



WEST CENTRAL AREA COMMITTEE



AGENDA

To: City Councillors: Kightley (Chair), Reiner, Bick, Cantrill, Hipkin, Reid, Rosenstiel, Smith and Tucker (Vice-Chair)

County Councillors: Cearns, Hipkin and Nethsingha

City and County Councillor: Hipkin

Dispatched: Wednesday, 28 August 2013

Date: Thursday, 5 September 2013

Time: 7.00 pm

Venue: Meeting Room - Wesley Methodist Church, Christ's Pieces, CB1 1LG

Contact: Claire Tunnicliffe

Direct Dial: 01223 457013

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

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

This means that main agenda items will not normally be considered until at least 7.30pm.

Timings are for guidance only and cannot be guaranteed.

1 APOLOGIES

2 DECLARATIONS OF INTEREST (PLANNING)

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**.

Planning Items

- 7.05pm
- 3a Planning Report for 13-0727-FUL - 17 Victoria Street
(Pages 17 - 32)
- 3b Planning Report for 13/0384/FUL - Owlstone Croft
(Pages 33 - 50)
- 4 CHAIR'S ANNOUNCEMENTS** 8.05pm
- 5 DECLARATIONS OF INTEREST (MAIN AGENDA)**
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.** 8.10pm
- 6 MINUTES**
To confirm the minutes of the meeting held on 20th June 2013.
(Pages 51 - 60)
- 7 MATTERS AND ACTIONS ARISING FROM THE MINUTES**
- 8 OPEN FORUM**
Refer to the 'Information for the Public' section for rules on speaking 8.15pm
- 9 POLICING AND SAFER NEIGHBOURHOODS**
(Pages 61 - 72) 8.45pm
- 10 ENVIRONMENTAL IMPROVEMENT PROGRAMME**
(Pages 73 - 96) 9.30pm
- 11 DEVELOPER CONTRIBUTIONS DEVOLVED DECISION-MAKING: 2ND ROUND SHORT-LISTING FOR WEST/CENTRAL AREA**
This report will be attached separately. 10.00pm
- 12 MEETING DATE FOR APRIL 2014**
Members are asked to approve the meeting date for the West / Central Area Committee of April 24th 2014, at 7.00pm, as this had not been previously decided.

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.

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.

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, recording and photography

The Council is committed to being open and transparent in 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=42096147&sch=doc&cat=1>

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A loop system is available on request.
Meeting papers are available in large print and other formats on request prior to the meeting.
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- 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.
- General Information** Information regarding committees, councilors and the democratic process is available at <http://democracy.cambridge.gov.uk/>

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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)

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Application Number	13/0727/FUL	Agenda Item	
Date Received	29th May 2013	Officer	Miss Catherine Linford
Target Date	24th July 2013		
Ward	Market		
Site	17 Victoria Street Cambridge CB1 1JP		
Proposal	Extension to ground floor at rear of property. Demolition of existing first floor projection at rear of property to be replaced with pitched roof extension.		
Applicant	Mrs Caroline Galson The Old Courthouse Chapel Street Eaton Grantham Lincs NG32 1SQ UK		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposals will preserve the character of the Conservation Area; 2. On balance, due to the minimal increase in the size of the extension it will not have significant detrimental impact on neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 17 Victoria Street is a two-storey, mid terrace house situated on the northeastern side of Victoria Street. The surrounding area is predominantly residential mainly consisting of terraced houses. The site is within City of Conservation Area 1 (Central) and the building is a Building of Local Interest (BLI).

2.0 THE PROPOSAL

2.1 Full planning permission is sought for a part single storey, part two-storey rear extension. The house has an existing part single storey, part two-storey, flat roofed rear extension and this

would be demolished and replaced with the proposed extension.

- 2.2 Compared with the existing extension, the proposed extension would be 2m deeper at ground floor level and 0.9m deeper at first floor level. The extension would have pitched roofs and, at eaves level, would be a similar height to the existing extension.
- 2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

- 2.4 The application is brought before Committee at the request of Councillor Bick for the following reasons:

I confirm that I would like to have this application called in for determination by the Area Committee. There are questions about overdevelopment, light and amenity which need consideration by councillors.

3.0 SITE HISTORY

Reference	Description	Outcome
C/83/0216	Erection of 2 storey extension to existing dwelling house	REF
C/83/0352	Erection of part two-part single storey extension to existing dwelling house	A/C

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

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
Cambridge Local Plan 2006	3/4 3/7 3/14 4/11 4/12

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)
	Conservation Area Appraisal: Kite Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Urban Design and Conservation Team

6.2 No objection.

6.3 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:

- 15 Victoria Street
- 16 Victoria Street
- 18 Victoria Street
- 32 Clarendon Street
- 33 Clarendon Street

7.2 The representations can be summarised as follows:

- The glass in all of the rear windows of 18 Victoria Street is clear glass and not obscured glass as stated on the plans
- The windows at the rear of 18 Victoria Street that would be most affected by the proposed extension serve a bedroom and a living room. They are not and never have been bathrooms as has been stated
- 16 Victoria Street and 33 Clarendon Street have not been shown on the plans
- The proposed extension will overshadow and take much of the direct sunlight from 16 Victoria Street between 10am and 1pm
- Impact on the RIBA award winning extension to 16 Victoria Street
- Impact the loss of light would have on the health of neighbours
- The existing extensions to No. 17 are as far as they should be allowed to go.
- A larger extension results in a dark house and destroys the character of the house.
- Overdevelopment
- Overshadowing of 33 Clarendon Street
- Overbearing impact and dominance

7.3 The owners/occupiers of the following address has made a representation in support of the application:

- 35 Earl Street

7.4 The representation can be summarised as follows:

- The design is both elegant and tasteful, but the external facade should be in brick (of the right aged colour) as this will be less conspicuous than rendering.

7.5 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. Context of site, design and impact on the Conservation Area and BLI
2. Residential amenity
3. Third party representations

Context of site, design and impact on the Conservation Area and BLI

8.2 The proposed extension is to the rear of the property and will not be visible from the street. It will, therefore, have no impact on the streetscene. The proposed extension is of a more traditional design than the existing extension, with pitched roofs proposed to both the ground and first floors. The Urban Design and Conservation Team have no objection to the proposed extension and are of the opinion that the proposals will have a positive impact on the character and appearance of the Conservation Area. They have, however, recommended conditions in relation to the brickwork, joinery and render (conditions 2-4).

8.3 16 Victoria Street has a part single-storey, part two-storey rear extension, which was awarded a RIBA prize in 2003. Concern has been raised regarding the impact the proposal would have on this extension. Notwithstanding the concerns raised about the impact the potential loss of light may have on this extension, which will be discussed later on this report, it is my opinion that

this argument would be difficult to maintain. The existing extension at No. 17 is not of a high quality design and does not, in my view, architecturally benefit No. 17 or its neighbours. The proposed extension is more traditional in appearance, and in my view it would be an visual improvement.

- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14, 4/11 and 4/12.

Residential Amenity

- 8.5 Due to the orientation of the buildings and the positioning of the proposed extension, the neighbouring properties that may potentially be affected are: the attached neighbour to the northwest, 16 Victoria Street; the attached neighbours to the southeast, 18 and 18A Victoria Street; and the neighbouring properties that stand at right angles to the garden to the southeast, 31, 32 and 33 Clarendon Street.

Impact on 18 and 18A Victoria Street

- 8.6 The neighbouring property to the southeast has been converted into two flats; No. 18 on the first floor and No. 18A on the ground floor. This building has no outdoor space. In the submitted Design and Access Statement, the applicant has stated that all windows on the rear of the building are obscure glazed and serve bathrooms. This is incorrect. None of the windows are obscure glazed and only one window (on the first floor furthest from No. 17) serves a bathroom. The remaining windows serve a bedroom (first floor) and living room (ground floor).
- 8.7 The existing extensions to No. 17 have resulted in the house being deeper than this neighbouring building – 4.3m at ground floor level and 1.9m at first floor level.
- 8.8 Due the orientation of the buildings, the proposed extension may overshadow the neighbouring flats in the late afternoon, but it is my view due to the small increase in the depth of the extensions, any additional overshadowing would be minimal and not significant enough to warrant refusal of the application.
- 8.9 Windows are proposed at the end of the extension at ground and first floor levels. These windows will only allow oblique

views to the sides not significantly different to that currently experienced.

Impact on 16 Victoria Street

- 8.10 The proposed extension would stand to the southeast of the neighbouring property, 16 Victoria Street. This neighbouring property has a part single storey, part two-storey rear extension and the roof of the single storey element is made entirely of glass. This neighbour is concerned about loss of light and the overshadowing of this part of the house.
- 8.11 At ground floor level, the proposed extension would be 1m deeper on its side with No. 16 and of a similar height on the boundary at eaves level. The existing extensions are flat roofed, whereas the proposed extensions would have pitched roofs, sloping away from the boundaries. The concern raised is that the proposed extension would block light from entering the extension to No. 16, through the glazed roof. Due to the orientation of the buildings, the proposed extension may cast shadow over the extension to No. 16 in the morning. However, in my opinion, I consider it unlikely that the impact would be significant enough to warrant refusal. The single storey element of the proposed extension would only be 2m deeper than what already exists and, as the roof slopes away from the common boundary I have taken the view that it would not have a significant impact on light.
- 8.12 At first floor level, the proposed extension would be 0.9m deeper than the existing extension. The windows of No. 16 have not been shown on the submitted plans. Even so, due to the small increase in depth, it is my opinion that the two storey element of the proposed extension would not have a significant additional detrimental impact on the level of daylight entering No. 16.
- 8.13 Windows are proposed at the end of the extension at ground and first floor level. These windows will only allow oblique views into the neighbouring garden and it is my view, that this is no worse than currently experienced.

Impact on 31, 32 and 33 Clarendon Street

- 8.14 The rear gardens of 31, 32 and 33 Clarendon Street stand at a right angle to the rear garden of 17 Victoria Street, and the

proposed extensions would stand to the north west of these neighbouring properties. The rear gardens of the neighbouring houses on Clarendon Street are approximately 9m long.

- 8.15 Due to the orientation of the buildings the proposed extension may cast shadow of these neighbouring gardens in the late afternoon. However, due to the small increase in the depth and limited height, it is my opinion that any additional overshadowing would be minimal and not significant enough to warrant refusal.
- 8.16 Windows are proposed at the rear of the extensions. Oblique views may be possible from the first floor window towards the rear gardens of 31 and 32 Clarendon Street but this, in my opinion, would be no worse than the existing situation.
- 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 with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Third Party Representations

16 Victoria Street and 33 Clarendon Street have not been shown on the plans

- 8.18 Applicants are not obliged to show neighbouring properties on the submitted plans. The impact on the neighbours has been carefully assessed on site.

