging issue. However, as the result of combined efforts from the East team and detective colleagues at Parkside, a female from the Abbey area has been arrested and charged with burglary and has cleared up 14 offences in total. Further work continues to identify the other persons involved. Property from some of these burglaries has been recovered and returned to their owners.
  
- A search warrant executed in the Chesterton area in December 2012 after a number of houses were burgled in the Mill Road area in November 2012 resulted in arrests and the recovery of a substantial amount of the stolen property which was returned to their owners. Suspects are currently awaiting trial.
  
- The City Council's Community Cohesion & Racial Harassment Officer and the East team worked together to provide community engagement and reassurance work for the policing of the English Defence League assembly and Unite Against Fascism march on 23 February 2013.

**4 ADDITIONAL INFORMATION**

**CURRENT CRIME & ASB INCIDENT LEVELS BY WARD**

AREA	Nov 12 - Feb 13	Nov 11 - Feb 12	July 12 – Oct 12	Nov 12 - Feb 13	Nov 11 - Feb 12	July 12 – Oct 12	Nov 12 - Feb 13	Nov 11 - Feb 12	July 12 – Oct 12	Nov 12 - Feb 13	Nov 11 - Feb 12	July 12 – Oct 12	Nov 12 - Feb 13	Nov 11 - Feb 12	July 12 – Oct 12	TOTAL CRIME	TOTAL ASB
<b>City East</b>	54	37	118	3	7	73	148	99	96	241	876	465					
	35	45	169	13	10	82	164	143	183	208	1,052	576					
	43	51	178	11	18	50	270	78	127	287	1,113	611					
<b>Abbey</b>	29	8	30	3	2	25	22	21	18	65	223	84					
	7	8	48	3	3	23	14	35	58	36	235	120					
	9	14	48	2	7	33	24	33	29	50	249	119					
<b>Coleridge</b>	3	4	16	0	2	2	18	4	14	26	89	79					
	11	7	16	0	0	12	21	3	24	44	138	75					
	5	6	16	0	0	9	29	2	19	46	132	75					
<b>Petersfield</b>	4	11	16	0	0	11	36	33	19	52	182	88					
	5	6	33	3	1	13	49	38	30	49	227	137					
	8	8	29	3	2	5	86	31	19	48	239	132					
<b>Romsey</b>	9	2	24	0	1	12	26	10	17	38	139	84					
	5	8	20	1	2	6	31	18	30	32	153	86					
	11	7	23	2	0	10	46	5	38	39	181	88					



## ARSON DATA

Period: September – December 2012

### Deliberate fire summary:

Incident	Refuse	Bin	Vehicle	Residential	Non residential
<b>ABBEY</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>COLERIDGE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>PETERSFIELD</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>ROMSEY</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

<b>General</b>	In common with other areas of the City there has been a reduction in fire related incidents especially in respect of the street community in the East Area. Joint safer neighbourhood teamwork has successfully driven fire-related ASB and arson incidents to an all time low in Cambridge. Young people involved in fire-related ASB have been targeted with joint intervention engagement and behaviour contracts designed to reduce fire related risk to the community. On 8 February 2013, there was a serious accidental flat fire in York Terrace, Petersfield to which fire appliances had severe difficulty reaching due to congested parking. Post fire inspection revealed that there are a number of access issues in the area, which the fire service would like to bring to the notice of committee with a view to seeking support for a review of access in the area.
<b>Abbey</b>	The Fire Service has attended two fires and the local community has dealt with two fires where recently re-located young people may have had an involvement. A Fire Watch scheme and joint police/fire service house to house enquires, increased preventative patrols by police and fire service and intervention measures with the family have resulted in no further incidents.
<b>Coleridge</b>	Single fire in the open.



<b>Petersfield</b>	Two wheelie bin fires started by a known arsonist who was detected at the scene and arrested by police. One fire in a flat being renovated and left insecure. Suspect street community entered the building and lit a fire during cold weather period.
<b>Romsey</b>	One bin fire: ASB related but an isolated incident.
<b>Recommendation:</b>	No fire-related priorities needed.

## ENVIRONMENTAL SERVICES DATA

### Abbey

#### *Abandoned vehicles*

- November 2012 to February 2013 2012: 1 reports, which included
  - 1 vehicle subsequently claimed by their owners
- November 2011 to February 2012 2011: 15 reports

#### *Fly tipping*

- November 2012 to February 2013 2012: 89 reports, which included
  - 4 formal warning letter issued to domestic offenders
- Offences at Dennis Road accounted for 2 of the formal warning letters sent
- Hotspots: Anns Road (6), Dennis Road (12), Ditton Fields (5), Ekin Road (21)
- November 2011 to February 2012 2011: 89 reports

#### *Derelict cycles*

- November 2012 to February 2013 2012: 1
- November 2011 to February 2012 2011: 6

#### *Needle finds*

- November 2012 to February 2013 2012: 2
- November 2011 to February 2012 2011: 67

### Coleridge

#### *Abandoned vehicles*

- November 2012 to February 2013 2012: 0 reports
- November 2011 to February 2012 2011: 9 reports

#### *Fly tipping*

- November 2012 to February 2013 2012: 28 reports, which included
  - 5 formal warning letter issued to domestic offenders
  - 1 requests for waste transfer documentation from trade offenders
- Offences at Rustat Road accounted for 2 of the formal warning letters sent
- Hotspots: Cherry Hinton Road (5), Lichfield Road (5)
- November 2011 to February 2012 2011: 18 reports

### *Derelict cycles*

- November 2012 to February 2013 2012: 5
- Hotspots: Lichfield Road (3)
- November 2011 to February 2012 2011: 8

### *Needle finds*

- November 2012 to February 2013 2012: 1
- November 2011 to February 2012 2011: 0

## **Petersfield**

### *Abandoned vehicles*

- November 2012 to February 2013 2012: 3 reports, which included
  - 2 vehicles not on site following inspection
  - 1 vehicle subsequently claimed by their owners
- November 2011 to February 2012 2011: 31 reports

### *Fly tipping*

- November 2012 to February 2013 2012: 53 reports, which included
  - 7 formal warning letter issued to domestic offenders
  - 1 verbal warnings
- Offences at St Matthews Street accounted for 2 of the formal warning letters sent
- Hotspots: Devonshire Road (4), East Road (3), Mill Road (6).
- November 2011 to February 2012 2011: 96 reports

### *Derelict cycles*

- November 2012 to February 2013 2012: 10
- Hotspots: Mill Road (4)
- November 2011 to February 2012 2011: 97

### *Needle finds*

- November 2012 to February 2013 2012: 1
- November 2011 to February 2012 2011: 29

## **Romsey**

### *Abandoned vehicles*

- November 2012 to February 2013 2012: 4 reports, which included
  - 3 vehicles not on site following inspection
  - 1 vehicle subsequently claimed by their owners
- November 2011 to February 2012 2011: 8 reports

### *Fly tipping*

- November 2012 to February 2013 2012: 29 reports, which included
  - 4 formal warning letter issued to domestic offenders

- 1 requests for waste transfer documentation from trade offenders
- Offences at Brooks Road accounted for 1 of the formal warning letters sent
- Hotspots: Cromwell Road (3), Hemingford Road (3), Wycliffe Road (10)
- November 2011 to February 2012 2011: 62 reports

#### *Derelict cycles*

- November 2012 to February 2013 2012: 2
- November 2011 to February 2012 2011: 14

#### *Needle finds*

- November 2012 to February 2013 2012: 0
- November 2011 to February 2012 2011: 1

## **5 RECOMMENDATIONS**

- Theft of cycles in the East area.
- Alcohol-related ASB in the Petersfield and Mill Road area.
- Drug dealing in the Riverside and Stourbridge Common area.

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To: **East Area Committee - 26th March 2013**

Report by: Jackie Hanson, Operations & Resources Manager,  
Community Development

Wards affected: Abbey, Coleridge, Petersfield, Romsey

**Community Development and Arts & Recreation Development  
AREA COMMITTEE GRANTS 2013-14**

**1. Executive summary**

1.1 This report details applications received to date for 2013-14 funding for projects in the East Area, makes recommendations for awards and provides information on the eligibility and funding criteria.

**2. Recommendations**

The East Area Committee Councillors are recommended:

- 2.1 To consider the grant applications received, officer comments and proposed awards detailed in Appendix 1
- 2.2 To agree the proposed awards detailed in Appendix 1 and summarised in the table below:

Ref	Organisation	Purpose	Award
E1	Cherry Trees Over 50's	Summer outing	500
E2	Christ the Redeemer Church	Family Summer Holiday Club	950
E3	Friends of Mill Road Cemetery	Victorian Day	314
E4	Hemingford Road Street Party Committee	Street Party	1,500
E5	Mill Road Winter Fair	Workshops/materials for Carnival Parade	5,000
E6	Mill Road Winter Fair	New design of brochure for 2013 Fair	1,850
E7	Pakistan Cultural Association	Meetings	100
E8	Pakistan Cultural Association	Exercise sessions	300
E9	Pakistan Cultural Association	Swimming sessions	1,400
E10	Petersfield Area Community Trust	Summer event	4,178
E11	Rawlyn Court Residents Association	Entertainment evening	335
E12	Romsey Mill	Positive activities for young people - weekly sports and arts sessions and youth club	4,000
E13	The MAP Project	Community Arts Project	4,000

<b>Budget available</b>	<b>£27,048</b>
<b>Total awards</b>	<b>£24,427</b>
<b>Budget remaining</b>	<b>£2,621</b>

### 3. Background

#### 3.1 Management

Funding has been devolved to Area Committees for local projects meeting the Community Development, Sports or Arts strategic priorities since 2004. For the previous four years these grants have been managed on behalf of the council by the Cambridgeshire Community Foundation which was unable to continue with this service. This responsibility has returned to the Community Development Grants Team.

3.2 Following consultation with councillors in October 2012 it was agreed to promote one grants round which was launched in January 2013, bringing applications for consideration to one meeting of each of the area committees. The grants were publicised in Cambridge Matters, via neighbourhood workers and members, in local publications and voluntary organisations newsletters, by posters and publicity leaflets and previous applicants were also invited to apply. The closing date for applications for consideration by East Area Committee was 6<sup>th</sup> March 2013.

#### 3.3 Funding Available

There is a total of £84,000 available across the four area committees for 2013-14. £55,000 has been allocated from the Community Development grants budget and £29,000 from the Arts and Recreation Development (formerly known as Leisure) grants budget.

These budgets have been merged and divided between the area committees in accordance with population and poverty calculations. The amount available for each area is as follows:

<b>Committee</b>	<b>%</b>	<b>£</b>
North	37.8	31,752
South	20	16,800
<b>East</b>	<b>32.2</b>	<b>27,048</b>
West Central	10	8,400
<b>Total</b>		<b>84,000</b>

#### 3.4 Eligibility Criteria and Funding Priorities

Applications are invited from voluntary organisations, community groups and groupings of local residents that are able to meet basic accountability requirements. Priority is given to projects that are aimed at those people whose opportunities are restricted by disability, low income or discrimination. Projects should meet the Community Development and Arts and Recreation Development priorities detailed in Appendix 2.

The maximum any organisation can apply for is £5,000 across all area committees and grants cannot be made retrospectively. Full details of the eligibility criteria are available on request.

#### 3.5 Year Round Applications

Applications will be considered on an individual basis after this main grants round for as long as funding is available. Officers will make decisions on awards up to £2,000.

Committee Chairs will be required to make decisions on awards proposed between £2,000 and £5,000. Officers will circulate updates on applications and awards twice a year. In December 2013 the area budgets will be merged and any funding remaining will be allocated across the areas as applications are received to ensure effective use of the funds available.

Abbey Action reformed on 11<sup>th</sup> March 2013 into a new charitable organisation. It is not yet in a position to make bids for East Area Committee funding but wishes to do so following consultation with the community on activities they would like.

### 3.6 **2012-13 Awards**

After the end of the financial year we will collect the monitoring reports for awards made during 2012-13 and circulate a summary to members.

### 3.7 **Funding Agreements**

All awards are subject to funding agreements and monitoring reports. We consider proportionate requirements dependent on the size of the organisation, project and award.