Impact the loss of light would have on the health of neighbours

- 8.19 I sympathise with this concern, but I consider any loss of light to be minimal.

9.0 CONCLUSION

- 9.1 After careful consideration, it is my opinion, that the proposed extension is visually acceptable and that the impact on the neighbouring properties in terms of overshadowing would not be at a level significant enough to warrant refusal of the application. The application is therefore recommended for approval, subject to conditions.

10.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

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

2. All new brickwork shall match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area (Cambridge Local Plan 2006, policies 4/11 and 4/12)

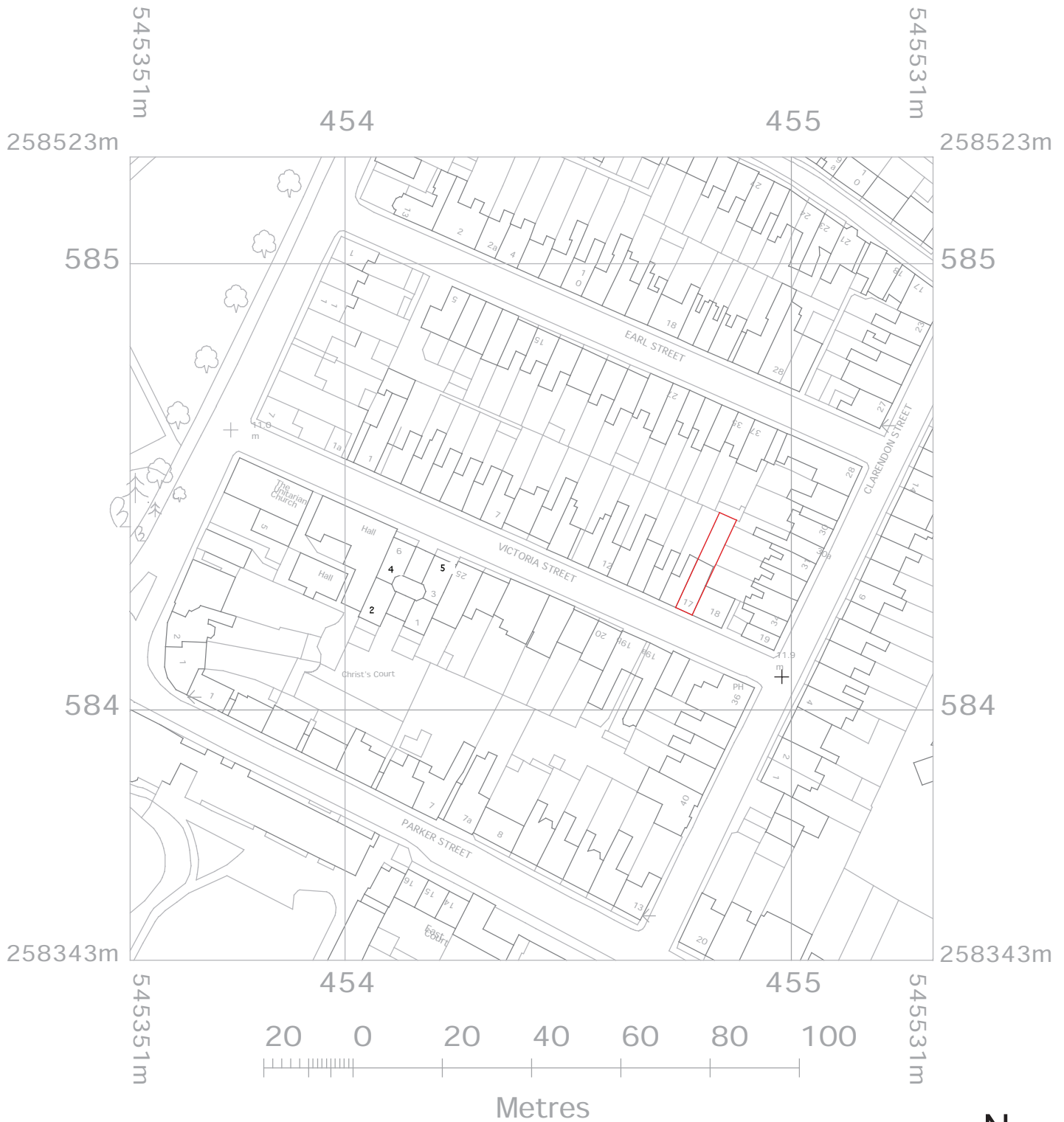
3. All new joinery shall be recessed at least 50/75mm back from the face of the wall. The means of finishing of the reveal shall be submitted to and approved in writing by the local planning authority prior to the installation of the new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

4. All new render is to be approved by the Local Planning Authority by means of a sample panel to be prepared on site for inspection. It is likely that only traditional render mix designs will be acceptable. Rendered walls shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

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17 VICTORIA STREET, CAMBRIDGE, CB1 1JB

Location plan

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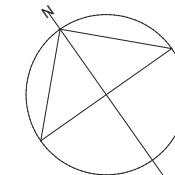
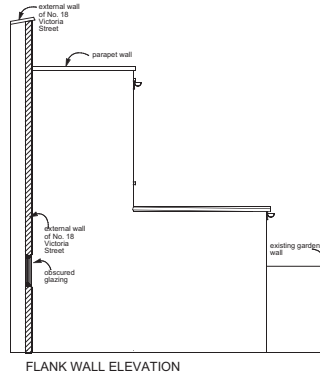
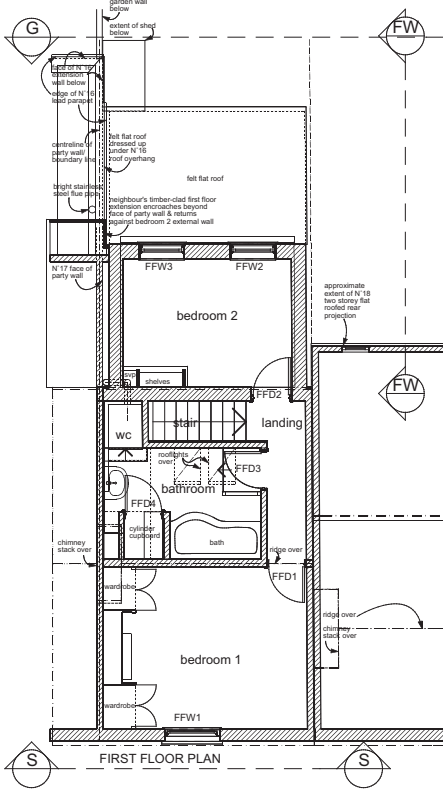
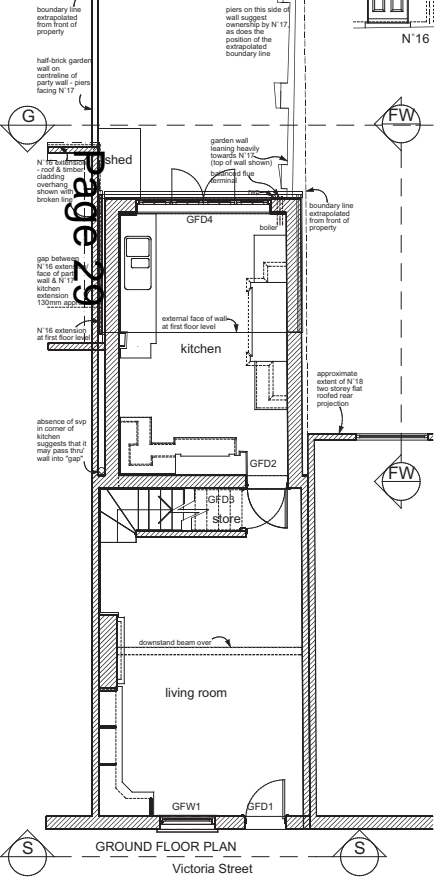
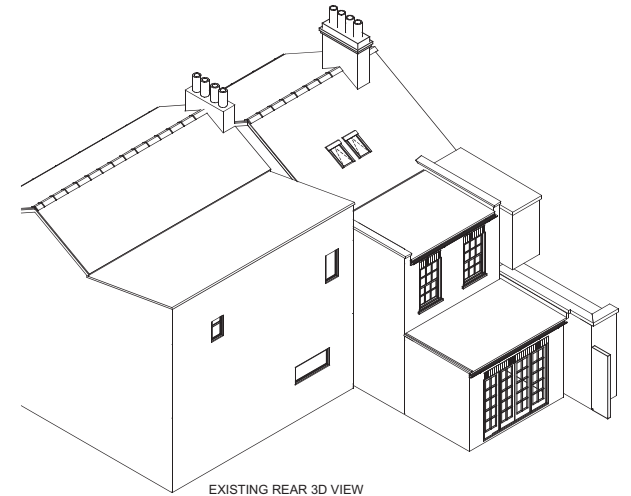
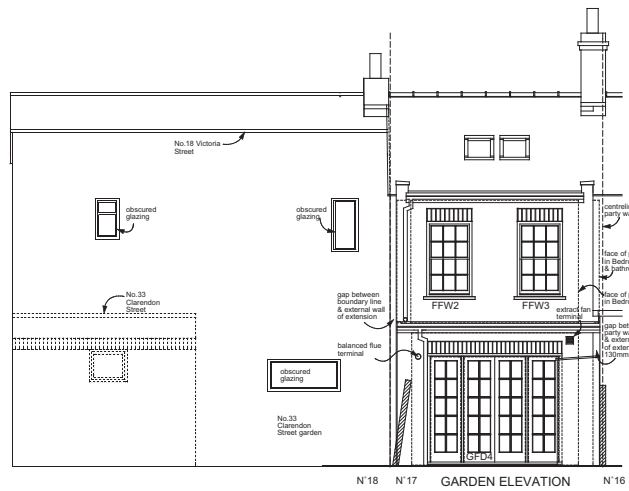
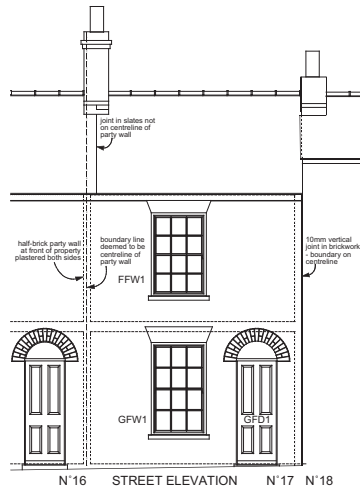
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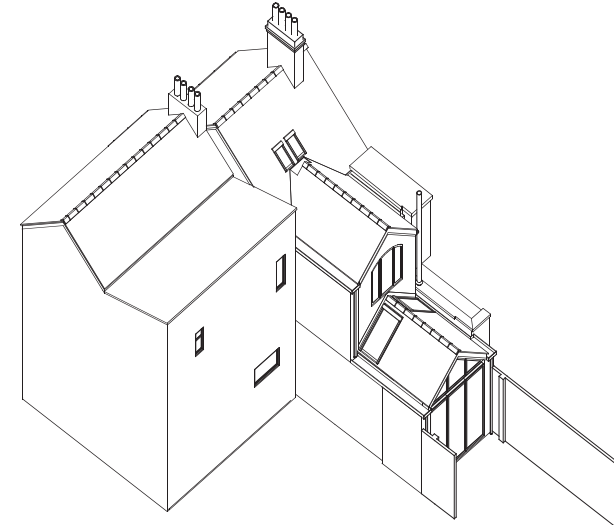
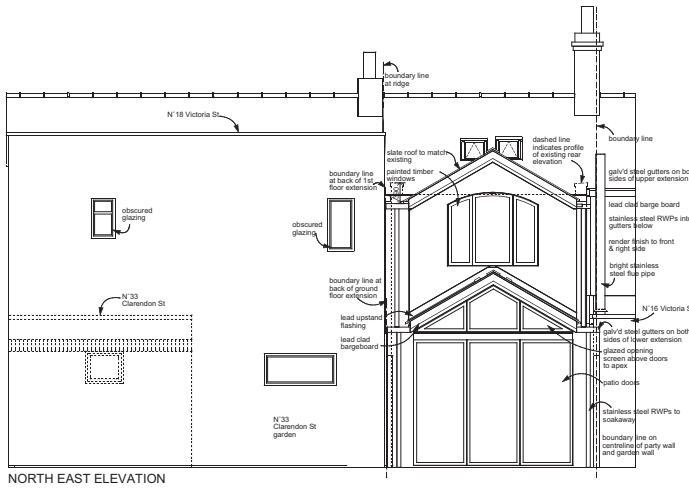
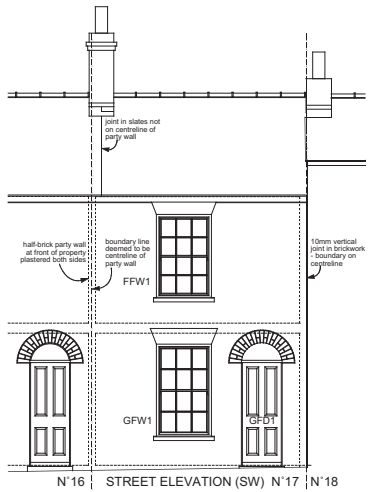
17 VICTORIA STREET, CAMBRIDGE

Existing Plans, Elevations & 3D View

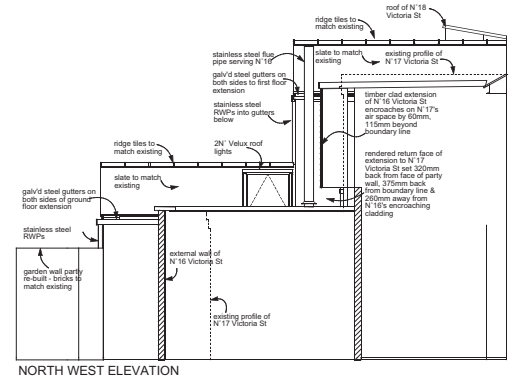
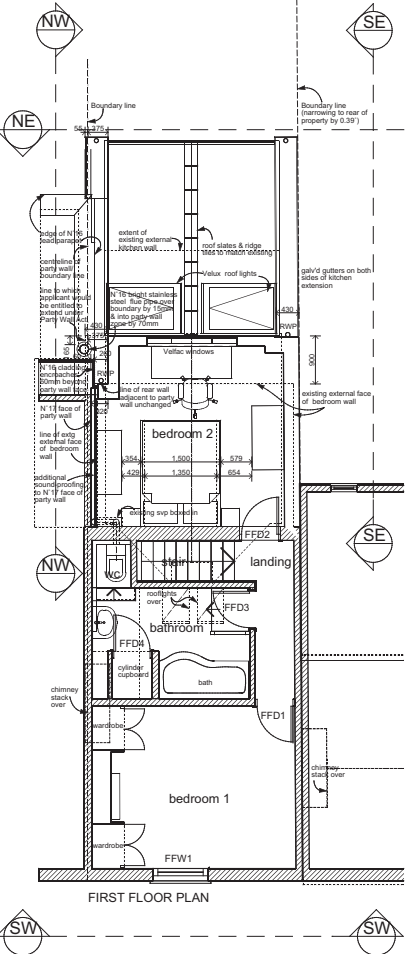
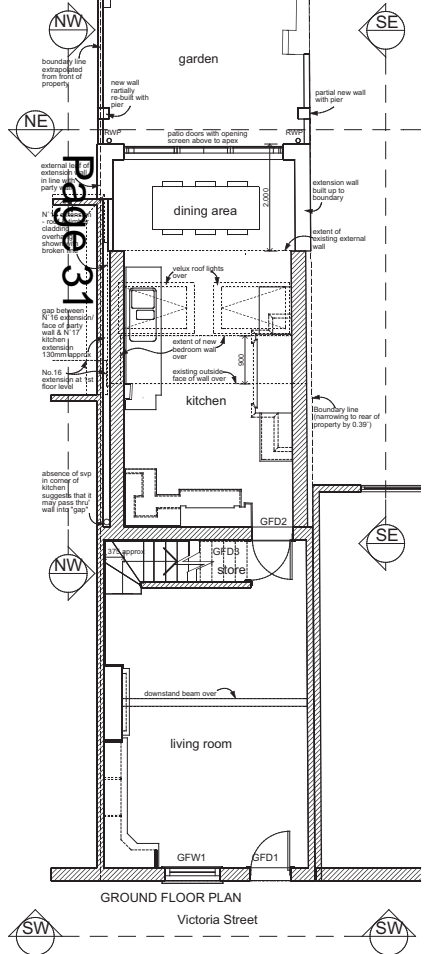
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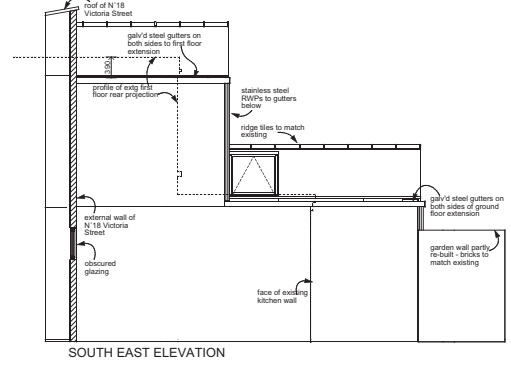
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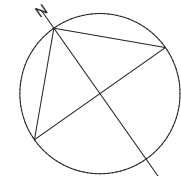
PROPOSED REAR 3D VIEW



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



17 VICTORIA STREET, CAMBRIDGE

Proposed Plans, Elevations & 3D View - Version 4

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Application Number	13/0384/FUL	Agenda Item	
Date Received	19th March 2013	Officer	Mr John Evans
Target Date	14th May 2013		
Ward	Newnham		
Site	Block D Owlstone Croft Owlstone Road Cambridge CB3 9JJ		
Proposal	Conversion of former training centre building to day care Nursery (D1), with 5 student rooms at first floor level (Block D), and minor external works.		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The provision of a nursery, which is a community facility, is supported by Local Plan policy 5/12. 2. No significant impact on the amenities of surrounding residential properties. 3. No adverse impact on highway safety.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to Queen’s College Owlstone Croft residency campus, located on the eastern side of Owlstone Road.
- 1.2 The site falls within the Newnham Croft Conservation Area. The site is not within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the conversion of a former training centre building to a day nursery (use class D1) with five student rooms at first floor level (block D) and other minor external works.
- 2.2 The nursery will be relocating from its existing site on Silver Street. The existing nursery caters for 16 children. The proposed new facility will cater for 25 children. The proposed nursery will serve staff and students of Queen's College but will also be open to the wider community.
- 2.3 External works consist of the demolition of a small section of the end wing, the provision of a canopy and play equipment and the erection of three cycle shelters.
- 2.4 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Planning Statement
 3. Ecological Assessment
 4. Contaminated Land Assessment

Additional Information

- An additional technical note on the transport statement has been provided.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0385/FUL	Conversion of existing building (Block A) to create 6 student rooms and an archive store, and minor external works	Approved

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
Cambridgeshire and Peterborough Minerals and Waste Plan (Development Plan Documents) July 2011	CS16
Cambridge Local Plan 2006	3/4 3/11 3/14 4/13 5/1 5/2 5/12 8/2 8/4 8/6 10/1

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	Planning Obligation Strategy

Documents	
Material Considerations	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p>
	<p>Conservation Area Appraisal:</p> <p>Newnham Croft</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

Original consultation response

- 6.1 The approach taken in the Transport Assessment is generally acceptable; however some details need clarification or amendment.
- 6.2 The application states that no car parking is provided for the student accommodation and that students will be subject to proctorial control; however, the residents are referred to as Post-graduate students who can sometimes keep motor vehicles. Please provide clarification on this point.
- 6.3 It is considered that the relatively low total number of movements on the network would be unlikely to result in any significant adverse impact upon the highway network.
- 6.4 Nurseries are considered essential public infrastructure and are exempt from Corridor Payments.

Head of Environmental Services

- 6.7 No objections subject to ground contamination related conditions.

Design and Conservation Team

- 6.8 Subject to the proposed fencing being appropriate to the character of this part of the conservation area, the application works are supported and comply with policy 4/11 of the Cambridge Local Plan 20016.

Cambridge City Council Access Officer

- 6.9 The nursery entrance should have asymmetrical doors. The student entrance should have both doors opening outwards and be less than 20N opening weight. The reception needs a hearing loop.
- 6.10 The wheelchair accessible room is not set out well. Bike parking spaces for trailers, tandems and other odd sized bikes is needed.