Appendix 1 - East Area Committee Grant Applications and Recommendations 2013-14

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award	
E1	<b>Cherry Trees Over 50's</b>	Summer outing	Many members cannot go far because of medical conditions	20 over 50s, many have disabilities	Full cost: 500 Income: None	£500	<b>£500</b>	
	Officer comment	Recommend amount requested.						
	Previous 2 years funding	<b>2012/13</b> £600						
E2	<b>Christ the Redeemer Church</b>	Week long "Family Summer Holiday Club" at the church premises in August 2013	Low cost, educational and leisure activities (arts & crafts, music and storytelling, sports and games). Includes a day out.	Families with younger children, some with disabilities. Primary age children who cannot afford to engage with other activities. Volunteers also benefit. 100 in total from East Barnwell.	Full cost: 1750 Income: 800	£950	<b>£950</b>	
	Officer comment	Recommend contribution requested.						
	Previous 2 years funding	<b>2012/13</b> £950	<b>2011/12</b> £1,205					
E3	<b>Friends of Mill Road Cemetery</b>	A Victorian Day on 14 July 2013 in the cemetery for public enjoyment and learning.	Promote the cemetery as a place where young and old, and various groups in Mill Road and locality can participate in positive activities to strengthen community cohesion. Raise awareness of the work of the Friends and increase membership.	A cross section of the wider and local community; residents of Ditchburn Place, Parkside & St Matthew's pupils. 100-150 people.	Full cost: 384 Income: 70	£314	<b>£314</b>	
	Officer comment	Event was run in 2011 and 2012. Friends of Histon Road Cemetery are running a similar event on the same day. Recommend contribution requested.						
	Previous 2 years funding	<b>2012-13</b> £400	<b>2011-12</b> £1,205					



Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
E4	<b>Hemingford Road Street Party Committee</b>	Street party on Hemingford Road on 13 July 3 - 9pm. Activities for children - games, races, magician, face painting, cake decorating, balloon artists; music and dancing, BBQ	Fun event for all generations and gives them the opportunity to mix and meet each other. Helps prevent residents feeling isolated, makes the area happier and safer	500 attended last year all from East area. Elderly residents, students and families from Hemingford Road to Vinery Road.	Full cost: £4,180 Income: £2,642	£1,500	<b>£1,500</b>
	Officer comment	The group is not formally constituted but has a bank account and accounts. Recommend contribution requested.					
	Previous 2 years funding	<b>2012/13</b> £500					
E5	<b>Mill Road Winter Fair</b>	Carnival parade at the fair. Working with community groups between June and December 2013, creating designs that will be used to dress Mill Road and be worn for the parade on 7 December.	Involve people from diverse communities who will design and create own fabric for costume, engender pride and community cohesion; teach new skills to local artists who will pass them onto local people, launch new band; reach specific groups at risk of exclusion.	100 will design and produce silk, 100 will design street dressings and banners; 45 dancers, 75 musicians, 4 local artists, 120 primary school children and families, 6 teachers, 15,000 audience members. Wide range of disadvantaged and discriminated groups.	Full cost: £38,700 Income: £33,700 anticipated	£5,000	<b>£5,000</b>
	Officer comment	Recommend contribution requested.					
	Previous 2 years funding	<b>2012/13</b> £2000 for production of Winter Fair Parade, £900 <b>2011/12</b> £850					
E6	<b>Mill Road Winter Fair Association</b>	New 12 page brochure December 2013 Fair which will be distributed to 12,000 homes in East Cambridge and be available on the day.	Mutual respect and community understanding. Opportunity to raise money for charity (£15-20,000 raised last year) and demonstrate different cultures	Approximately 20,000 attendees, estimate of £10,000 local residents.	Full cost: 1850 Income: £1000 to support event	£1,850	<b>£1,850</b>
	Officer comment	Recommend contribution requested					
	Previous 2 years funding	<b>2012/13</b> <b>2011/12</b> £850					

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
E7	<b>Pakistan Cultural Association (Anchal Ladies Group)</b> Officer comment Previous 2 years funding	Monthly 3 hour meetings with speakers on range of topics Full amount is not required. Prevent strategy grant. Pakistan Cultural Association receives a main CD and A&R grant.	Reduce isolation, increase knowledge and confidence, empowerment Recommend contribution.	35 Pakistani women	Full cost: 766 Income: (500)	£766	<b>£100</b>
E8	<b>Pakistan Cultural Association (Anchal Ladies Group)</b> Officer comment Previous 2 years funding	24 one hour exercise sessions at Ross Street Community centre Full amount is not required. Prevent strategy grant. Pakistan Cultural Association receives a main CD and A&R grant.	Reduce isolation, increase confidence, improve physical and mental health Recommend contribution.	15-20 Pakistani women over 50 including disabled and housebound	Full cost: 744 Income: (480)	£744	<b>£300</b>
E9	<b>Pakistan Cultural Association (Anchal Ladies Group)</b> Officer comment Previous 2 years funding	One hour weekly swimming session at Parkside Pool for 40 weeks Full amount is not required. Prevent strategy grant. Pakistan Cultural Association receives a main CD and A&R grant.	Reduce isolation, increase confidence, improve physical and mental health and mobility Recommend contribution.	10-15 Pakistani women over 50 including disabled and housebound	Full cost: 2,600 Income: (1,200)	£2,600	<b>£1,400</b>
E10	<b>Petersfield Area Community Trust (PACT)</b> Officer comment Previous 2 years funding	PACT summer event on Norfolk Street. 22 <sup>nd</sup> June 2013 12 noon to 5 pm Recommend amount requested. <b>2012/13</b> £5,000	Showcases talent in the area, and helps people from different backgrounds come together. Celebrates area's cultural identity and benefits local economy by raising local profile	Petersfield 600; Romsey 200, Abbey 200; Coleridge 100; Approx 250 out of area.	Full cost: £4,463 Income: £285	£4,178	<b>£4,178</b>

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
E11	<b>Rawlyn Court Resident's Association (Cardy and Coke)</b>	Entertainment evening from a professional country & western entertainer at Christ the Redeemer Church, Newmarket Road on 26 July 2013	Encourage people/ residents to join in social activities and to prevent social isolation, to get people out of their home to enable people to have the chance to make friends and enjoy an evening of entertainment	80-100 elderly people, people with learning difficulties, and their friends and families. Abbey 25; Romsey 15; Approx 50% out of area	Full cost: £1175 Income: £500	£675	<b>£335</b>
	Officer comment Previous 2 years funding	Request £340 from South Area Committee. Recommend contribution. <b>2012/13</b> £500					
E12	<b>Romsey Mill</b>	Positive activities - weekly sports sessions, weekly creative arts group and weekly youth club. 72 sessions across 3 activities over 2 terms (September 13 to March 14) at Chris the Redeemer Church and at a local sports centre.	Provide a range of fun and enjoyable activities to increase confidence and skills, improve mental and physical health and support to make a positive contribution to their community	Up to 45 disadvantaged young people aged 11-19 from the East of the city. Also their families, siblings, peers and local residents. Romsey 10; Abbey 21; Coleridge 14.	Full cost: £7,702 Income: £3,702	£4,000	<b>£4,000</b>
	Officer comment Previous 2 years funding	Recommend contribution requested. No funding for this project. Romsey Mill receives other City Council funding.					
E13	<b>The Map Project</b>	Community arts project running between March and August 2013 in partnership with other organisations. 16-24 workshops followed by a touring exhibition	Celebrate and raise awareness of diverse community in the east area; promote active interest in the environment, public space, community cohesion, develop skills and confidence	Approx 50 participants, including people with disabilities, those experiencing homelessness, minority ethnic groups, LGBT community	Full cost: £7711 Income: £800	£4,000	<b>£4,000</b>
	Officer comment Previous 2 years funding	Recommend amount requested New group					

## Community Development

### Community Activities

#### 1. Activities which support children and young people and families experiencing disadvantage:

- § to provide children and young people with opportunities to participate in positive activities, engage in democratic processes, and improve the quality of life in neighbourhoods
- § to meet the needs of children and young people in the areas of growth or demographic change

#### 2. Activities which support

- § **BME groups**
- § **people with disabilities**
- § **LGBT groups**
- § **women** lacking opportunities to live safe and fulfilling lives
- § **community cohesion** - activities helping people from different backgrounds to integrate into the Cambridge community and to get on well together

#### 3. Activities which support older people to live socially and physically active lives.

**Consideration will be given to specific activities and services that enable those groups and individuals to participate in their communities and improve their own well-being.** Activities must include one or more of the following:

- § supporting those who are disadvantaged by low income/ disability/ discrimination
- § proposals that enable people to participate in decisions and influence the services that affect their lives
- § bringing people together to identify common issues and to bring about change
- § investigating local needs and developing responsive projects
- § increasing the awareness of and celebrating the city's cultural diversity

*It is not for personal care services, proselytising or worship or services which are the responsibility of other statutory agencies*

#### 4. Social and Economic Deprivation

Projects, services or activities which promote Economic Inclusion.

- § Supporting organisations that help individuals to overcome barriers to participation in the City's economy.
- § Support, advice and guidance for workless people and those at the risk of worklessness to gain the confidence, motivation, skills and qualifications to engage in rewarding employment or entrepreneurial activities.

## **Arts & Recreation**

### **1. Improve access to leisure activities**

A targeted approach to improving access to arts and sports for city residents who currently have restricted access, particularly including:

- § Minority Ethnic Groups
- § People with disabilities
- § People on low incomes
- § Children, young people and older people at risk of exclusion from leisure opportunities

### **2. Enhance the City's cultural offer**

Arts and sports activities that enhance Cambridge's cultural offer by doing some or all of the following:

- § Celebrating Cambridge's cultural identity or local traditions
- § Benefiting the local economy
- § Reflecting the city's creative reputation through being new, innovative, and ambitious
- § Promoting environmental sustainability

### **3. Encourage and support local neighbourhood arts and sports activities that enhance current provision and are for the benefit of local residents**

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## **APPENDIX 1 – DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS**

### **1.0 Central Government Advice**

**1.1 National Planning Policy Framework (March 2012)** – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

**1.2 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.

**1.3 Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

### **2.0 Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

### **3.0 Cambridge Local Plan 2006**

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/14 Extending buildings

3/15 Shopfronts and signage

- 4/1 Green Belt
- 4/2 Protection of open space
- 4/3 Safeguarding features of amenity or nature conservation value
- 4/4 Trees
- 4/6 Protection of sites of local nature conservation importance
- 4/8 Local Biodiversity Action Plans
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 4/13 Pollution and amenity
- 4/14 Air Quality Management Areas
- 4/15 Lighting

- 5/1 Housing provision
- 5/2 Conversion of large properties
- 5/3 Housing lost to other uses
- 5/4 Loss of housing
- 5/5 Meeting housing needs
- 5/7 Supported housing/Housing in multiple occupation
- 5/8 Travellers
- 5/9 Housing for people with disabilities
- 5/10 Dwelling mix
- 5/11 Protection of community facilities
- 5/12 New community facilities
- 5/15 Addenbrookes

- 6/1 Protection of leisure facilities
- 6/2 New leisure facilities
- 6/3 Tourist accommodation
- 6/4 Visitor attractions
- 6/6 Change of use in the City Centre
- 6/7 Shopping development and change of use in the District and Local Centres
- 6/8 Convenience shopping
- 6/9 Retail warehouses
- 6/10 Food and drink outlets.

- 7/1 Employment provision
- 7/2 Selective management of the Economy
- 7/3 Protection of Industrial and Storage Space
- 7/4 Promotion of cluster development
- 7/5 Faculty development in the Central Area, University of Cambridge
- 7/6 West Cambridge, South of Madingley Road
- 7/7 College and University of Cambridge Staff and Student Housing
- 7/8 Anglia Ruskin University East Road Campus
- 7/9 Student hostels for Anglia Ruskin University
- 7/10 Speculative Student Hostel Accommodation
- 7/11 Language Schools



8/1 Spatial location of development  
8/2 Transport impact  
8/4 Walking and Cycling accessibility  
8/6 Cycle parking  
8/8 Land for Public Transport  
8/9 Commercial vehicles and servicing  
8/10 Off-street car parking  
8/11 New roads  
8/12 Cambridge Airport  
8/13 Cambridge Airport Safety Zone  
8/14 Telecommunications development  
8/15 Mullard Radio Astronomy Observatory, Lords Bridge  
8/16 Renewable energy in major new developments  
8/17 Renewable energy  
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/7 Land between Madingley Road and Huntingdon Road  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area

10/1 Infrastructure improvements

#### Planning Obligation Related Policies

3/7 Creating successful places  
3/8 Open space and recreation provision through new development  
3/12 The Design of New Buildings (*waste and recycling*)  
4/2 Protection of open space  
5/13 Community facilities in Areas of Major Change  
5/14 Provision of community facilities through new development  
6/2 New leisure facilities  
8/3 Mitigating measures (*transport*)  
8/5 Pedestrian and cycle network  
8/7 Public transport accessibility  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area  
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

- 4.0 **Supplementary Planning Documents**
- 4.1 **Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.
- 4.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 4.3 **Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 4.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 4.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.

- 4.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

**Eastern Gate Supplementary Planning Document (October 2011)**  
Guidance on the redevelopment of the Eastern Gate site. The purpose of this development framework (SPD) is threefold:

- To articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within
- the area and guide decisions (by the Council and others); and
- To identify a series of key projects, to attract and guide investment (by the Council and others) within the area.

## 5.0 **Material Considerations**

### **Central Government Guidance**

- 5.1 **Letter from Secretary of State for Communities and Local Government (27 May 2010)**

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

- 5.2 **Written Ministerial Statement: Planning for Growth (23 March 2011)**

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

### 5.3 City Wide Guidance

**Arboricultural Strategy (2004)** - City-wide arboricultural strategy.

**Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001)** - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

**Cambridge Landscape and Character Assessment (2003)** – An analysis of the landscape and character of Cambridge.

**Cambridge City Nature Conservation Strategy (2006)** – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.

**Criteria for the Designation of Wildlife Sites (2005)** – Sets out the criteria for the designation of Wildlife Sites.

**Cambridge City Wildlife Sites Register (2005)** – Details of the City and County Wildlife Sites.

**Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)** - a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

**Strategic Flood Risk Assessment (2005)** – Study assessing the risk of flooding in Cambridge.

**Cambridge and Milton Surface Water Management Plan (2011)** – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

### **Cambridge City Council (2011) - Open Space and Recreation**

**Strategy:** Gives guidance on the provision of open space and recreation facilities through development. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.

The strategy:

- sets out the protection of existing open spaces;
- promotes the improvement of and creation of new facilities on existing open spaces;
- sets out the standards for open space and sports provision in and through new development;
- supports the implementation of Section 106 monies and future Community Infrastructure Levy monies

As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan

### **Balanced and Mixed Communities – A Good Practice Guide (2006)**

– Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

### **Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)**

- Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

### **A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006)**

- Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

### **Cambridge Sub-Region Culture and Arts Strategy (2006)**

Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

### **Cambridgeshire Quality Charter for Growth (2008)**

– Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

**Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)** - sets out in more detail how existing council policy can

be applied to proposals for tall buildings or those of significant massing in the city.

**Cambridge Walking and Cycling Strategy (2002)** – A walking and cycling strategy for Cambridge.

**Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)** – Guidance on how development can help achieve the implementation of the cycle network.

**Cambridgeshire Design Guide For Streets and Public Realm (2007)**: The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

**Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

**Air Quality in Cambridge – Developers Guide (2008)** - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

**The Cambridge Shopfront Design Guide (1997)** – Guidance on new shopfronts.

**Roof Extensions Design Guide (2003)** – Guidance on roof extensions.

**Modelling the Costs of Affordable Housing (2006)** – Toolkit to enable negotiations on affordable housing provision through planning proposals.

## 5.6 Area Guidelines

**Cambridge City Council (2003)–Northern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Southern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:**

**Cambridge City Council (2003)–Western Corridor Area Transport Plan:**

The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual

development sites in the area should contribute towards a fulfilment of that transport infrastructure.

**Buildings of Local Interest (2005)** – A schedule of buildings of local interest and associated guidance.

**Brooklands Avenue Conservation Area Appraisal (2002)**  
**Cambridge Historic Core Conservation Area Appraisal (2006)**  
**Storeys Way Conservation Area Appraisal (2008)**  
**Chesterton and Ferry Lane Conservation Area Appraisal (2009)**  
**Conduit Head Road Conservation Area Appraisal (2009)**  
**De Freville Conservation Area Appraisal (2009)**  
**Kite Area Conservation Area Appraisal (1996)**  
**Newnham Croft Conservation Area Appraisal (1999)**  
**Southacre Conservation Area Appraisal (2000)**  
**Trumpington Conservation Area Appraisal (2010)**  
**Mill Road Area Conservation Area Appraisal (2011)**  
**West Cambridge Conservation Area Appraisal (2011)**

Guidance relating to development and the Conservation Area including a review of the boundaries.

**Jesus Green Conservation Plan (1998)**  
**Parkers Piece Conservation Plan (2001)**  
**Sheeps Green/Coe Fen Conservation Plan (2001)**  
**Christs Pieces/New Square Conservation Plan (2001)**

Historic open space guidance.

**Hills Road Suburbs and Approaches Study (March 2012)**  
**Long Road Suburbs and Approaches Study (March 2012)**  
**Barton Road Suburbs and Approaches Study (March 2009)**  
**Huntingdon Road Suburbs and Approaches Study (March 2009)**  
**Madingley Road Suburbs and Approaches Study (March 2009)**  
**Newmarket Road Suburbs and Approaches Study (October 2011)**

Provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

**Station Area Development Framework (2004)** – Sets out a vision and Planning Framework for the development of a high density mixed use area including new transport interchange and includes the **Station Area Conservation Appraisal**.

**Southern Fringe Area Development Framework (2006)** – Guidance which will help to direct the future planning of development in the Southern Fringe.

**West Cambridge Masterplan Design Guidelines and Legal Agreement (1999)** – Sets out how the West Cambridge site should be developed.

**Mitcham's Corner Area Strategic Planning and Development Brief (2003)** – Guidance on the development and improvement of Mitcham's Corner.

**Mill Road Development Brief (Robert Sayle Warehouse and Co-Op site) (2007)** – Development Brief for Proposals Site 7.12 in the Cambridge Local Plan (2006)



# Agenda Item 9a

**EAST AREA COMMITTEE**

**Date: 26<sup>th</sup> March 2013**

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<b>Application Number</b>	12/1573/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	18th December 2012	<b>Officer</b>	Mr Amit Patel
<b>Target Date</b>	12th February 2013		
<b>Ward</b>	Romsey		
<b>Site</b>	10 Coldhams Grove Cambridge Cambridgeshire CB1 3HW		
<b>Proposal</b>	Part two and part single storey side extensions and change of use from C3 (Dwelling) to House in Multiple Occupation (Sui Generis) with eight bedrooms.		
<b>Applicant</b>	Mr And Mrs D Jacklin Clare Cottage Main Street Caldecote Cambridge CB23 7NU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The side extension will be 2m wide and will be lower than the existing house</p> <p>The proposal will not have a significant harmful impact on the residential amenity of neighbours;</p> <p>There are other similar developments in the area.</p>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 10 Coldham's Grove is a semi-detached two-storey dwelling and its front and rear gardens, situated at the head of Coldham's Grove, a small residential cul-de-sac off Coldham's Lane. The cul-de-sac contains a mixture of flats, terraced, and semi-detached dwellings. The subject dwelling has a modest

part-width single-storey side and rear extension and is finished in Cambridge stock brickwork and tiles.

1.2 It is not in a Conservation Area or a controlled parking zone.

## 2.0 THE PROPOSAL

2.1 The application seeks approval for a part-first-floor and part-single-storey extension to the side and single-storey extension to the rear and change of use from single dwelling house to a eight-bedroom House in Multiple Occupation (sui generis).

2.2 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans

## 3.0 SITE HISTORY

Reference	Description	Outcome
C/04/0813	Erection of a single storey side and rear extension.	A/C

## 4.0 PUBLICITY

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

## 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan	3/1 3/4 3/7 3/11 3/14

2006	5/1 5/2 5/7 8/1 8/2 8/4 8/6 8/10
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### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012  Circular 11/95
Supplementary Planning Documents	Sustainable Design and Construction
Material Considerations	<u>Central Government:</u>  Letter from Secretary of State for Communities and Local Government (27 May 2010)  Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u>  Balanced and Mixed Communities – A Good Practice Guide  Cycle Parking Guide for New Residential Developments

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

- 6.1 There is no car parking provided on site and this will lead to on street car parking which has the potential to have an impact on residential amenity.

## **Head of Environmental Services**

- residential area: construction works likely to have an impact on the amenity of adjoining neighbours
- waste shown is not adequate: provision should be made for 360L bin for dry recycling and residual waste and 240L for organic waste.

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

### **7.0 REPRESENTATIONS**

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

- 54 Wycliffe Road

7.2 The representations can be summarised as follows:

- Noise emitting from the existing property;
- Bins and bike store close to the boundary with number 54 Wycliffe Road;
- No off-street car parking will cause parking problems in Coldhams Grove and Wycliffe Road;
- Overlooking from the extension;
- 8 bedrooms is over-development of the site.

7.3 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. Car and cycle parking

## 6. Third party representations

### **Principle of Development**

- 8.2 The proposal seeks to extend and convert an existing house into a Large House in Multiple Occupation (sui generis). Policies 3/14 and 5/7 of the Cambridge Local Plan (2006) are relevant.

#### Creation of sui generis HMO

- 8.3 Policy 5/7 states such proposals will be permitted subject to:
- a. The potential impact on the residential amenity of the local area;
  - b. Suitability of the building or site;
  - c. Proximity of bus stop and pedestrian and cycle routes, shops and local services.
- 8.4 Part (a) of the above is discussed in depth later, but in my view, the proposal passes the tests set in parts (b) and (c). In relation to part (b), this is a two-storey building, and as there is room to provide the necessary bin storage area and cycle parking in the rear yard , I consider that the requirement in part (b) is fulfilled.
- 8.5 In relation to part (c) the site is close to Coldhams Lane. There is good provision for public transport as well as pedestrian and cycle routes along Coldhams Lane. The site is close to local amenities, including Coldham's Common and Sainsbury's..
- 8.6 Comments have been received that the proposal is not acceptable as it will not be in keeping with the residential nature of the street. I do not consider that this is the case. There are already other well-established Houses in Multiple Occupation in the area. The proposed changes to the external appearance of the dwelling are modest. A House in Multiple Occupation in this location would form an acceptable part of the mix and range of housing in the street.

#### Extension to the building

- 8.7 Policy 3/14 states:

The extension of existing buildings will be permitted if they:

- a. reflect or successfully contrast with their form, use of materials and architectural detailing;
- b. do not unreasonably overlook, overshadow or visually dominate neighbouring properties;
- c. retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and
- d. do not adversely affect listed buildings or their settings, the character or appearance of conservation areas, gardens of local interest, trees or important wildlife features.

8.8 Part (d) of the policy does not apply as the site is not within a Conservation Area or close to a listed building, gardens of local interest, trees or important wildlife features. The proposed extension will be in materials to match and provides for bins and bikes as well as retaining land to the front for some car parking and subject to detailed assessment under the relevant headings below, the proposal meets the tests of parts (a) and (c). Part (b) of the policy is discussed further in the report below.

8.9 Subject to the assessment in terms of residential amenity, in my opinion, the principle of the development is acceptable and in accordance with policies 3/14 and 5/7.

### **Context of site, design and external spaces**

8.10 The proposal is to add part-ground-floor part-first-floor extension to the side which will be highly visible in the street. There are other side extensions in the street and subject to the use of matching materials the proposal is acceptable.

8.11 Subject to condition, in my opinion the proposal is compliant in design terms with Cambridge Local Plan (2006) policies 3/4, 3/7, and 3/14

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

8.12 Comments have been received regarding noise. The occupants are likely to have a different day-to-day regime from family occupiers but I do not consider that two further occupiers would result in significant additional harm. Many HMO's do exist in such circumstances without undue harm in terms of noise and

disturbance. Statutory noise nuisance legislation (enforced by the Environmental Health team) is adequate to control noise. . I consider that the restriction to 8 occupiers by proposed condition 2 will limit the impact.

- 8.13 Comments have been raised regarding overlooking to Wycliffe Road. There are no new windows at high level that face in this direction and the new window to the first floor bedroom within the extension faces Coldhams Grove and therefore will not have any significant impact upon the adjoining occupiers in Wycliffe Road.
- 8.14 Concerns have been raised about the positioning of the new bin and cycle store and the noise generated from it. I do not consider that the proposed store is close enough to any adjoining dwelling to cause unacceptable harm.
- 8.15 The proposed extension would be screened from occupiers at No.9 by the mass of the existing house, and would have no impact in this direction.
- 8.16 The proposed extension would be 1m from the common boundary with No. 11, and 4.5m from that house at its nearest point. Given this distance, the reduced ridge and eaves height, and its position at 90o to No. 11, I do not consider the extension would have an unacceptable impact on No.11 in terms of light or outlook. There are existing windows in the side elevation of No.10 at ground floor level and the proposal is to reconfigure this and add a door, I do not consider that these elements will impact upon privacy. No windows are proposed in the side elevation at first-floor level.
- 8.17 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant in this respect with Cambridge Local Plan (2006) policies 3/4, 4/13 and 5/7.

### **Refuse Arrangements**

- 8.18 The proposal shows a dedicated bin store provision. The Waste Strategy Officer has commented that the proposal is adequate subject to confirmation of 360L bin for dry recycling and residual waste and 240L for organic waste and space to be able to manoeuvre the bins in and out of the space. I consider that

there is adequate room on site to provide for this and subject to condition the proposal is acceptable.

- 8.19 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Car and Cycle Parking**

#### Car Parking

- 8.20 There is no car parking layout shown on the plans except for the block plan showing that there is parking to the front. The local highway authority has stated that this will lead to more demand for on-street parking and comments have been received arguing that additional demand for car parking space will overflow into the neighbouring streets. The proposal is in accordance with the Council's Car Parking standards, which are expressed as maximum levels and set two spaces as the maximum for a dwelling of this size. Given the proximity to shops and public transport routes, it is my view that car parking provision below the maximum level is acceptable.

#### Cycle Parking

- 8.21 The plan show that 8 cycle parking spaces are being provided. This would be acceptable. I do have concerns over whether or not the bins could be moved if the cycles were parked in their designated spaces or vice versa. I consider that there is room on site to find a solution to this issue, which could be secured by condition.
- 8.22 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.23 The third party concerns have been addressed in the report above.