Ecology Officer

- 6.11 I note in the Ecology Survey (March 2012), evidence of at least two species of bat have been identified in Block D and further survey work recommended. I see no sign of this additional survey work in the application and believe there is a strong likelihood of bats being affected by the proposed development.
- 6.12 Block A (app ref 13/0385/FUL) was given a low bat roost potential score in the same survey and no further survey work was recommended for this unit.
- 6.13 There currently appears to be no landscape plan for the schemes, I would be keen to input into any condition, due to the proximity to the Paradise LNR.
- 6.14 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:

52 Grantchester Meadows
3 Owlstone Road
38 Owlstone Road
39 Owlstone Croft

7.2 The representations can be summarised as follows:

Traffic and Access concerns

- Concerns regarding the access route to the nursery.
- Impact on the already narrow and congested roads within Newnham Croft unacceptable.
- The site is accessed from Owlstone track, not Owlstone Road.
- Regular comings and goings are oblivious to speed restrictions.
- Damage to unadopted lane.
- Congestion issues have not been properly examined.
- Increase traffic will put pedestrians and cyclists at risk.
- Trucks delivering building supplies will impede the busy footpath along the river.
- Construction lorries cannot be accommodated around the tight bend into Owlstone Road.
- Owlstone Croft site should be zoned as a car free area with traffic regulations and speed restrictions put in place.
- Queens College should encourage bike journeys.
- Bigger speed humps should be introduced at either end of the unadopted lane.
- A 5mph speed limit should be imposed on the unadopted lane.
- Queen's College nursery staff need to reinforce the 5mph speed restriction.
- Transport statement is inaccurate.
- Queens College should ensure refuse vehicles collecting from the site observe the 5 mph speed limit.
- Queen's College should be responsible for the repair of the unadopted road.
- Added pressure on chronic car parking problem in Newnham Croft.
- An additional 20 -30 vehicles will be significant in Owlstone Road.

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. Highway safety
6. Car and cycle parking
7. Disabled access
8. Bats
9. Third party representations
10. Planning Obligation Strategy

Principle of Development

8.2 The provision of a nursery, which is a community facility, is supported in principle by Local Plan Policy 5/12.

8.3 The development also provides five student rooms, the principle of which contributes to new housing in the City, is in accordance with Local Plan Policy 5/1.

Context of site, design and external spaces

8.4 The minor alterations to the external appearance of the building will not be harmful to the character and appearance of the Conservation Area. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.5 The proposed nursery is situated approximately 30m from the rear of the terraced properties of Owlstone Croft. Its use during the daytime as a nursery is unlikely to create noise and disturbance above and beyond what can reasonably be expected in an urban area.

- 8.6 Four objections have been raised regarding the impact of the comings and goings to the nursery, particularly during drop off and pick up times at the beginning and end of the day. In particular, the use of the unadopted access road Owlstone Track.
- 8.7 The transport statement estimates the use of the building as a nursery will generate 32 trips in the morning peak. The existing nursery draws 82% of its children from CB2, CB3, CB22 and CB23 postcodes and the majority of trips are undertaken by walking and cycling. The proposed new facility which is well served by cycling and walking links is expected to not alter these sustainable travel modes. I do not consider the impact during peak times to create a significantly harmful impact on the residential terraced properties on Owlstone Road and Owlstone Track.
- 8.8 The nursery has two session times, 8:30 to 14:30 and 08:30 to 16:30, and is flexible with the timing of morning drop off. On this basis there is unlikely to be significant periods to heavy congestion given the limited size of the nursery. I recommend the imposition of a condition requesting a travel plan so that detailed issues regarding use of the unadopted track and drop off can be resolved with community consultation.
- 8.9 I note concerns regarding the impact of heavy trucks and delivery vehicles using the unadopted access track. The applicant has confirmed that the nursery will not be providing meals and all children are required to bring their own lunch for the day. The nursery will not therefore require servicing from commercial suppliers of food stuffs.
- 8.10 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 4/13.

Amenity for future occupiers

- 8.11 The converted first floor of D block provides an appropriate standard of living for future occupiers, in accordance with Local Plan policy 5/2.

Refuse Arrangements

- 8.12 The renovated building will provide an internal refuse store. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.13 The County Highways Authority has considered this scheme and does not object on highway safety grounds. The relatively low total number of movement on the network would be unlikely to result in any significant adverse impact on the highway network. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.14 The scheme will provide three car parking spaces and a drop off area for four cars. The adopted car parking standards suggests four spaces is appropriate, so the application provides an acceptable provision. No parking is provided for the small number of student rooms which is acceptable given the location of the site and that the students are not permitted to own a car.
- 8.15 The development provides three new stores providing cycle parking for 64 bicycles, this is adequate provision for both the new nursery and the recently refurbished block B.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Disabled access

- 8.17 Comments from the Council's Access Officer have been brought to the attention of the applicant. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Bats

- 8.18 Evidence of two species of bat has been identified in block D. The results of the additional survey work can be ensured through the imposition of planning condition 6.

Third Party Representations

8.19 The issues raised in the representations received have been covered in the above report and are summarized below:

Issue	Report Section
Concerns regarding the access route to the nursery.	The Council cannot prevent use of this road to access the campus. This notwithstanding, the imposition of a suitable condition can ensure a travel plan is submitted for approval to promote sustainable modes of travel to the nursery. See paragraph 8.8.
Damage to unadopted lane.	The College has investigated the status of the approach roads including the link between the Owlstone Croft site and Grantchester Street. There are no restrictions on the use of this unadopted road. The City Council is responsible for its maintenance.
A 5mph speed limit should be imposed on the unadopted lane.	This cannot be implemented under the remit of this planning application.
An additional 20 -30 vehicles will be significant in Owlstone Road.	Paragraph 8.12.
Added pressure on chronic car parking problem in Newnham Croft.	Paragraph 8.7.
Construction lorries cannot be accommodated around the tight bend into Owlstone Road.	A construction traffic management plan can be agreed by condition.
Queens College should encourage bike journeys.	I agree. A travel plan can be submitted through the imposition of a suitable condition.

Planning Obligation Strategy

- 8.20 The applicant has demonstrated adequate outdoor and indoor sports facilities are available for students by the College. The accommodation could not be independently let or sold, so a formal link with a S106 Agreement is not necessary. A contribution is not therefore required.
- 8.21 The proposed new student rooms are located on the existing campus where there is adequate informal open space. A contribution towards informal open space is not therefore required.
- 8.22 The Highways Authority has confirmed that nurseries are considered essential public infrastructure. A contribution toward the Western Corridor Area Transport Plan is not therefore required.

9.0 CONCLUSION

- 9.1 The proposed nursery will provide a community facility which is supported by Local Plan policy 5/12. There will not be significant adverse harm resulting from drop off and pick up arrangements on surrounding residential properties. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. Prior to the commencement of development a travel plan shall be submitted to and agreed by the Local Planning Authority and shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of promoting sustainable modes of travel and maintaining the amenities of neighbours, Cambridge Local Plan 2006 policy 3/4 and 8/4.

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 agreement of the local planning authority in writing, 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: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

5. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.
 - (a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
 - (b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

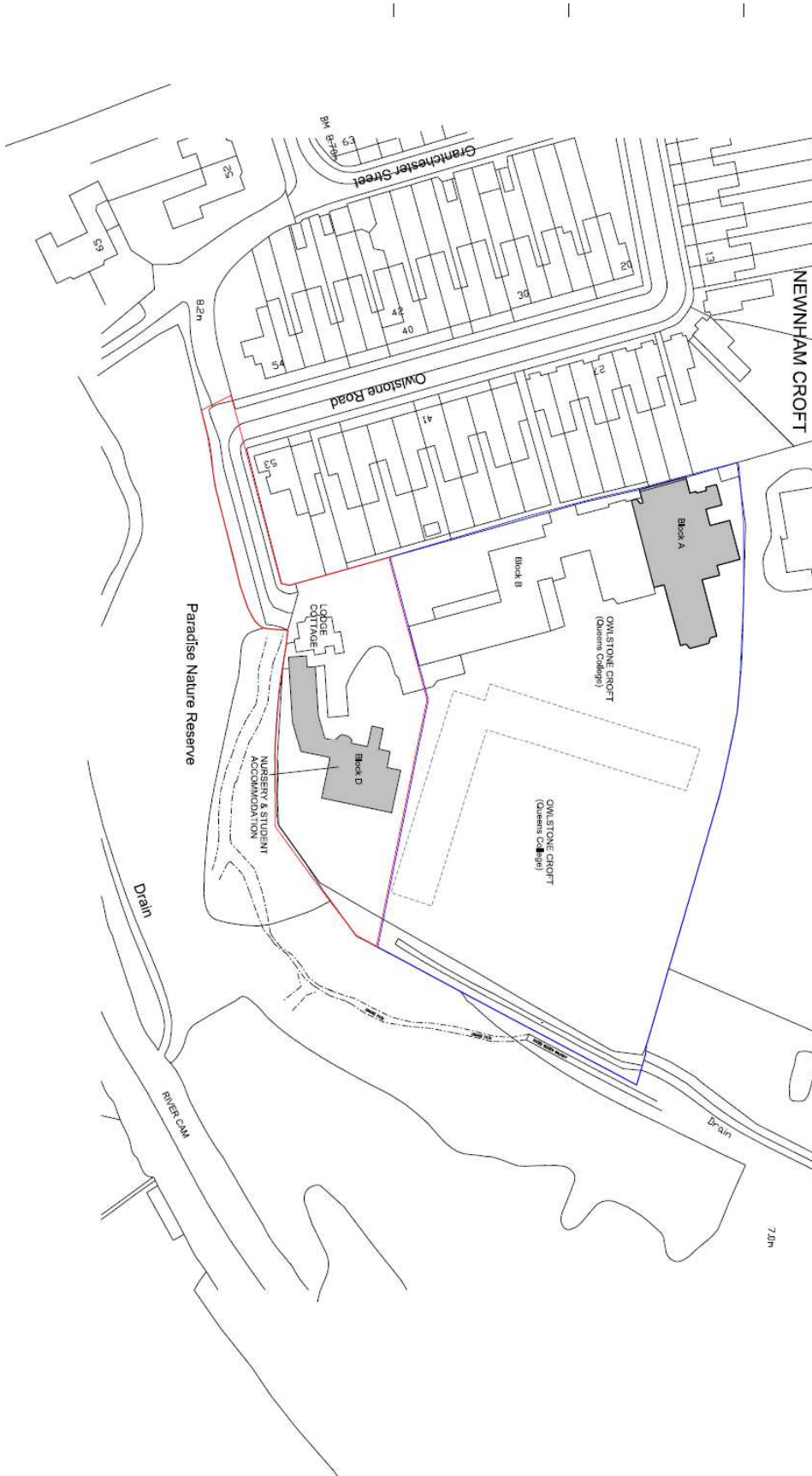
(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

6. Prior to commencement of the development full details of the bat study and surveys undertaken shall be submitted to and approved by the Local Planning Authority in writing. Any mitigation measures recommended by the study shall be implemented in accordance with the agreed details.