## **9.0 CONCLUSION**

The proposal is not considered to have any adverse impact on the residential amenity of the adjoining residents.



## 10.0 RECOMMENDATION

**APPROVE subject to the following conditions and reasons for approval:**

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. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Except with the prior written agreement of the local planning authority 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)

4. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

5. Prior to the occupation of the proposed change of use full details of the waste storage, including the size and capacity of the bins shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To protect the amenity of the neighbouring occupiers. (Cambridge Local Plan Policies 3/7 and 4/13)

6. 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)

7. The proposed House in Multiple Occupation (19 Alpha Road) shall not be occupied by more than 8 persons at any one time.

Reason: In the interest of residential amenity. (East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 4/13 and 5/7).

8. No development shall take place until a management plan for the operation of the building as an HMO, which includes measures to avoid the creation of noise nuisance, has been submitted to and approved in writing by, the local planning authority. The approved arrangements shall be put in place prior to occupation and shall not be changed thereafter except with the written approval of the local planning authority.

Reason: to protect neighbour amenity. (Cambridge Local Plan (2006) policy 3/4)

### **Reasons for Approval**

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

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

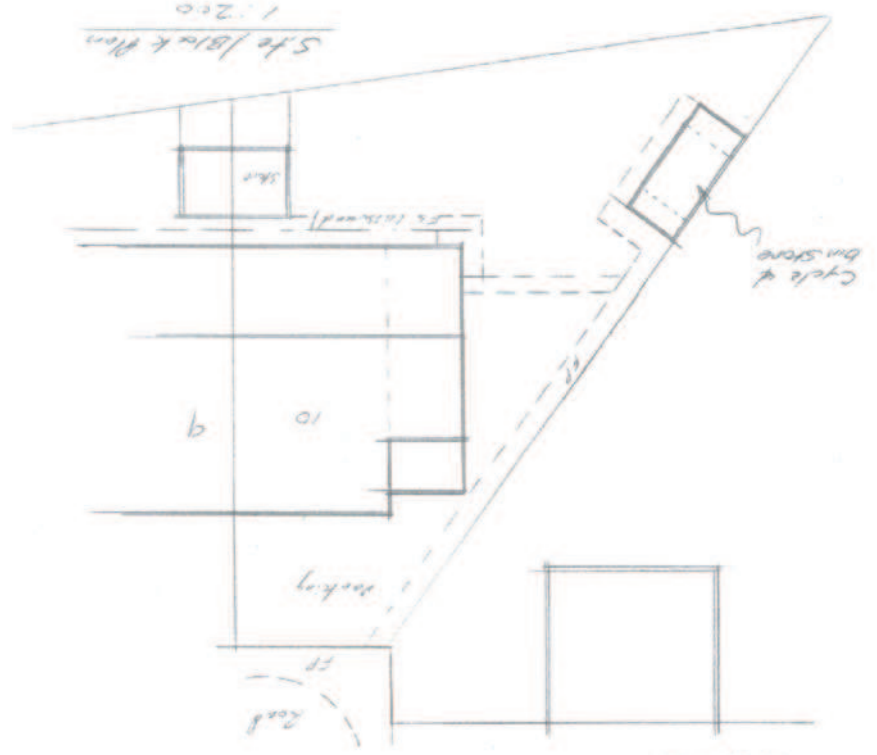
2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

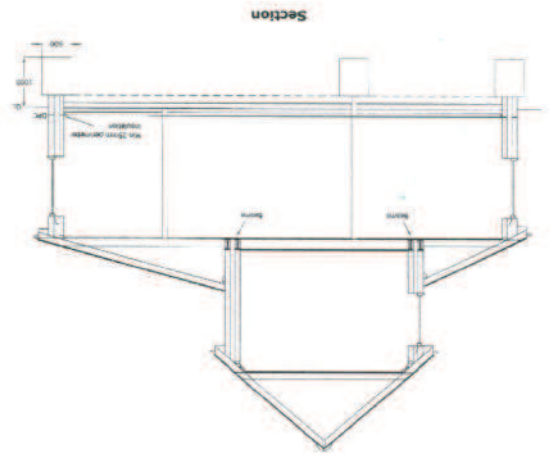
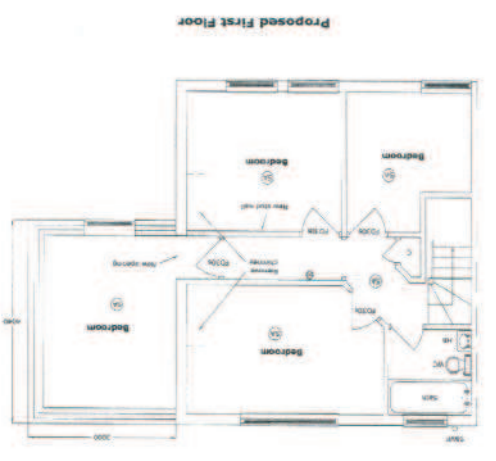
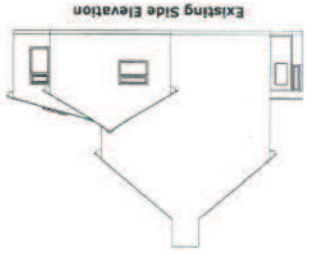
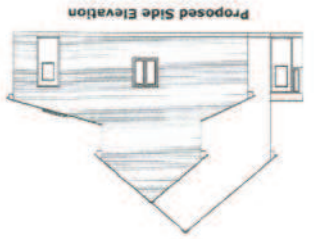
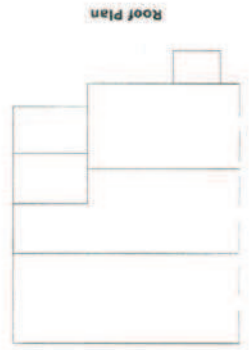
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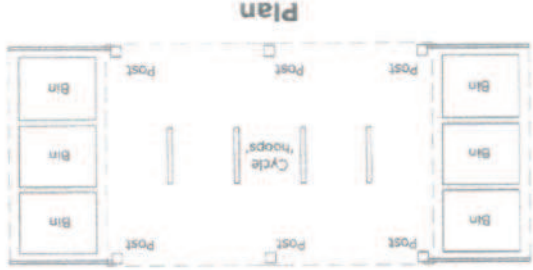
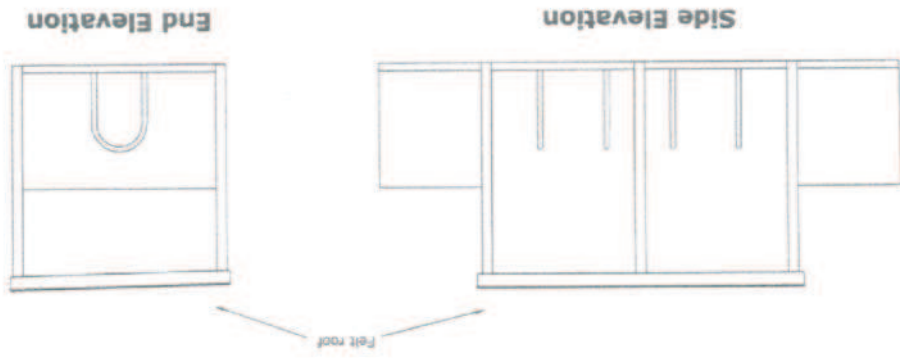
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**Michael Bullivant Associates**  
 2A Golding Road  
 Cambridge CB1 3RP  
 01223 242491

*Proposed Extension & Conversion to HMO at  
 10 Coldhams Grove, Cambridge*  
 For Mr & Mrs Jacklin

Scale	I : 50 & 100	DrG. No.	5974
Date	Nov 2012	Revised	06/12/12

**Typical Cycle / Bin Store**



**1 : 50**

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<b>Application Number</b>	13/0115/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	29th January 2013	<b>Officer</b>	Ms Lorna Gilbert
<b>Target Date</b>	26th March 2013		
<b>Ward</b>	Romsey		
<b>Site</b>	5 Montreal Road Cambridge Cambridgeshire CB1 3NP		
<b>Proposal</b>	Erection of single dwelling house (1 bedroom) with access from Natal Road.		
<b>Applicant</b>	Mr Adam Cash 5 Montreal Road Cambridge Cambridgeshire CB1 3NP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>It responds in a satisfactory manner to the context.</p> <p>It avoids harm to the residential amenity of neighbours</p> <p>It provides a high-quality living environment.</p>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site contains a detached single storey timber shed and driveway. It is accessible from Natal Road. The site is bordered to the north by 5 Montreal Road, which is in the applicant's ownership. The site is bordered to the west by a single storey garage and carport and beyond these, by No.1 Natal Road. Directly to the east of the site is No.3 Natal Road, a two-storey semi-detached property. The site was occupied until recently by a large static caravan.
  
- 1.2 The site is not within a conservation area and does not contain a listed building.

## 2.0 THE PROPOSAL

- 2.1 The proposal involves the construction of a new one-bedroom dwelling. It would be a part-single and part-two-storey building of contemporary design with planted facades and roof. The first-floor front elevation would project 0.5m further than ground floor and the building line of No.3 Natal Road. The roof would be a combination of flat and sloped.
- 2.2 The front elevation would include bi-fold double glazed windows and translucent insulated panels. The first floor would have fixed timber louvres.
- 2.3 One on-site parking space would be provided. Water permeable paviers would be used in the driveway.
- 2.4 The front garden includes a covered bike and bin store.
- 2.5 The application is accompanied by a Design and Access Statement

## 3.0 SITE HISTORY

Reference	Description	Outcome
C/66/0199	Erection of two houses	Refused
C/68/0538	Residential development.	Granted
12/1203/FUL	Single dwelling house	Withdrawn

## 4.0 PUBLICITY

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

## 5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

## 5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/11 3/12 5/1 8/6 8/10

## 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012  Circular 11/95  Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction  Waste Management Design Guide  Planning Obligation Strategy
Material Considerations	<u>Central Government:</u>  Letter from Secretary of State for Communities and Local Government (27 May 2010)  Written Ministerial Statement: Planning for Growth (23 March 2011)
	Citywide:  Cambridge and South Cambridgeshire Strategic Flood Risk Assessment

	<p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan</p> <p>Open Space and Recreation Strategy</p> <p>Cycle Parking Guide for New Residential Developments</p>
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## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

- 6.1 The application removes the off-street parking for the existing residential property. The demand for parking for the existing property is likely, therefore, to appear on-street, in competition with nearby existing residential uses, increasing competition for available space.
- 6.2 No impact on highway safety.

### **Cambridge City Council (Environmental Services)**

- 6.3 Request details of plant for green wall. If details not provided, recommend condition to control plant noise. Also recommend conditions on construction hours and deliveries. Space provided for bins is more than is required.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

- 7.1 No representations have been received.

## **8.0 ASSESSMENT**

- 8.1 From the consultation responses 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. Sustainability
4. Residential amenity
5. Refuse arrangements
6. Highway safety and Car and cycle parking
7. Planning Obligation Strategy

### **Principle of Development**

- 8.2 The applicant sought pre-application advice from the Council prior to submitting this planning application. The planning application proposes a new dwelling adopting a contemporary design approach. The Local Plan supports proposals for new housing on windfall sites subject to the existing land use and compatibility with adjoining uses. The proposal meets these tests.
- 8.3 Local Plan policy 3/10 relates to the sub-division of existing residential plots. The policy highlights the importance of gardens within urban areas and the important part they play to the character and visual amenity. The site is currently partly occupied by a wooden shed and concrete slabs. The applicant has referred to a static caravan previously being located on the site. The application site would occupy land currently used by No.5 Montreal Road but the proposal would retain a reasonable sized garden for the existing property. I consider that the piece of land fronting Natal Road located between an existing garage and No.3 Natal Road proposed for the new house is not garden land because of its existing and past use.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policies 3/10 and 5/1 of the Cambridge Local Plan (2006).

### **Context of site, design and external spaces**

- 8.5 The proposed part-single, part two-storey building would infill a gap between No.3 Natal Road and a garage to the west. The proposed development would have a contemporary design and the ground floor front elevation would follow the building line of No.3 Natal Road. There would be a forward first-floor projection of 600mm on the west side of the elevation. The building would adjoin No.3 Natal Road which is a semi-detached brick house

with a gable ended pitched roof that has a more traditional design. The proposed building would have a green wall and roof. The roof would be planted with a sedum and wildflower mix.

- 8.6 There is a mixture of house types along Natal Road and Montreal Road. The proposed development would have a unique design, different from any of the surrounding properties, but it would be of modest size; it incorporates a green roof and wall and glazing to help soften its impact when viewed along the street. The proposal is a combination of single and two storey. It is considered that it would not appear excessive in size or bulky along the street.
- 8.7 The application proposes a green wall to cover the upper part of the west elevation and most of the rear (north) elevation, as well as a green roof. The Principal Landscape Officer (PLO) does not support the use of green walls because of the extremely heavy maintenance burden in terms of watering and nutrient supply, the short life span of the plants, which need constant replacement, and the detrimental impact on visual amenity of green wall failure.
- 8.8 I accept the PLO's advice on this issue, but I am of the view that the creation and maintenance of the green wall proposed here is not essential to the acceptability of the proposal; the dwelling would be equally acceptable if the north and west walls were clad in brick or timber, for example. In my view the issue can be addressed by a condition requiring acceptance by the applicant of responsibility for maintenance of the green wall, and also submission and approval of an alternative cladding to be installed in the event of green wall failure.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Sustainability**

- 8.10 The proposed house has been designed to incorporate sustainable measures. Planting on the facades and roof are proposed. There would be south facing double-glazing. Timber louvres provide shade to prevent overheating and provide privacy to the first floor bedroom. The building would have a timber frame and sustainably resourced softwoods would be

obtained. There would be a planted façade, roof and store. Rainwater could permeate through the driveway. Grey water holding tanks would be located beneath the driveway and can be used to flush toilets and for the washing machine and irrigate the planted facades and roof.

- 8.11 In my opinion the applicant has suitably addressed the issue of sustainability and the proposal is in accordance with the Sustainable Design and Construction SPD 2007.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.12 The proposal includes a first floor flank window in the bedroom area. The proposed house would be located between 10m and 13m from the property of No.1 Natal Road. This neighbouring property has first floor windows that would face the proposed window. It is recommended that if the application were to be approved a condition is attached to ensure the window is obscure glazed to avoid a loss of privacy to this neighbouring property.
- 8.13 The proposed building would not lead to a loss of light to No.3 Natal Road as it would abut the existing blank wall. The distance and orientation of No.1 Natal Road to the west of the proposed house would prevent this property from experiencing an unreasonable loss of light as a result of the proposal. The chamfered shape of the building at the rear, bringing the sloping roof form down to 2.6m above ground level with the rear elevation of No.3 Natal Road, further limits the possibility of shadowing of the neighbouring houses and gardens.
- 8.14 The first floor of the proposal projects beyond the building line of the neighbouring property of No.3 Natal Road by 0.5m. This glazed projection is located 1.3m from this neighbouring house. The angle of view through this glazed area is such that there would be no loss of privacy to the occupiers of No.3. The only area visible would be the front garden, which is in public view from the street in any case.
- 8.15 I consider that the massing and the reduced height of the property at the rear would minimise the impact of the proposal and would avoid it causing harm to the outlook from

neighbouring houses. The glazing at the front of the property also reduces the bulk of the proposed property.

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

#### Amenity for future occupiers of the site

- 8.17 The proposed dwelling would provide satisfactory living space with reasonable outlook to the south, an outdoor amenity area measuring 4.3m x 6.7m, cycle and waste storage and a car parking space.
- 8.18 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

#### **Refuse Arrangements**

- 8.19 The Refuse and Environment Service commented on the proposal. They raised no objection (the bin space provided is greater than required). A covered bin store is located in the front garden. It would include planting on the façade and roof to help lessen its impact in the street scene.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

#### **Highway Safety and Car and Cycle Parking**

- 8.21 Cambridgeshire County Council Highways commented on the proposal. They recognised that the proposal removes the off-street parking for the existing residential property and therefore it will add to on street demand. However, they have not objected to the proposal. They requested a number of conditions be included if the proposal were to be approved.
- 8.22 One off-street car parking space would be provided for the development. It would result in the loss of an existing off-street space used by No.5 Montreal Road. There is no net increase in



off-street car parking space to accompany the development. The proposal is in accordance with the City Council's maximum car parking standards. Given the proximity of the site to local services and bus routes, I do not consider that the lack of a net increase in car parking space is a reason to refuse the application.

8.23 The proposal shows a covered store in the front garden for two bicycles. This would satisfy the provision required for a one-bedroom house in the Local Plan.

8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2, 8/6 and 8/10.

### **Planning Obligation Strategy**

8.25 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) 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 and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

#### Open Space

8.26 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. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.27 The application proposes the erection of one one-bedroom house. No residential units would be removed, so the net total of additional residential units is 1. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats and houses are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357	1	357
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>357</b>

<b>Indoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50	1	403.50
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
<b>Total</b>					<b>403.50</b>

<b>Informal open space</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	1	363
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
<b>Total</b>					<b>363</b>

<b>Provision for children and teenagers</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0	1	0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264		
<b>Total</b>					<b>0</b>

8.28 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

#### Community Development

8.29 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	1	1256
2-bed	1256		
3-bed	1882		
4-bed	1882		
<b>Total</b>			<b>1256</b>

8.30 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

#### Waste

8.31 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
<b>Total</b>			<b>75</b>

8.32 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

#### Planning Obligations Conclusion

8.33 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

## **9.0 CONCLUSION**

9.1 It is considered that the proposed dwelling would not cause harm to neighbours' amenity and it would complement the appearance of the street scene.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the completion of a Section 106 agreement by 26<sup>th</sup> May 2013, and 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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. The building hereby approved shall not be occupied as a separate dwelling until the cycle and bin storage provision shown in the approved drawings have been installed, and the subdivision of the existing garden at 5 Montreal Road to create an outdoor amenity space for future occupiers of the new dwelling has been carried out. The said outdoor amenity space shall be retained for the use of occupiers of the approved dwelling unless the specific written permission of the local planning authority allows otherwise.

Reason: To ensure adequate cycle and waste storage space and a high-quality living environment for future occupiers (Cambridge Local Plan 2006 policies 3/7 and 3/12)

4. No development shall take place until:

(a) A detailed site-specific specification of the green wall, providing details of plants to be used, and quantities of water and nutrient required over a yearly cycle, have been submitted to, and approved in writing by, the local planning authority.

(b) Written confirmation has been provided to the local planning authority by the applicants that they understand the full implications of maintaining the green wall, and accept the responsibility of doing so.

(c) A scheme of alternative cladding materials to be used in the event that the green wall cannot successfully be installed, or fails, has been submitted to, and approved in writing by, the local planning authority.

In the event that the green wall fails in the future, the approved alternative materials shall be installed to replace it within nine months of the Council's reasonable assessment that the original green wall has failed. If the green wall cannot be successfully installed in the first instance, the alternative approved cladding shall be put in place prior to occupation.

Reason: To ensure an attractive built frontage which is well-integrated with the immediate locality is maintained. (Cambridge Local Plan 2006, policies 3/4, 3/7 and 3/12.)

### **Reasons for Approval**

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

Cambridgeshire and Peterborough Structure Plan 2003: policies P6/1 and P9/8

Cambridge Local Plan (2006): policies 3/1, 3/4, 3/7, 3/8, 3/10, 3/12, 5/1, 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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

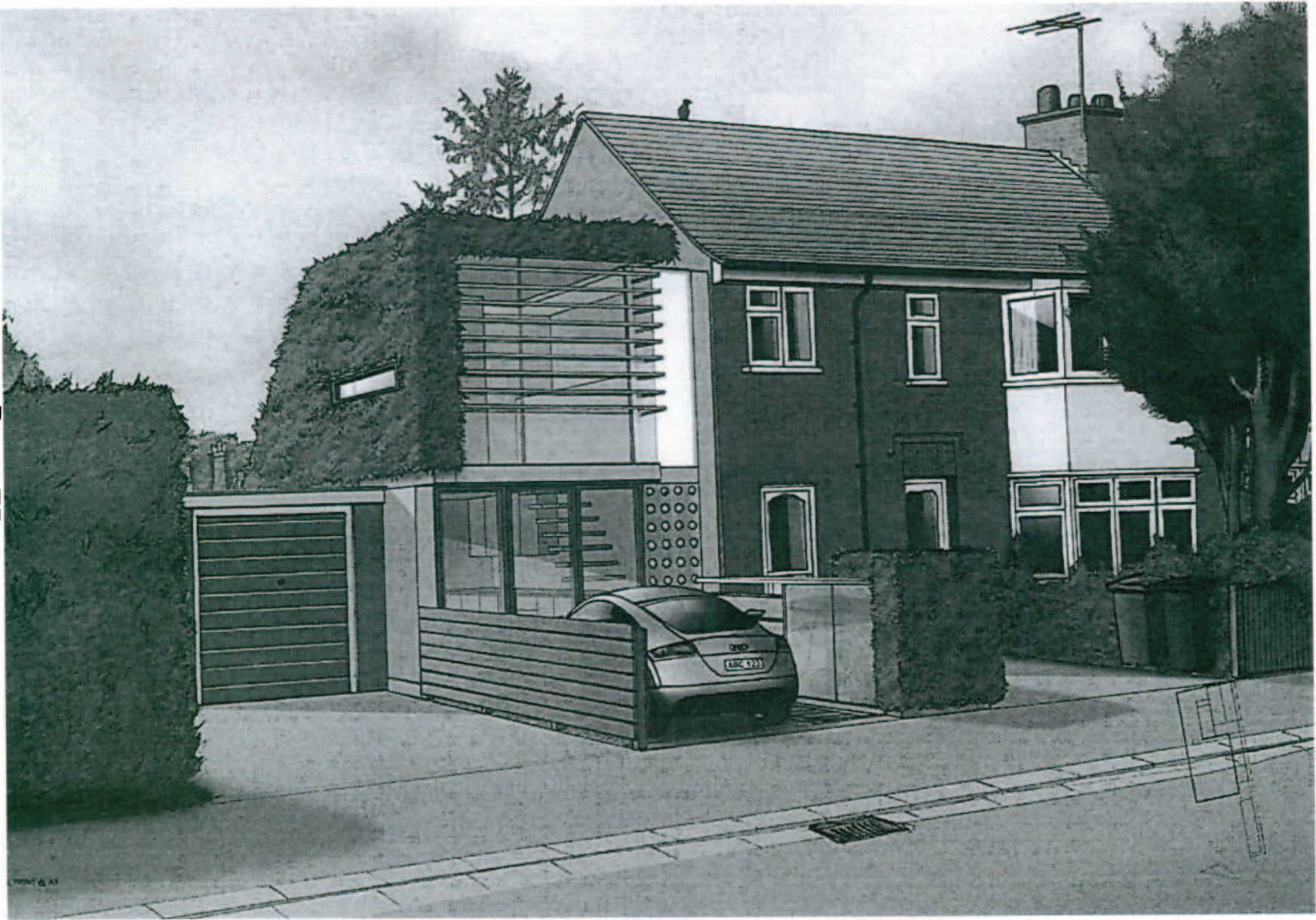
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

**Unless prior agreement has been obtained from the Head of Planning, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 26th May 2013, it is recommended that the application be refused for the following reason(s).**

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12, 5/14, and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

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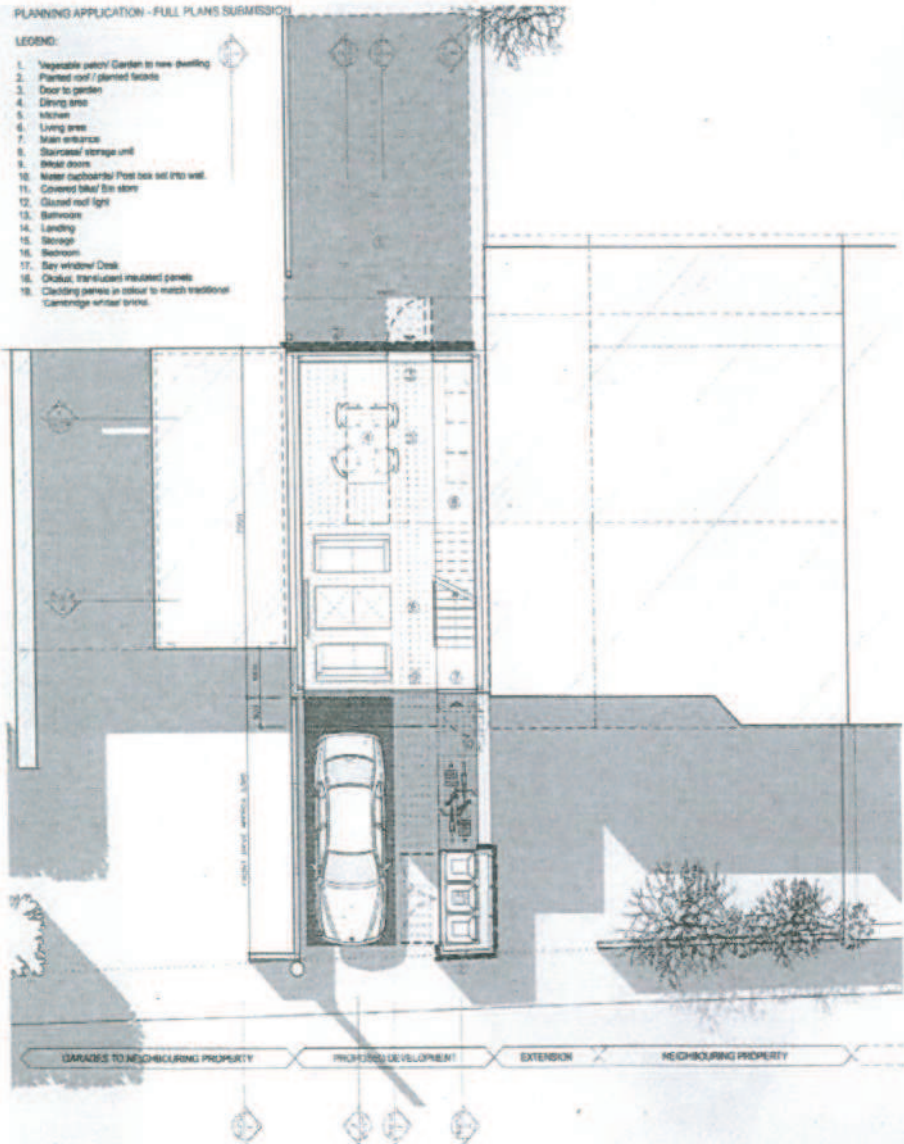