Reason: In the interests of making adequate provision for the protection of bats, Cambridge Local Plan policy 4/7.

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WEST CENTRAL AREA COMMITTEE

20 June 2013

7.30 - 9.10 pm

Present: City Councillors: Reiner (Chair), Kightley (Vice-Chair), Cantrill, Rosenstiel, Smith and Tucker.

County Councillors: Cearns and Nethsingha

County and City Councillor Hipkin

Also present: Councillor Ward, Executive Councillor for Planning and Climate Change

Officers Present:

Committee Manager: Toni Birkin

Asset Manager – Streets and Open Space: Alistair Wilson

Project Delivery and Environment Manager: Andrew Preston

FOR THE INFORMATION OF THE COUNCIL

13/44/WCAC Election of Chair and Vice Chair

Councillor Reiner proposed and Councillor Rosenstiel seconded the nomination of Councillor Kightley as Chair.

Councillor Cantrill proposed and Councillor Rosentiel seconded the nomination of Councillor Tucker as Vice Chair.

Resolved (unanimously) that Councillor Kightley be Chair and Councillor Tucker be Vice Chair of West/Central Area Committee for the ensuing year.

13/45/WCAC Apologies

Apologies were received from Councillor Bick and Councillor Reid.

13/46/WCAC Declarations of Interest

Change to Published Agenda Order

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the agenda.

Request to film

The Chair gave permission for Mr Taylor to film the meeting. It was confirmed that filming would cease if members of the public or speakers expressed a desire not to be filmed.

13/47/WCAC Minutes

The minutes of the meeting of the 25th April 2013 were approved as a correct record subject to a correction of the spelling of Susan Stobbs name.

13/48/WCAC Matters and Actions arising from the Minutes

Update on Outstanding Issues:

13/25/WCAC: Councillor Reiner confirmed that planning permission had been required for the wind turbine on Midsummer Common. Either the height of the mast would be lowered or an application for retrospective planning permission would be submitted.

13/41/WCAC: Over ranking of taxi rank in St Andrew's Street. County Councillor Whitebread had agreed to investigate the County Council plans for the area. County Councillor Cearns agreed to report back on this matter at the next meeting.

Action

The Committee agreed concerned that Police action would be needed in the area until a long term solution was found. Councillor Kightley agreed to write to the Chief of Police to request police action as the area was a serious safety concern for cyclists and pedestrians.

Action

13/49/WCAC Open Forum

(Q1) Bev Nicholson

Why was the location of cycle racks in Castle Street selected when there appeared to be better options?

Councillor Ward (as Executive Councillor) responded. The item was on the agenda to encourage people to make that sort of comment using the consultation process.

(Q2) Richard Taylor

Can the West Central Area Committee have a direct link to the Shape Your Place website? This would allow concerns raised to be addressed at this meeting.

Councillor Rosenstiel suggested that this might not be practical as it would be difficult to identify who should respond to issues raised.

(Q3) Tim Brown

The paths across Queen's Green are impossible to use after rain. How advanced are the plans to make them into a cycle route from West Road and to give them a hard surface.

Councillor Cantrill responded. Discussions were on-going with Cambridge University regarding this matter. The route was still being debated as concerns had been raised about the narrowing of Grange Road, the volume of cycles using Silver Street and a possible new route.

Councillor Smith remembered this plan being approved in 2010.

The Asset Manager agreed to investigate a short term repair while the long term solutions was finalised.

Action

(Q4) Hugh Kellett

It has been three years since the 20mph limit was introduced for Newmarket Road / Maids Causeway. The surface strips at the entrance of the area are still not in place.

The Project Delivery and Environment Manager gave an update on this matter. Balfour Beatty would need to make the changes and, before this could happen, they would need to give 3 month's notice in order to close the road. It was expected that this work would be completed very soon.

(Q5) Richard Jennings

Mill Road pavements are being damaged by City Council owned vehicles. When would driver of these vehicles be instructed to keep off the pavements?

Members of the Committee agreed that this was unacceptable. It was agreed that the Chair would write to Head of Streets and Open Spaces (cc Chief Exec).

Action

Councillor Smith suggested that action was also needed in the Market Square to encourage market traders to keep off the pavements.

(Q6) Susan Stobbs (Friends of Midsummer Common)

Is there any progress regarding improvements to the gates to the Midsummer Common Orchard?

Councillor Reiner stated that the Head of Streets and Open Spaces was looking into this and improvements would be made.

The Asset Manager stated that there were two projects for the Orchard and that both had funding allocated. It was hoped that the work would be completed shortly.

Susan Stobbs

The gate from the Orchard to the Common is dangerous and in need of urgent attention.

The Asset Manager agreed to repair the gate

(Q7) Richard Lawton

Why have the results of the consultation regarding the lighting on Parker's Piece have not been published?

It was confirmed that the results would be available on the website in the near future. The consultation had demonstrated that lighting would be welcomed but that the designs offered were not acceptable.

(Q8) Councillor Cantrill on behalf of residents of Lammas Field. Residents of Lammas Field had asked for assistance as their street lighting had not been working for 9 months. The lighting was the responsibility of their landlord Metropolitan Housing.

Contacting the Housing Ombudsman was suggested as a solution. The Chair agreed to write to Metropolitan Housing to ask them to rectify the situation.

Action

13/50/WCAC BENCH IMPROVEMENTS

The Committee received a report from the Asset Manager regarding bench improvements.

Dick Baxter

Dick Baxter circulated a map highlighting the locations and condition of benches in the Midsummer Common area. He stated that in 2010, the need for new benches to the riverside area had been identified together with repair needs to several other benches. This work had never been delivered. The locations suggested in the current proposal are not in line with the previous plan. The current proposal places some benches in the open areas of the Common; this has always been considered undesirable. The 2010 plan proposed renovating and moving of some attractive older benches from Victoria Avenue to the Orchard Area. If this plan could be reconsidered, volunteers were willing to complete the renovations. Ownership of the benches appears to be unknown.

The Asset Manager thanked Mr Baxter for his comments. He stated that use of S106 funding was restricted to additional provision. However, other funding could be available for repair work.

Anthony Bowen

The consultation on locations does not appear to have included relevant Resident's Association or the Jesus Green Association.

Councillor Smith agreed with Mr Bowen and stated that due to the sensitive locations under discussion, consultation needed to be as wide as possible.

Susan Stobbs

As current Chair of the Friends of Midsummer Summer Common reminded the Committee that the Orchard was not part of the 2010 plan.

The Committee made the following comments:

- i. Benches in Penarth Place could be delivered alongside the playground renovation.
- ii. Benches in the plan but outside the West Central Area should be deleted.
- iii. Jesus Green Association, Christ's Pieces Resident's Association and Ward Councillors should be fully consulted about plans for Jesus Green.
- iv. Assurances were sought that the anti-social behaviour team had been consulted about the proposed bench locations as benches had caused problems in the past.
- v. Jesus Green play area improvement plan includes additional benches.

The Committee decided to consider the recommendations drawing by drawing as included in the Officers report. Recommendation b was withdrawn.

Resolved (unanimously)

Drawing 1

Midsummer Common by Orchard

Midsummer Common

Jesus Green

Decision: Deferred for further consultation

Drawing 2

Christ's Piece's

Decision: Deferred for further consultation

Drawing 3

Coe Fen

Laundress Green

Decision: Approved subject to the removal of bench 19.

Drawing 4

Paradise

Lammas Land by Newnham Road

New Bitt

Decision: Approved with the proviso that Newnham councillors will approve the design of benches for Paradise (Nature Reserve)

Drawing 5
Queens' Green

Decision: Approved

Drawing 6
Penarth Place

Decision: Approved (to be delivered in conjunction with playground improvements)

Drawing 7
Shelly Road play area

Decision: Approved.

13/51/WCAC City Centre Cycle Parking

The Committee received a report from the Project Delivery and Environment Manager regarding City Centre Cycle Parking.

The Committee made the following comments in response to the report.

- i. Councillor Rosenstiel was concerned that the Taxi rank in the Market Square was not clearly marked. He agreed to draft a letter to the County Council requesting action. The Chair would then sign the letter on behalf of the West Central Area Committee.
- ii. The City Council should lead by example and improve cycle parking at the Customer Access Centre.
- iii. Concerns were raised that the new cycle racks would be vulnerable to damage by cars. The Officer confirmed that this had been considered and addressed in the design stage. Footpaths would be widened and, where necessary, bollards installed.
- iv. Some members were concerned that there was no representative of Market Ward on the Project Board. Councillor Ward confirmed that the Project Board was an operational body. All decisions would be made at either West Central Area Committee or the Environment Scrutiny Committee. Councillor Kightley (as Chair of West Central) delegated the liaison role for this project to Councillor Reiner.

Action

- v. The design merits of the various cycle racks were discussed and the Officer explained that the most appropriate rack would be selected according to the location.
- vi. Councillor Cantrill expressed concern that the consultation period of the summer months, would result in no feedback from students.

Members of the public made the following comments:

Susan Stobbs

Consulting over the summer period could also limit overall response rates as families are likely to be on holiday. Ms Stobbs also expressed support for higher density racks.

Robin Hayden – Cambridge Cycle Campaign

Cycle parking appears to be encroaching onto green spaces. Could more car parking spaces be used instead?

Officers stated that the proposal was to reconfigure the existing space which would result in some loss of green space. Car parking bays were controlled by the County Council.

Gregg Spiers

All cycle racks are eyesores and need to justify their existence.

Councillor Ward thanked the Committee and members of the public for their comments. He summed up the drivers behind the project as being: the current shortage of cycle parking, additional housing planned for the area generating an increased need, the need to promote cycling as a lifestyle choice, and the expected lost parking spaces while Park Street Car Park is updated. The consultation was important and he asked the officers to investigate extending the consultation period.

Action

Resolved (unanimously):

- i. To support the proposed on-street measures contained within The Officer's report for further consultation with the public and key stakeholders.
- ii. To provide any specific comments on the proposed locations.
- iii. To support the planned consultation activities detailed within the Officer's report.

The meeting ended at 9.10 pm

CHAIR

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Neighbourhood profile update Cambridge City West/Central Neighbourhood

September 2013



**Steve Poppitt, Safer
Neighbourhoods
Inspector**

**Lynda Kil Kelly, Safer
Communities Manager,
Cambridge City Council**



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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 April to July 2013, compared to the previous reporting period (December 2012 to March 2013) and the same reporting period in 2012.
- City Council environmental services data for the period April to July 2013; 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 West/Central Area Committee meeting of 25 April 2013, the committee recommended adopting the following priorities:

- Over-ranking of the taxi rank in St. Andrew's Street;
- ASB in The Grafton/Christ's Pieces area; and
- Waste risk management and security in Market ward.

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

Over-ranking of the taxi rank in St. Andrew's Street	
Objective	Address over-ranking at the taxi rank in St. Andrew's Street.
Action Taken	<p>The City Council's Licensing & Enforcement Team has been running a programme of enforcement checks each week and writing to drivers found to be over-ranking, to remind them that it is an offence which could, ultimately, lead to a review of their licence to drive a Hackney Carriage. In conjunction with this, the police have continued to warn drivers and issue non-endorseable Fixed Penalty Notices (FPNs) carrying a £30 penalty to those taxis over-ranked and causing an unnecessary obstruction. Officers have also issued FPNs to other vehicles that have been parked causing an obstruction on the rank.</p> <p>There has been some transfer of taxis to the rank at Market Hill, which has been re-marked and is now being used again; though this is not available between 10.00 and 16.00, due to the traffic restrictions in the central area. Drivers were encouraged to use the Market Hill rank in a newsletter sent to all taxi drivers in July.</p> <p>This priority has also been supported by the Fire Service and Cambridge Green Watch have spent more than six hours visiting the taxi rank and, when appropriate, engaging with drivers regarding access widths required for emergency vehicles.</p>
Current Situation	Partnership work continues to impact on this problem and although over-ranking still occurs, the issue is not as bad as it was, though there is still work to be progressed within the County Council's longer term traffic management plan.
Lead Officer	Robert Osbourn Cambridge City Council

ASB in The Grafton/Christ's Pieces area	
Objective	Address ASB in The Grafton/Christ's Pieces area.
Action Taken	<p>ASB in The Grafton and Christ's Pieces area (and in fact in most green spaces) has seen an increase over the last reporting period. The period of warm weather experienced in July has had a significant effect on this type of behaviour. Noise complaints (loud music and parties in gardens, etc.) form a significant part of this increase.</p> <p>The West/North border of Cambridge has also suffered an increase in the presence of street drinkers, particularly in the Jesus Green/Mitchum's Corner area. Sadly in July there were two drug related deaths and three further admissions to hospital. Arrests were made in connection with these deaths and two people remain on bail pending enquiries. All those affected were part of a street drinking group.</p> <p>Pro-active work has been undertaken to tackle the sale of alcohol to those who are already drunk. A caution for selling alcohol to an intoxicated street drinker has been given to one shopkeeper. Evidence has also been gathered of other licensing act breaches and a licence review is planned for one off-licence. The police are determined to take action against those who sell alcohol to those already intoxicated.</p> <p>Increased patrols have been undertaken throughout the afternoons and early evening around Lammas Land and the Mill Pond. These areas are popular for underage drinking and large groups have in the past gathered in these areas once the schools have closed for the summer. Whilst we have still seen plenty of people enjoying the green spaces we have only received a few isolated complaints from the public. Two complaints were received regarding persons camping in Newnham. These tents were cleared by Streetlife Officers and City Council Enforcement Officers.</p> <p>Fire Service crews, when returning from calls, have devoted a considerable amount of time on preventative checks of the common and park areas and, where appropriate, issued fire safety advice to BBQ users in those areas. The impact of this activity may have led to the reduction in the number of bin fires in those areas so far this summer.</p>
Current Situation	ASB in green space areas (particularly Jesus Lock area) remains an issue of concern and would benefit from further work.

Lead Officer	Sergeants Andrea Gilbert and Jayne Drury Cambridgeshire Constabulary
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Waste risk management and security in Market ward	
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Objective	Address risks and security issues related to waste.
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Action Taken	<p>The City Council's Waste Enforcement Officers and Cambridgeshire Fire & Rescue Service repeated last spring's campaign to engage with and promote waste risk management and security with retailers and others.</p> <p>Joint Fire Service and City Council surveys have been undertaken in various city centre areas on different evenings. The primary source of waste in the streets was that collected by the City Council from businesses and litter picked in the open spaces but left overnight in the parks for collection in the morning.</p> <p>Evidence gathered during these surveys was submitted to the relevant council departments and work has been undertaken to improve the situation.</p>
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Current Situation	<p>There has been much improvement with the issue of red bags left on Market ward open spaces overnight. The City Council Response Team works until 8pm from Wednesday through to Sunday and they undertake a sweep of the open spaces between the hours of 5pm and 8pm collecting bags, litter picking and emptying bins. The only exception to this is if they are called to deal with an emergency. It is possible that the odd bag is left out on a Monday and Tuesday, but again this is only on the odd occasion when an operative is working without a vehicle.</p> <p>The City Council has also undertaken its own survey with regards to Blue trade waste bags left on the street overnight and are working with the refuse team to overcome the problems, by reviewing working practice and agreement around collection times.</p> <p>Our work so far has shown a reduction in City Council bags left overnight, although it is acknowledged that there is still more to do. Once the issues have been addressed with City Council customers, the Council will be inviting the private sector refuse collection companies to work with them along the same lines to further improve the situation. Enforcement action will be considered against those in breach of legislation, when appropriate evidence is available.</p>
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Lead Officer	Jim Meikle Cambridgeshire Fire & Rescue Service
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3. PRO-ACTIVE WORK & EMERGING ISSUES

- Safer Communities Section was contacted by residents of Radcliffe Court in Market ward regarding youths gaining access to the private terraces within the complex. The youths appear to be gaining access by jumping onto different parts of the adjoining buildings. An ASB officer and police officer visited the area and met with a resident to discuss the concerns. Flyers have been delivered to all flats encouraging residents to report concerns. This is an on-going piece of work, with investigations taking place on how to prevent the youths gaining access.
- Good reductions of total crime in Market ward.
- Good reductions in non-dwelling burglary, criminal damage and violent crime in Market ward. Otherwise most other crime categories are stable.
- Although the theft of pedal cycles is stable in Market ward, the seasonal peak period for cycle crime is approaching.
- ASB in Market Ward saw an increase linked to the hot weather in July.
- The West area has seen an increase in the total number of crimes recorded and also in the total number of ASB incidents (linked to the July hot spell).
- The Castle and Newnham wards have seen an increase in non-dwelling burglaries. A male was arrested and charged with several of these offences. This person received a prison sentence which has resulted in a dramatic reduction in this type of offence.
- Theft of pedal cycle in the West has seen an increase with the seasonal peak for cycle theft approaching.
- Operation Huntsman was launched on 1 August 2013. This police operation has several strands: to provide a highly visible, flexible and mobile response to crime and ASB; and to address issues of dangerous and irresponsible cycling. It will ensure that the tactic of deploying officers on cycles becomes a regular sight in Cambridge. Whilst Huntsman is pro-active, it also has a crime reduction focus. It will promote education around cycle theft prevention and highlight the value of registering property online via Immobilise at neighbourhood surgeries and other events. Alongside

this, local officers have continued to target cycle theft resulting in 6 arrests across the West area.

- Community intelligence was received regarding an address on the King's Court development which was being used to smoke and supply drugs. A warrant was executed and two people were arrested. A quantity of Class B drugs were seized from the property along with other paraphernalia used in the distribution of drugs.
- An operation has been agreed with the City Council's Licensing & Enforcement Team to target private hire vehicles illegally plying for business in the City.
- Operation Sodium patrols continue and August has seen extra officers deployed over the weekends to deal with the seasonal increase in night time economy issues. The significant reductions in violent crime are evidence of the effectiveness of this operation.
- The Traffic Light System, for the management of licensed premises in the city, continues to be Green (meaning premises are operating safely). This is an indication of the excellent partnership work between all groups involved, including CAMBAC Nightsafe members, CCTV, the police, the Street Pastors and the City Council's Licensing and Enforcement Team.
- Unfortunately the good weather in July prompted the unlicensed punt operators to return to King's Parade to sell tours leaving from Garret Hostel Lane. The operators contend that by selling a walking tour and offering a free punt journey that they are not required to have a commercial punt licence. The police are continuing to work with the Cam Conservators and City Council to clarify this issue. To that end, several operators will appear in court at the end of August to answer the allegation of unlawful operation.
- The City Team have been working with a local resident to deal with the issue of Heavy Commercial Vehicles illegally using Maid's Causeway in contravention of the loading exemption. Letters have been sent to the commercial transport managers of these companies highlighting the contravention. Extremely positive responses have been received from these companies indicating that they will work with the police to stop the practice.
- CCTV continues to support the work of the West and City Teams with excellent pro-active observations on crime in action. For example, in June three people were arrested for going equipped to steal after CCTV observed their suspicious behaviour around cash machines. They were

found to be in possession of a 'skimming' device. These people are currently on bail.

- Speedwatch has commenced once more in Maid's Causeway and the police are already supporting the scheme.
- The City and West Teams have supported numerous community events over the summer, including Strawberry Fair, Midsummer Fair and the Big Weekend.

4. ADDITIONAL INFORMATION

CURRENT CRIME & ASB INCIDENT LEVELS BY WARD

AREA	City West/Central	Castle	Newnham	Market
	April 13 – July 13	April 13 – July 13	April 13 – July 13	April 13 – July 13
	April 12 – July 12	April 12 – July 12	April 12 – July 12	April 12 – July 12
	Dec 12 – March 13	Dec 12 – March 13	Dec 12 – March 13	Dec 12 – March 13
	17	9	5	3
Dwelling Burglary	46	22	15	9
Other Burglary	171	17	12	142
Violent Crime	3	0	0	3
Robbery	4	2	1	1
Theft of Vehicle	45	22	8	15
Theft from Vehicle	349	88	42	219
Cycle Theft	219	4	4	211
Theft from Shop	67	15	10	42
Criminal Damage	455	63	23	369
Other Crime	1376	242	120	1,014
TOTAL CRIME	496	87	47	362
TOTAL ASB	439	60	36	343
	401	46	31	324

ARSON DATA

Period: April to July 2013

Deliberate/secondary fire summary:

Area	Refuse	Bin	Vehicle	Residential	Non-residential
Castle	0	0	0	0	0
Newnham	0	0	0	0	0
Market	6	1	0	0	0

Castle	No incidents.
Newnham	No incidents.
Market	Avoidable fires in Market Ward have decreased from eight to six over the reporting period. There has been one bin fire.