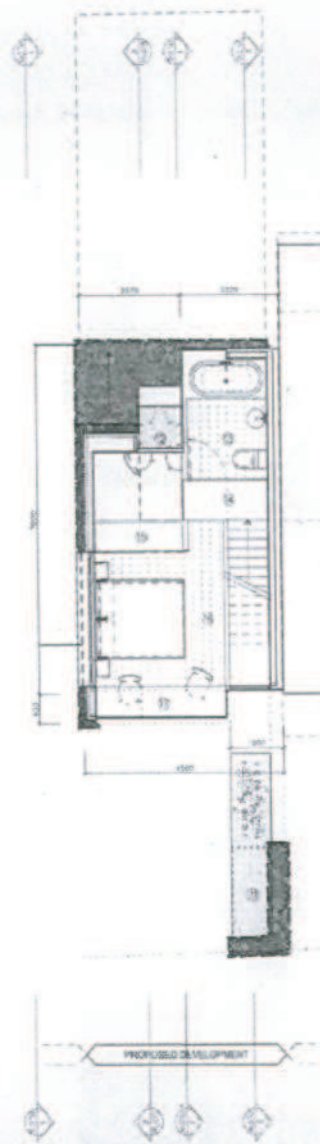
PLANNING APPLICATION - FULL PLANS SUBMISSION

LEGEND:

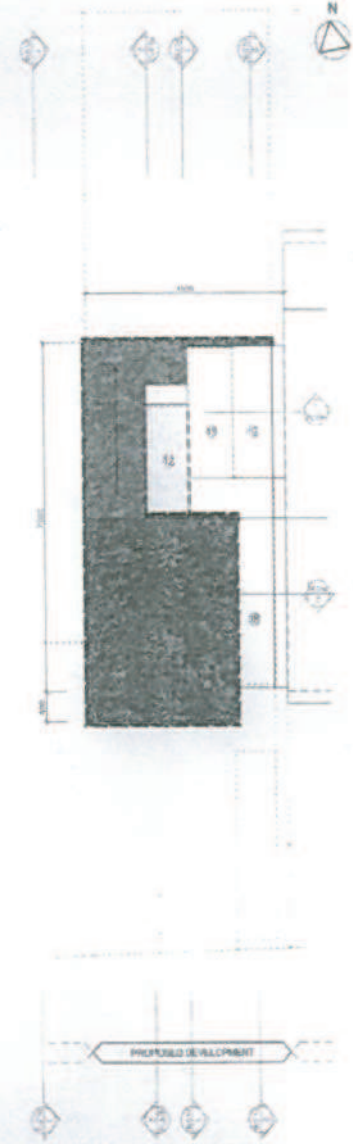
- 1. Vegetable patch/ Garden to new dwelling
- 2. Paved roof / planted terrace
- 3. Door to garden
- 4. Dining area
- 5. Kitchen
- 6. Living area
- 7. Main entrance
- 8. Staircase/ storage unit
- 9. Break down
- 10. Glass (sub-board) Front back set into wall
- 11. Covered bike/ fire store
- 12. Glazed roof light
- 13. Bathroom
- 14. Landing
- 15. Storage
- 16. Bedroom
- 17. Bay window/ Deck
- 18. Cladding panels in colour to match traditional Cambridge white brick



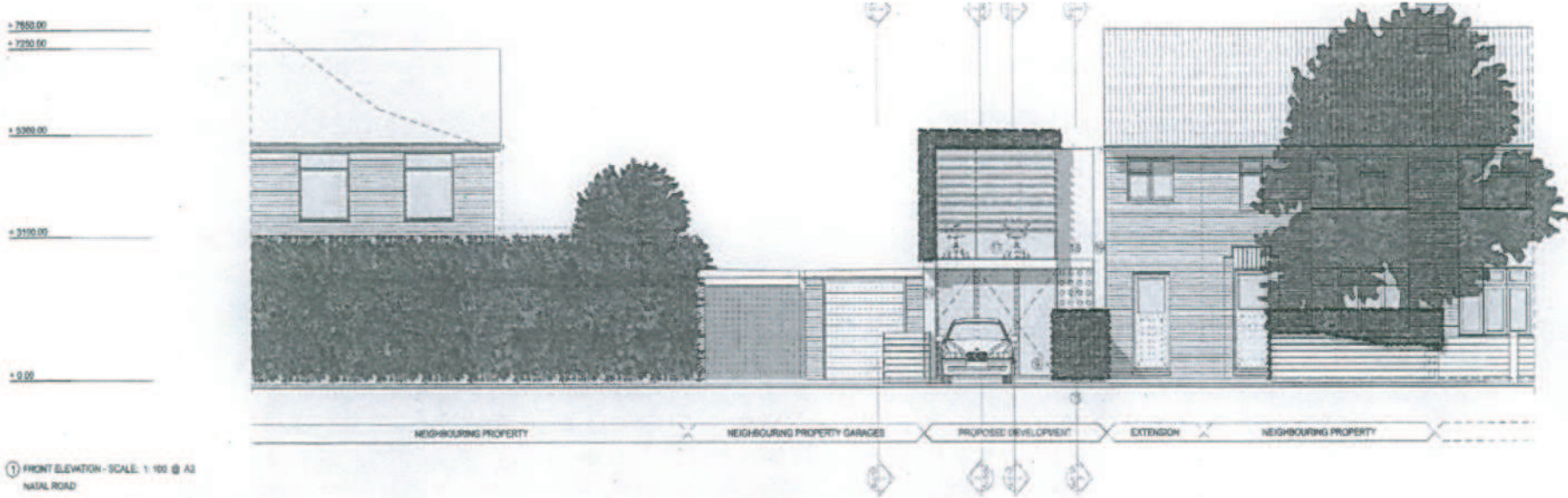
① GROUND FLOOR PLAN - SCALE: 1:100 @ A1 LEVEL: 0.00



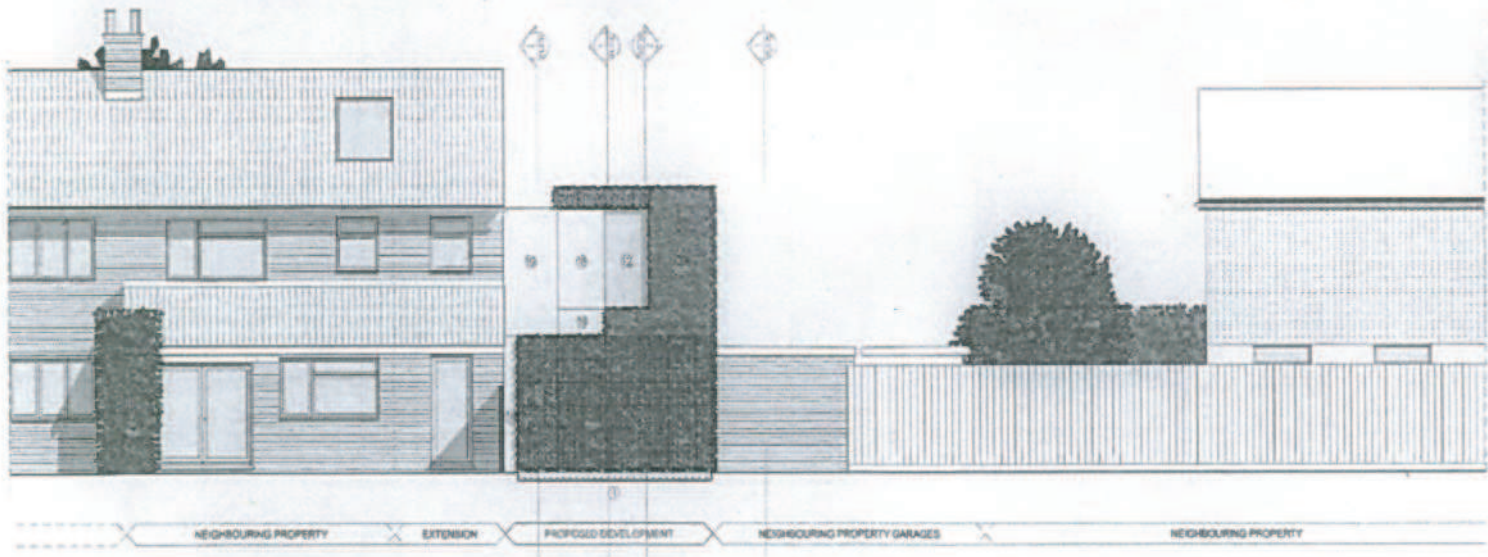
② FIRST FLOOR PLAN - SCALE: 1:100 @ A1 LEVEL: 0.00



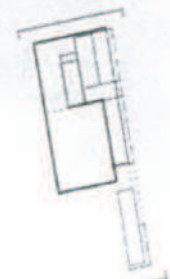
③ ROOF PLAN - SCALE: 1:100 @ A1 LEVEL: 0.00



① FRONT ELEVATION - SCALE: 1:100 @ A2 NATAL ROAD



- LEGEND:
1. Existing vegetable patch
  2. Planted roof / planter beds
  3. Door to garden
  4. Dining area
  5. Kitchen
  6. Living area
  7. Main entrance
  8. Distressed storage unit
  9. Lifted doors
  10. Alter cupboards/ Pot box set into wall
  11. Covered bike/ bin store
  12. Glazed roof light
  13. Bathrooms
  14. Landing
  15. Storage
  16. Bedroom
  17. Bay window/ Deck
  18. Clacks, translucent insulated panels
  19. Cladding panels in colour to match traditional Cambridge wheel bricks.







SITE LOCATION PLAN 1: 1000

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<b>Application Number</b>	12/1139/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	4th September 2012	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	30th October 2012		
<b>Ward</b>	Petersfield		
<b>Site</b>	2 Tenison Road Cambridge Cambridgeshire CB1 2DW		
<b>Proposal</b>	Retrospective application for temporary continuation of use for additional assembly area for worship on Fridays (12.30pm to 2.30pm) and during Ramadan (midday to 2pm and 5pm to sunset).		
<b>Applicant</b>	Mr Islamic Centre 1 Mawson Road Cambridge CB1 2DZ		

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site lies between Tenison Road and Mawson Road, close to the point at which these two streets meet Mill Road. It adjoins at its western end, and is connected via internal doors to, the Islamic Centre premises at 1 Mawson Road. Tenison Road and Mawson Road are both predominantly residential, with a mixture of family houses and buildings which are in use as HMO's, or subdivided into flats. There are commercial premises on the opposite side of Tenison Road. The building on the application site is the northernmost of a terrace of houses on the west side of Tenison Road.
- 1.2 A narrow alleyway runs along the whole length of the northern boundary of the application site, and continues along the northern boundary of 1 Mawson Road, forming a link between Tenison Road and Mawson Road. This alley provides rear access to some of the retail premises along Mill Road and to flats which occupy the upper floors of most of these premises. Several of the flats have first floor rear terraces. There are emergency exits from both the application site and 1 Mawson Road into the alleyway, which is obstructed in several places by large waste bins.

1.3 The Islamic Centre at 1 Mawson Road is used for a number of religious purposes, including Friday prayers. The ground floor of 2 Tenison Road is also used for prayers, but according to neighbour representations is also used extensively at other times for young people's activities.

## 2.0 THE PROPOSAL

2.1 Following the expiry of the previous permission for the use of the ground floor of the building on this site as an assembly area for prayers (08/0568/FUL), this application retrospectively seeks permission for continued use for Friday prayers every week, and daily during Ramadan. These uses are sought for a further three-year period, pending the opening of the new Mill Road mosque.

## 3.0 SITE HISTORY

3.1 At 1 Mawson Road:

Reference	Description	Outcome
81/0483	Use of premises as Islamic Centre	Approved with conditions
81/0703	Use of premises as non-residential club	Refused
98/1013	Removal of flat roof and erection of pitched roof over rear assembly room	Approved with conditions
00/1046	Extension to rear to form enlarged assembly room	Approved with conditions

3.2 At 2 Tenison Road:

Reference	Description	Outcome
98/0472	Conservatory	Approved with conditions
02/1261	Change of use of ground floor to assembly room for prayer meetings	Approved with conditions
08/0568/FUL	Retrospective application for temporary change of use to	Approved with

additional assembly area for conditions worship.

- 3.3 Subsequent to the consent for temporary use of the ground floor of this site for prayers (02/1261), a single-storey extension to the building with a glazed roof and high-level windows along the boundary wall with 4 Tenison Road was erected without planning permission or Building Regulations approval. This extension has now been demolished.

#### **4.0 PUBLICITY**

- |  |     |
|--|-----|
| 4.1 Advertisement:                     | Yes |
| Adjoining Owners:                      | Yes |
| Site Notice Displayed:                 | Yes |
| DC Forum (meeting of 16 January 2012): | Yes |
- 4.2 The minutes of the Development Control Forum are attached to the report as Appendix 1.

#### **5.0 POLICY**

##### **5.1 Central Government Advice**

###### **National Planning Policy Framework (March 2012)**

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

Circular 11/95 – The Use of Conditions in Planning Permissions

##### **5.2 Cambridge Local Plan 2006**

3/1 Sustainable development  
3/4 Responding to context  
3/7 Creating successful places  
4/11 Conservation Areas  
4/13 Pollution and amenity  
5/11 Protection of community facilities  
5/12 New community facilities

8/2 Transport impact  
8/6 Cycle parking  
8/10 Off-street car parking

### 5.3 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction:

### 5.4 **Material Considerations**

#### **Central Government Guidance**

#### **Letter from Secretary of State for Communities and Local Government (27 May 2010)**

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

#### **Written Ministerial Statement: Planning for Growth (23 March 2011)**

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect



benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

- 6.1 No transport information is supplied on which to assess the impact of this proposal, which would intensify use of the site and has the potential to generate additional trips on the network and parking demand in the area. The applicant should provide a Transport Statement to inform the decision making process.

### **Head of Environmental Services**

- 6.2 No objection on the prerequisite that conditions 2, 3, 5 (with amended Ramadan dates) and 6 are applied as detailed in planning permission 08/0568/FUL.

### **Historic Environment Manager**

- 6.3 No comment.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## 7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations objecting to the application:

- 36 Tenison Road
- 5 Mawson Road
- 24 Mawson Road
- 38 Mawson Road
- 5 Mill Street
- 6 Mill Street
- 17 Guest Road
- 23 Glisson Road
- 31 Butt Lane, Milton
- Salvation Army
- Glisson Road/Tenison Road Area Residents Association (GTARA)

7.2 The representations can be summarised as follows:

- Traffic
- Illegal and inconsiderate parking
- Cars blocking the road
- Noise – in the street and from the tannoy system
- Hostile atmosphere and intimidation
- Permission for the new mosque was granted, in part, in exchange for the surrendering of this premises
- Rubbish in front of the premises
- The premises should be monitored by the Council
- There is not enough space for the number of worshippers
- The Council ignores the infringement of planning laws and parking rules

7.3 The owners/occupiers of the following addresses have made representations supporting the application:

- 2A Mawson Road
- 6 Mawson Road

7.4 The representations can be summarised as follows:

- Once the new mosque is complete worshippers will move there
- This is a reasonable request until the new mosque is completed

7.5 The owners/occupiers of the following addresses have made representations neither objecting to or supporting the application:

- 14 Tenison Road

7.6 The representations can be summarised as follows:

- Parking, noise, and disturbance should be resolved by conditions
- The Mosque should be monitored to ensure that these issues have been fully addressed.

7.7 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. Residential amenity
3. Highway safety
4. Car and cycle parking
5. Third party representations

### **Principle of Development**

8.2 Although there are factors which make this site less than ideal for a place of worship, the principle of mosque use on the wider site was accepted in 1981, and the principle of its extension (albeit temporarily) to 2 Tenison Road in 2003. The development and extension of new community facilities for which there is a local need is supported by policy 5/12 of the Cambridge Local Plan (2006). In my view, in a context in which the mosque authorities have already taken major steps towards making permanent provision for worship elsewhere, the principle of this temporary development is in accordance with policy 5/12 of the Cambridge Local Plan (2006).

## Residential Amenity

- 8.3 In my view, the use of 2 Tenison Road as an additional assembly space for religious purposes has the potential for an adverse impact on the residential amenity of neighbours in several ways, which I will address in turn.

### Noise from activities within the building

- 8.4 I accept that, as in the case of any building used for worship, there is likely to be some impact on neighbour amenity from noise as a result of this use. It is my view, however, that the adverse impact of noise from this site during prayers to date has arisen mainly from the unauthorized use of amplification equipment, the unauthorized use of open windows and rooflights.
- 8.5 In the previous decision (08/0568/FUL) the following conditions were added, but have not been complied with:

*Windows, rooflights and external doors on the ground floor of the building shall be kept closed during prayers.*

*Reason: To protect neighbour amenity and limit noise pollution (Cambridge Local Plan 2006, policies 3/4 and 4/13)*

*Amplification equipment shall not be used on the site at any time unless specifically authorised in writing by the Local Planning Authority.*

*Reason: To protect neighbour amenity and limit noise pollution. (Cambridge Local Plan 2006, policies 3/4 and 4/13)*

- 8.6 The applicant has explained that the first condition relating to the keeping shut of windows and doors can be complied with and I therefore recommend that this condition is added again (condition 2).
- 8.7 The applicant has explained that the second condition cannot be complied with. This is because when the building is full for prayers, the transferring of a voice from one end of the building to the other is not possible without some form of amplification. Clearly the amplification is causing distress to neighbours and therefore must be controlled. In order to allow the mosque to operate and minimise the impact on neighbours from noise escaping the building, I recommend a condition requiring a

noise insulation scheme for the building in the event that amplification is used (condition 3).

- 8.8 The previous permission included a condition preventing the use of the outdoor area on the curtilage for noise-generating activity and I recommend that this condition is added again (condition 4).
- 8.9 Notwithstanding the closeness of residential uses, and the objections raised in representations, it is my view that for a limited period, and subject to the conditions I recommend, the limited use for prayers sought in this application will have a noise impact, which is acceptable.

#### Noise and disturbance from those assembling and dispersing

- 8.10 Those arriving at, and leaving, places of worship often do so en masse, and in this situation, a significant level of noise often results, as does disturbance from vehicle lights and congestion on the footway and the street. However, the use of 1 Mawson Road as a mosque has longstanding and permanent permission. To refuse the current application on this basis would not, in my view be reasonable. Control of the noise and disturbance issues must rely on the responsibility and authority of the mosque authorities, and if this proves insufficient, on the Police.
- 8.11 The application proposes no additions to the existing building so, notwithstanding neighbour representations, no issues of overlooking or overshadowing arise.

#### Use for educational activities

- 8.12 In the previous decision (08/0568/FUL) the following condition was imposed.

*The ground floor area of 2 Tenison Road shall not be used for activities other than prayers, and shall particularly not be used for education, young people's activities or social events.*

*Reason: To protect the residential amenity of neighbouring occupiers. (Cambridge Local Plan 2006, policy 3/4)*

This condition has not been complied with.

- 8.13 A Madrasa is held here and the applicant has explained that this is essential. I am of the view that continued prohibition of any educational use of the site would be both unreasonable and unenforceable, and would therefore fail the tests of Circular 11/95. To ensure that the scale of educational activities offered on the site does not cause unacceptable harm to neighbour amenity, I recommend a condition requiring a framework detailing the educational activities sought so that this can be agreed with the Local Planning Authority and controlled (condition 6).
- 8.14 In my opinion, subject to conditions, the proposal adequately respects the residential amenity of its neighbours, and is compliant with Cambridge Local Plan (2006) policies 3/4 and 4/13.

### **Car and Cycle Parking**

- 8.15 The application makes no formal provision for car or cycle parking. There is considerable pressure on on-street car parking in this area, and it is clearly the case that some of those who attend the mosque for prayers travel by car. However, at the time of the original application for change of use on this site, the case officer expressed the view that it would be unreasonable to resist the proposal on the basis of a pre-existing traffic problem, given both that there are on-street parking restrictions, and that the mosque is by no means the only contributor to parking pressure in the area. In my opinion this view remains justified.
- 8.16 Illegal parking is referred to in representations, but this is a matter which must be tackled by other regulatory systems, and is not a matter for planning control. Given that parking restrictions apply in this area, I do not consider that the continuation of the change of use sought is likely to worsen existing parking pressure. The city council's car parking standards are maxima, and I do not consider that the proposal is in conflict with policy 8/10 of the Cambridge Local Plan (2006).
- 8.17 The proposal does not provide cycle parking in accordance with policy 8/6 of the Cambridge Local Plan (2006), but the original application for change of use fell short of policy requirements in exactly the same way, and I do not consider that it would now

be reasonable to invoke this shortcoming as a reason to refuse the application, especially when only temporary permission is sought.

## **Transport**

8.18 I note the advice of the highway authority that a transport statement is required. I also note that one has not been provided. The use of 2 Tenison Road for prayers does increase the intensification of the use of the site compared to the use of 1 Mawson Road only for this purpose, but this principle has been accepted on two previous occasions. The proposed use is the same as what has been occurring for the last eleven years, and I do not consider that it would be reasonable now to cite the transport impact of that use continuing as a reason to refuse the application.

## **Third Party Representations**

8.19 I have addressed the issues of noise, traffic, car and cycle parking, and the impact of people assembling at and dispersing from, the mosque.

8.20 Rubbish is an issue controlled by other regulatory regimes.

8.21 The Council's resolution to grant permission for a new mosque in Mill Road was not conditional on the surrender of these premises, but in any event, permission for this use is only sought for a temporary period. It may be some time before a new mosque is completed.

8.22 The issues of the Council's alleged inadequate monitoring and alleged failure to enforce planning and parking laws are not reasons to refuse the application.

8.23 I accept that the mosque premises are not adequate comfortably to accommodate all those wishing to attend prayers, but the refusal of this application would simply make the situation worse.



## 9.0 CONCLUSION

- 9.1 Given the likelihood that larger mosque premises will be available nearby in the medium term, but acknowledging that such an improvement in facilities will take time to implement, the continuing use of 2 Tenison Road as a stop-gap facility is considered to be acceptable, subject to conditions.

## 10.0 RECOMMENDATION

**APPROVE** subject to the following conditions:

1. The use hereby permitted shall be terminated and the building returned to residential use on or before 01 January 2017, or before 3 months have elapsed following the opening of a new Cambridge mosque at 309-313 Mill Road, whichever is the sooner.

Reason: Since the site is not adequate for the numbers wishing to participate, long-term use for prayers, in a context in which numbers may increase, is considered inappropriate. (Cambridge Local Plan 2006, policy 3/4)

2. Windows, rooflights and external doors on the ground floor of the building shall be kept closed during prayers.

Reason: To protect neighbour amenity and limit noise pollution (Cambridge Local Plan 2006, policies 3/4 and 4/13)

3. In the event that amplification equipment is used a noise insulation scheme for the building shall be submitted to and approved in writing by the Local Planning Authority. Approval must be received in writing from the Local Planning Authority prior to the use of any amplification equipment.

Reason: To protect neighbour amenity and limit noise pollution (Cambridge Local Plan 2006, policies 3/4 and 4/13)

4. The use hereby permitted shall take place only within the ground floor of the building and not within the exterior space within the curtilage to the south-west of the building.



Reason: To protect neighbour amenity and limit noise pollution (Cambridge Local Plan 2006, policies 3/4 and 4/13)

5. The use of the ground floor of this site as an assembly area for prayers hereby permitted shall take place only on Fridays between 1200 and 1500 except during the following periods, when the use is permitted on any day between 1130 and 1430 and between 1630 and half an hour after sunset.

01 September 2013 to 30 September 2013

20 August 2014 to 25 September 2014

01 August 2015 to 31 August 2015

The precise dates for the period of Ramadam 2016 shall be submitted to and approved in writing by the Local Planning Authority no later than 02 January 2016.

Reason: To protect neighbour amenity and limit noise pollution . (Cambridge Local Plan 2006, policies 3/4 and 4/13)

6. Within 3 months of the date of this decision, a framework document explaining the educational activities to be undertaken on the ground floor of 2 Tenison Road (which includes details of shall be submitted to and approved in writing by the Local Planning authority.