ENVIRONMENTAL SERVICES DATA

Castle

Abandoned vehicles

- April to July 2013: 3 reports, which included 3 vehicles not on site following inspection
- Hotspots: None
- April to July 2012: 8 reports

Fly tipping

- April to July 2013: 10 reports, which included 1 request for waste transfer documentation from trade offenders
- Hotspots: Victoria Road (3), All Saints Passage (4)
- April to July 2012: 2 reports

Derelict cycles

- April to July 2013: 1
- Hotspots: None
- April to July 2012: 13

Needle finds

- April to July 2013: 6
- Hotspots: Castle Street (3), Castle Park (2)
- April to July 2012: 2

Newnham

Abandoned vehicles

- April to July 2013: 3 reports, which included 3 vehicles not on site following inspection
- Hotspots: None
- April to July 2012: 12 reports

Fly tipping

- April to July 2013: 8 reports, which included 1 formal warning letter issued to domestic offenders
- Offences at Fen Causeway accounted for the formal warning letter sent
- Hotspots: Fen Causeway (3)
- April to July 2012: 5 reports

Derelict cycles

- April to July 2013: 1
- Hotspots: None
- April to July 2012: 12

Needle finds

- April to July 2013: None
- Hotspots: None
- April to July 2012: None

Market

Abandoned vehicles

- April to July 2013: 2 reports, which included 2 vehicles not on site following inspection
- Hotspots: None
- April to July 2012: 5 reports

Fly tipping

- April to July 2013: 37 reports, which included
 - 7 formal warning letter issued to domestic offenders
 - 1 formal warning letter issued to trade offenders
 - 6 requests for waste transfer documentation from trade offenders
- Offences at Parkside accounted for 3 of the formal warning letters sent
- Hotspots: Adam & Eve Street (7), Miltons Walk (6)
- April to July 2012: 62 reports

Derelict cycles

- April to July 2013: 12
- Hotspots: None
- April to July 2012: 725

Needle finds

- April to July 2013: 10
- Hotspots: Newmarket Road Abbey Church (5), Newmarket Road B&Q (2)
- April to July 2012: 10

5. RECOMMENDATIONS

- Tackle ASB in the Jesus Lock / Mitchum's Corner area
- Reduce theft of pedal cycles and dangerous cycling (seasonal peak for offending approaching in September/October)
- Address waste management in Market ward



Cambridge City Council

To: West/Central Area Committee 05/09/2013

Report by: Simon Payne,
Director of Environment

Wards affected: Castle, Newnham and Market

ENVIRONMENTAL IMPROVEMENT PROGRAMME

1.0 Executive summary

- This report requests that West/Central Area Committee determine which of the proposed schemes listed in Appendix A and E of this report are allocated funding, from its available £53,634 Environmental Improvement Programme budget for 2013/14.

2.0 Recommendations

The Committee is recommended:

- 2.1 To reassign the £20,000 currently allocated to the replacement of the Lammas Land Pavilion to new suggestions for this year's EIP programme.
- 2.2 To allocate funding of £600 to the highway schemes in appendix A that have secured Local Highway Improvement (LHI) funding from the County Council.
- 2.3 To approve the delivery of the new minor traffic regulation orders listed in Appendix E, at an estimated cost of £3,000, funded from the EIP budget.
- 2.4 To allocate funding of up to £50,034 *[or £70,034 subject to decision 2.1 above]* to the remaining proposed projects in Appendix A of this report.
- 2.5 To approve those projects for implementation, subject to positive consultation and final approval by local Ward Councillors.
- 2.6 To note the progress of existing schemes listed in Appendix C of this report.

3.0 REALLOCATION OF APPROVED BUDGET

- 3.1 The proposal to replace the Lammas Land Pavilion has had a £20,000 allocation reserved from the West/Central Area Committee EIP budget for many years.
- 3.2 A budget of at least £100,000 would be required to make this project feasible and further funding would most likely be secured from developer contributions.
- 3.2 Under the new process for devolved decision making for the allocation of developer contributions, the replacement of Lammas Land Pavilion has not been identified as a potential project and will therefore not be prioritised for developer contribution funding in the near future.
- 3.3 It is therefore recommended that the £20,000 EIP budget allocation be reallocated to fund new suggestions put forward as part of the programme for this year.

4.0 SUGGESTED SCHEMES FOR THE 2013/14 PROGRAMME

- 4.1 Initial feasibility work has been carried out on all of the schemes that have been suggested for the 2013/14 Environmental Improvement Programme (EIP).
- 4.2 The table in Appendix A lists all of the schemes that could be feasibly delivered as part of this year's EIP Programme, should they be allocated funding by the West/Central Committee.
- 4.3 Any scheme that involves the public highway was submitted to the Highway Authority (Cambridgeshire County Council), to apply for funding from the County Council's Local Highway Infrastructure Budget.
- 4.4 A panel of four city County Councillors met to prioritise these suggestions for the city as a whole and made recommendations to the portfolio holder County Cllr Mac McGuire.
- 4.4 Schemes numbers 3 and 7 have secured funding from the County Council Local Highway Improvements (LHI) budget for 2013/14 totalling £5,400. This funding is subject to a minimum 10% third party contribution, in this case the Environmental Improvement Programme.

- 4.5 The West/Central Area Committee has £53,634 available to allocate to schemes from its Environmental Improvement Programme Budget. This is made up of an annual allocation of £42,800, plus the remaining budget from previous programme years of £10,834.
- 4.6 From this available budget it is recommended that £600 is allocated to LHI funded schemes leaving a budget of up to £53,034 for new EIP schemes.
- 4.7 Further details of the proposed schemes can be found in Appendix A and E of this report.

5.0 PROPOSED TRAFFIC REGULATION ORDER SCHEMES

- 5.1 In 2011/12 the County Council, through the Cambridge Area Joint Committee, allocated £5500 to the West/Central Area Committee from its minor highway works budget, to deliver minor traffic regulation orders and related works.
- 5.2 The West/Central Area Committee approved a matched funding allocation from its Environmental Improvement Programme budget taking the total budget to £11,000.
- 5.3 Since then various traffic regulation orders have been delivered, following approval by this Committee, as shown in Appendix E under 'Traffic Regulation Orders Implemented'.
- 5.4 There is also a proposal still in progress (Kite Area Parking Review) from the list of proposed schemes put forward last year as shown in Appendix E under 'Traffic Regulation Orders in Progress'.
- 5.5 All schemes rely on resources made available by the County Council as the traffic authority. The City Council does not have the authority to carry out the statutory process required for the introduction of the traffic regulation order. It also cannot determine any objections that are subsequently received. This currently has to be carried out by the respective portfolio holder, County Cllr Mac McGuire.
- 5.6 Taking into consideration the cost of schemes that have now been completed and the estimated cost of those still in progress, there is no budget remaining for new suggested Traffic Regulation Order schemes.

- 5.7 However, suggestions have been received from Ward Councillors and officers from the City Council's Waste Services Department, with an estimated value of £3,000, which are shown in Appendix E.
- 5.8 There are streets across the city where access for larger vehicles is made very difficult or in many cases impossible by the location of on street parking.
- 5.9 This also has a direct implication for emergency services, particularly the fire brigade, where the consequences are far more serious.
- 5.10 For these to be deliverable, West/Central Area Committee would need to approve this additional allocation from its Environmental Improvement Programme budget for this year.
- 5.11 Members of the Committee are asked to approve further development and implementation of the schemes listed Appendix E under 'Proposed Traffic Regulation Order Schemes', funded from the EIP budget and subject to positive consultation and any subsequent objections to the proposed TRO being upheld as part of the statutory process.

6.0 Background papers

None

7.0 Appendices

APPENDIX A

Summary of Feasible EIP Schemes for 2013/14.

APPENDIX B

Details of Proposed Schemes

APPENDIX C

Progress of Existing Schemes

APPENDIX D

EIP Eligibility Criteria

APPENDIX E

Proposed Minor Traffic Regulation Order Schemes

7.0 Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Andrew Preston
Author's Phone Number: 01223 457271
Author's Email: andrew.preston@cambridge.gov.uk

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SUMMARY OF FEASIBLE EIP SCHEMES FOR 2013/14

(LHI) = Local Highway Improvements Budget

No.	Scheme Title	Scheme Description	Promoted by	Ward	Estimated Budget £	Secured funding contributions £	EIP Allocation requested	Risks to delivery
1	Castle Street/Bell's Court Improvements	The Green at Bell's Court on Castle Street needs improving, Proposals would see the area improved by installing cycle racks to formalise cycle parking in the hard standing area and installing a suitable measure to screen domestic waste bins.	Cllrs Kightley & Tucker	Castle	6,000	-	6,000	Subject to positive public consultation.
2	Huntingdon Road Bench (Near Sherlock Road)	Installation of a bench near to the bus stop on the inbound route to the city (just before Sherlock Road).	Cllr Philip Tucker	Castle	1,250	-	1,250	Subject to positive public consultation. Land ownership in relation to the bench location would need to be confirmed.
3	Shelly Row Pedestrian Crossing - Feasibility Study	Feasibility study to establish a potential location for a zebra crossing point for pedestrians, elderly residents/wheelchair users.	Cllrs Kightley & Tucker	Castle	2,000	1,800 (LHI)	200	
4	Adams Road, Wilberforce Road and Clerk Maxwell Road Parking restrictions	TRO measures to manage parking and coach parking in the locations listed.	Cllr Lucy Nethsingha	Newnham	5,000	-	5,000	Subject to positive consultation.
5	Lighting to footpath connecting Lammas Land with Trumpington	Contribute towards some street lighting for the footpath connecting Lammas Land with Trumpington	Cllr Lucy Nethsingha	Newnham	100,000?	-	25,000	The lighting of open spaces is a sensitive issue, so consultation would be a key milestone in this project. Access to power will be a key cost. Securing the remaining required budget would also be an issue.
6	Cranmer Rd to Footbridge over Bin Brook – Footway lighting	Installation of small solar power stud lights along the footpath similar to those used along the guided busway.	Cllr Rod Cantrill	Newnham	5,500	-	5,500	Subject to positive consultation. Issues in relation to the position of solar studs would need to be determined as existing vegetation in close proximity to the bridge may have an effect on how well they function.