Reason: To protect the residential amenity of neighbouring occupiers. (Cambridge Local Plan 2006, policy 3/4)

### **Reasons for Approval**

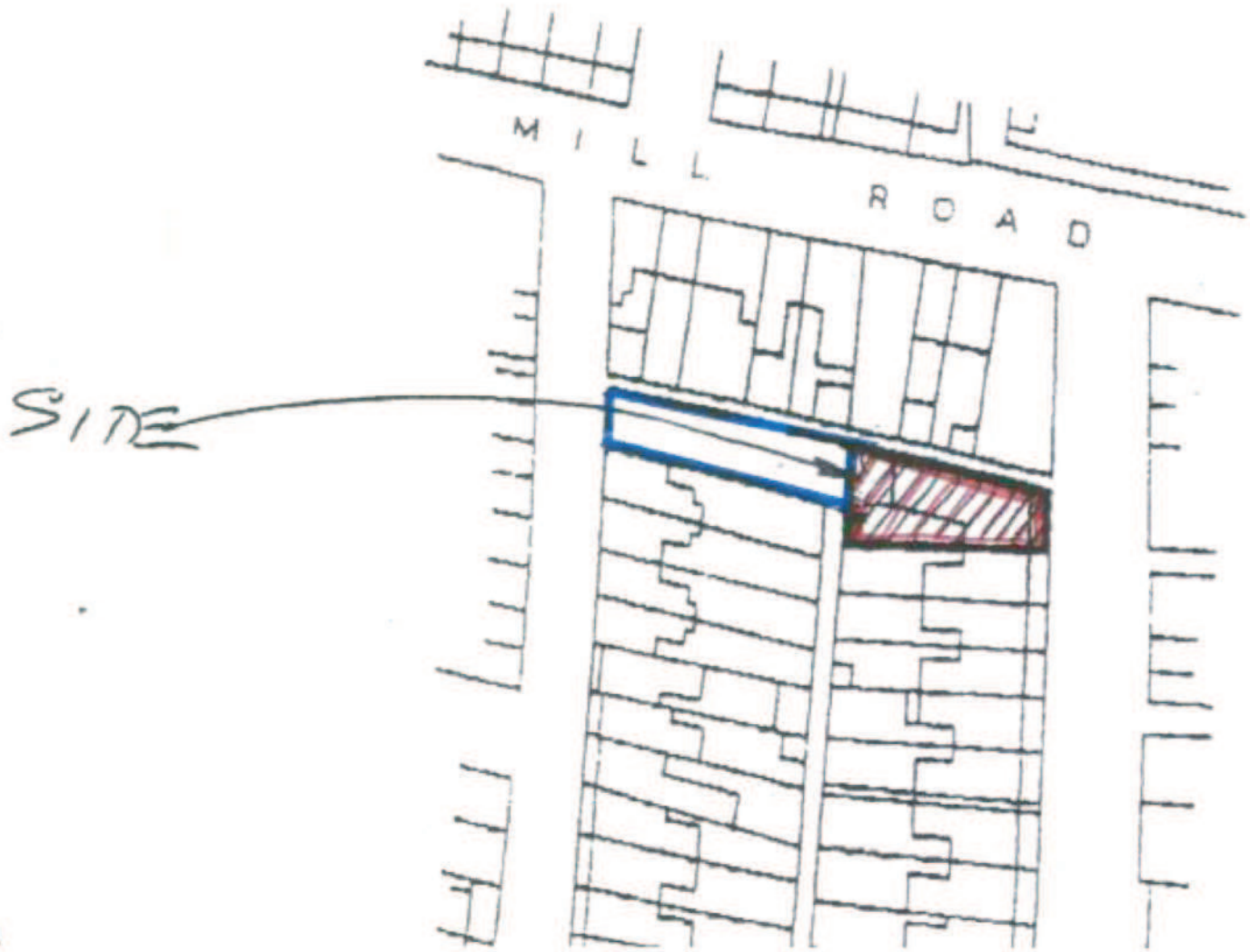
1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006): policies 3/4, 3/7, 4/13, 5/12, 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.

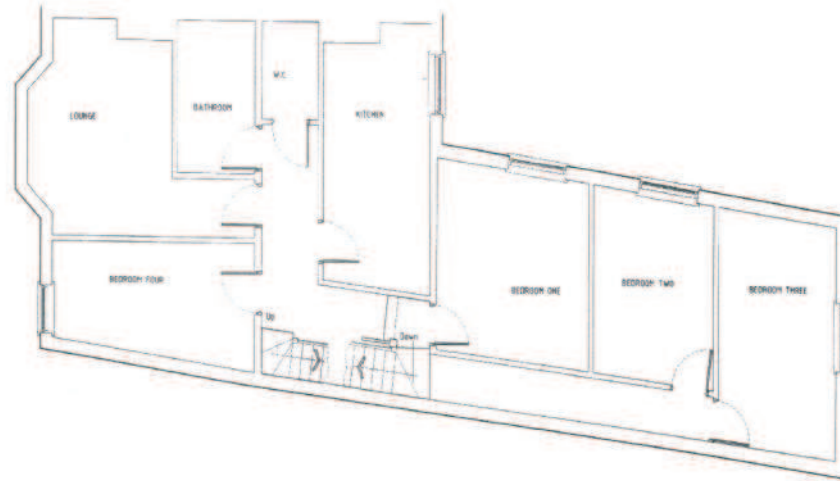
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

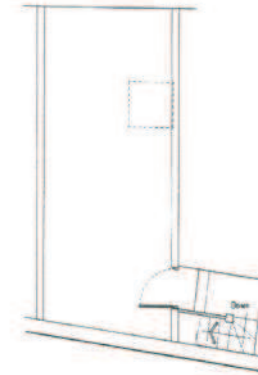




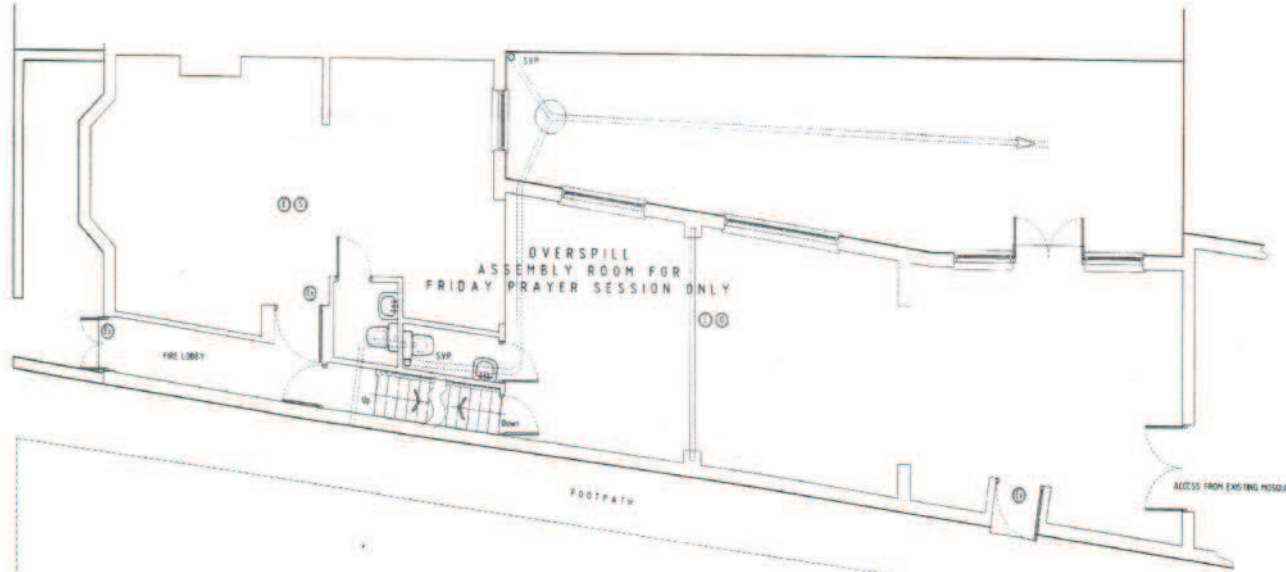
BASEMENT (NOT IN USE)



FIRST FLOOR (RESIDENTIAL)



ATTIC (RESIDENTIAL)



GROUND FLOOR PLAN

Proposed ground floor  
change of use hatched

TENISON ROAD

PAVEMENT

FOOTPATH

ACCESS FROM EXISTING PASSAGE

CAMBRIDGE CITY COUNCIL

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REPORT OF: Head of Planning  
TO: East Area Committee  
WARD: Petersfield

**Request for an amendment to the original officer recommendation for conversion of 32 Mill Road to provide 9 self contained studios and the retention of the CB1 Internet Café.**

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## **1. INTRODUCTION**

- 1.1 On 29 November 2012, East Area Committee (“the Committee”) considered an planning application (12/1132/FUL) for the retention of the existing CB1 Internet Café and the provision of 9 new studio flats by the construction of a two storey extension to the existing two storey building and the construction of a two storey coach house within the rear amenity space of the property. The Committee resolved to approve the planning officer’s recommendation to grant planning permission for the application subject to conditions and the completion of an agreement pursuant to section 106 of the Town and Country Planning Act 1990.
- 1.2 Since the Committee meeting, officers have begun drafting the s106 agreement and it has come to their attention that the financial contributions reported to Committee for open space, sports facilities, waste and education were incorrectly stated in the report that was presented to Committee. For this reason the application remains undetermined and the application is brought back to Committee for its further consideration.

## **2. RECOMMENDATIONS**

- 2.1 The officer’s recommendation is for Committee to approve the amendment to the contributions required for the s106 agreement so that it contains the financial contributions detailed at paragraph 3.2 of this report. These are considered to be the correct financial obligations and those which meet the tests set out in the Community Infrastructure Levy Regulations 2010, which place a statutory requirement on the Local Planning Authority to ensure that where planning permission is dependent upon a planning obligation under s106 being completed, the obligations sought pass the following tests:
- (a) they are necessary to make the development acceptable in planning terms;
  - (b) they are directly related to the development; and
  - (c) they are fairly and reasonably related in scale and kind to the development.
- 2.2 The second recommendation is that the Committee allow an extension of time for completion of the s106 agreement until 30 April 2013 to allow sufficient to draft the s106 agreement.

2.3 It is recommended that the conditions detailed in the planning officer's report of 29 November 2012 continue to apply.

### 3. BACKGROUND

3.1 Prior to the Committee meeting on 29 November 2012, officers had undertaken discussions with the agent, regarding the level of contributions that were sought for the s106 agreement and through these discussions alterations were made. However, the contributions were incorrectly stated in the planning officer's report which the Committee considered when making its decision to approve the application on the 29 November 2012.

3.2 Below is a table that provides a comparison between the contributions sought within the original report and the contributions which should have been sought. The amended contributions are those which officers consider meet the tests set out in the Community Infrastructure Levy Regulations 2010 and the requirements of the Planning Obligation Strategy 2010.

	<b>Original Contribution (£)</b>	<b>Amended Contribution (£)</b>
<b>Outdoor Sports Facilities</b>	1,428	952
<b>Indoor Sports Facilities</b>	1,614	1,076
<b>Informal open Space</b>	1,452	968
<b>Provision for Children and Teenagers</b>	0	0
<b>Community Facilities</b>	10,048	10,048
<b>City Council Waste</b>	1,200	600
<b>County Council Waste</b>	1,520	1,520
<b>Life Long Learning</b>	1,280	0

3.3 The reason for the difference in the first three heads of terms is that the original contribution was calculated on 1.5 persons, which would be the contribution for a 1 bedroom flat or house. In the case of a studio/bedsit as the proposed properties are, the contribution is based upon 1 person and therefore the figure has been altered accordingly. In other words, the original calculations were incorrect as they should have been based on 1 person not 1.5 persons.

3.4 The reason for the amendment to the City Council waste contribution is that given the constraints of the site, paladin bins (Eurobins) cannot be provided, which are the general solution for high density development. Instead, 140L bins shall be provided and because these are not as expensive as the larger paladin bins, the Waste Strategy Officer has agreed that it is reasonable to request the lower contribution figure of £75 per dwelling that would normally be required for houses.

3.5 Finally, the life long learning contribution has been removed because the County Council could only demonstrate that the contributions would be used towards facilities that are planned at Clay Farm, Trumpington. Given the distance from the development and the absence of any facilities closer to the site, that would allow the future occupants of this development to benefit, the contribution is not sought because it is considered that it fails to meet test (b) of the Community Infrastructure Levy Regulations 2010.

#### **4. CONSULTATIONS**

4.0 No further consultations have been carried out since the report to Committee on the 29 November 2012 as the planning application has not changed such that further consultation is necessary.

#### **5. OPTIONS**

5.0 In the absence of agreeing to the approval of the application for planning permission subject to completion of a s106 agreement containing the correct financial contributions, the existing recommendation would prevail and the higher contributions sought. However it is the view of officers that the original contributions do not pass the statutory tests of the Community Infrastructure Levy Regulations 2010 and for this reason, the applicant may not agree to enter into the s106 agreement, thereby resulting in a refusal of planning permission. This would allow the applicant to appeal the decision if they wished.

#### **6. CONCLUSIONS**

6.0 My recommendation is for the Planning Committee to approve the recommendations noted at paragraph 2 of this report.

#### **7. IMPLICATIONS**

- (a) **Financial Implications** – None
- (b) **Staffing Implications** – None
- (c) **Equal Opportunities Implications** – None
- (d) **Environmental Implications** – None  
Climate Change Impact: Nil
- (e) **Procurement** – None
- (f) **Consultation and Communication** - None
- (g) **Community Safety** – None

**BACKGROUND PAPERS:** The following are the background papers that were used in the preparation of this report:

Planning application 12/1132/FUL

To inspect these documents contact Sophie Pain on extension 7296

The author and contact officer for queries on the report is Sophie Pain on extension 7296.

Report file:

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