APPENDIX A

No.	Scheme Title	Scheme Description	Promoted by	Ward	Estimated Budget £	Secured funding contributions £	EIP Allocation requested	Risks to delivery
7	Adam and Eve Street/Burleigh street lockable bollards	Installation of a lockable bollard between Adam and eve street and Burleigh street. TRO required restricting access to permit holders only.	Clr Tim Bick & Ward Cllrs	Market	4,000	3,600 (LHI)	400	County Council approval required, position of existing services need to be considered. Risk of public inquiry if even one unresolved objection.
8	Christ's Pieces Signing	Improved cycling/no cycling signage on Christ's Pieces/New Square and around the edge of Parkers piece.	Clr Tim Bick & Ward Cllrs	Market	4,000	-	4,000	
9	St. Andrews Street/Emmanuel Street Zebra Crossing	Provision of a zebra crossing in/around St. Andrews Street/Emmanuel Street.	Clr Tim Bick & Ward Cllrs	Market	30,000	-	30,000	County Council approval required as highway authority. Subject to positive consultation.
10	Gough Way Bollard	Bollard to prevent unauthorised vehicular access to the footway between Gough Way and Barton Rd adjacent to No.37. Current activity is causing damage to the footway.	Clr Rod Cantrill	Newnham	1,500		1,500	
11	Repainting the approaches to the pedestrian and cycle bridge over the Cam (beyond lammas land)	The County Council are undertaking work on the main section of the bridge and are prepared to repaint this section, however they are not intending on repainting the approaches.	Clr Rod Cantrill	Newnham	5,000		5,000	
12	Planting around Fire Hydrants on Eltisley Avenue	TRO restrictions will shortly be introduced to protect the access to fire hydrants on Eltisley Avenue. This proposal is to construct raised planted areas in two hydrant locations to make best use of this restricted carriageway area.	Clr Rod Cantrill	Newnham	10,000		10,000	Approval required from County Council as highway authority. Consultation also required. Low maintenance planting must be specified.
TOTAL							93,850	

Scheme Number:	1
Scheme Title:	Castle Street/Bell's Court Improvements
Scheme Description:	The Green at Bell's Court on Castle Street needs improving, cycles are currently chained to the existing railing. Proposals would see the area improved by installing cycle racks in the hard standing area and installing a suitable measure to screen the waste bins which are emptied from Castle Street.
Promoted by:	Councillors Kightley & Tucker
Ward:	Castle
Estimated Budget:	£6,000
Risks to Delivery:	Scheme subject to positive public consultation.
Further Scheme Information:	

Location Plan:

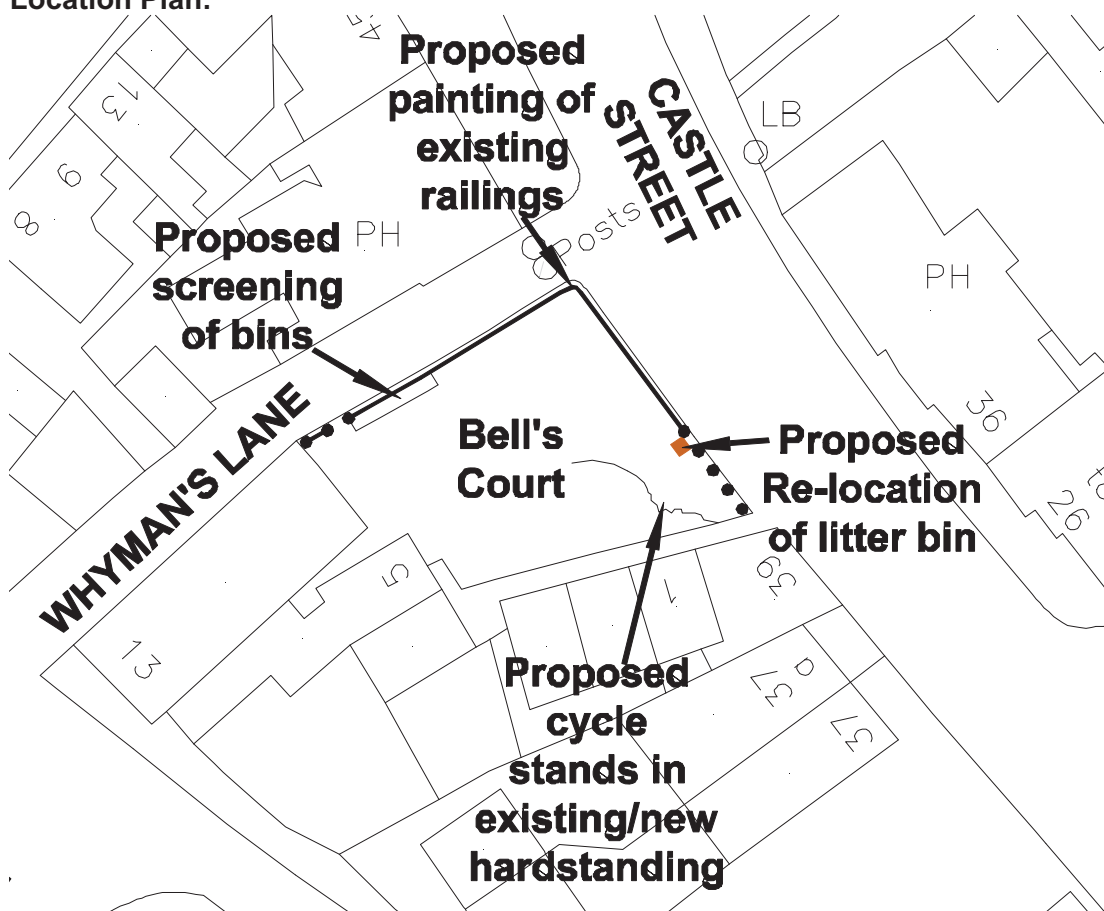
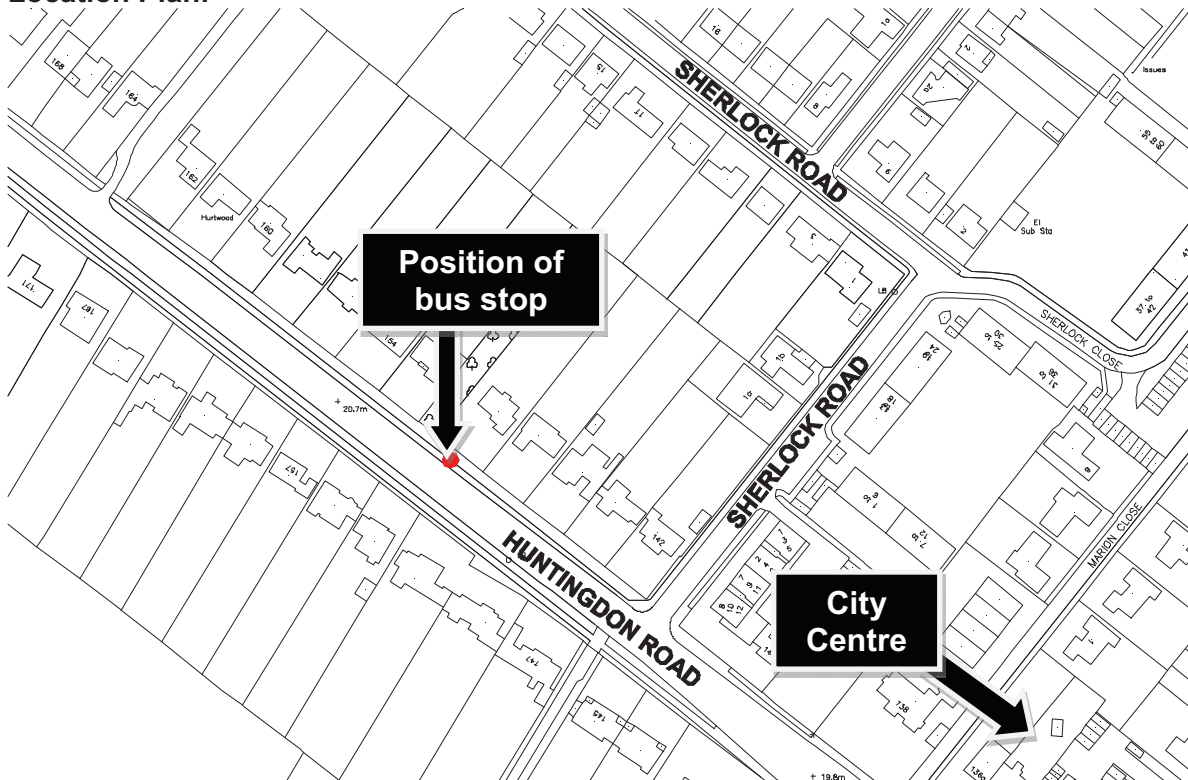


Photo of Existing Location



Scheme Number:	2
Scheme Title:	Huntingdon Road Bench (Near Sherlock Road)
Scheme Description:	Installation of a bench near to the bus stop on the inbound route to the city (just before Sherlock Road).
Promoted by:	Cllr Philip Tucker
Ward:	Castle
Estimated Budget:	£1250
Risks to Delivery:	Implementation of bench would be subject to positive consultation. Land ownership in relation to the bench location would need to be confirmed.
Further Scheme Information:	

Location Plan:



Overhead Photo of Existing Location



Scheme Number:	3
Scheme Title:	Shelly Row Pedestrian Crossing Feasibility Study
Scheme Description:	Feasibility study into the potential provision of zebra crossing point for pedestrians, elderly residents/wheelchair users.
Promoted by:	Councillors Kightley & Tucker
Ward:	Castle
Estimated Budget:	£2000 (£200 EIP) (£1,800 LHI)
Risks to Delivery:	Road Safety Audit of location. Underground services and subject to positive consultation with impact on on-street parking.
Further Scheme Information:	There are two options, A and B, the final position will be determined following consultation. £1,800 contribution from the County Council Local Highway Improvements Budget (LHI 2013/14), remaining £200 requested from the EIP budget.

Location Plan:

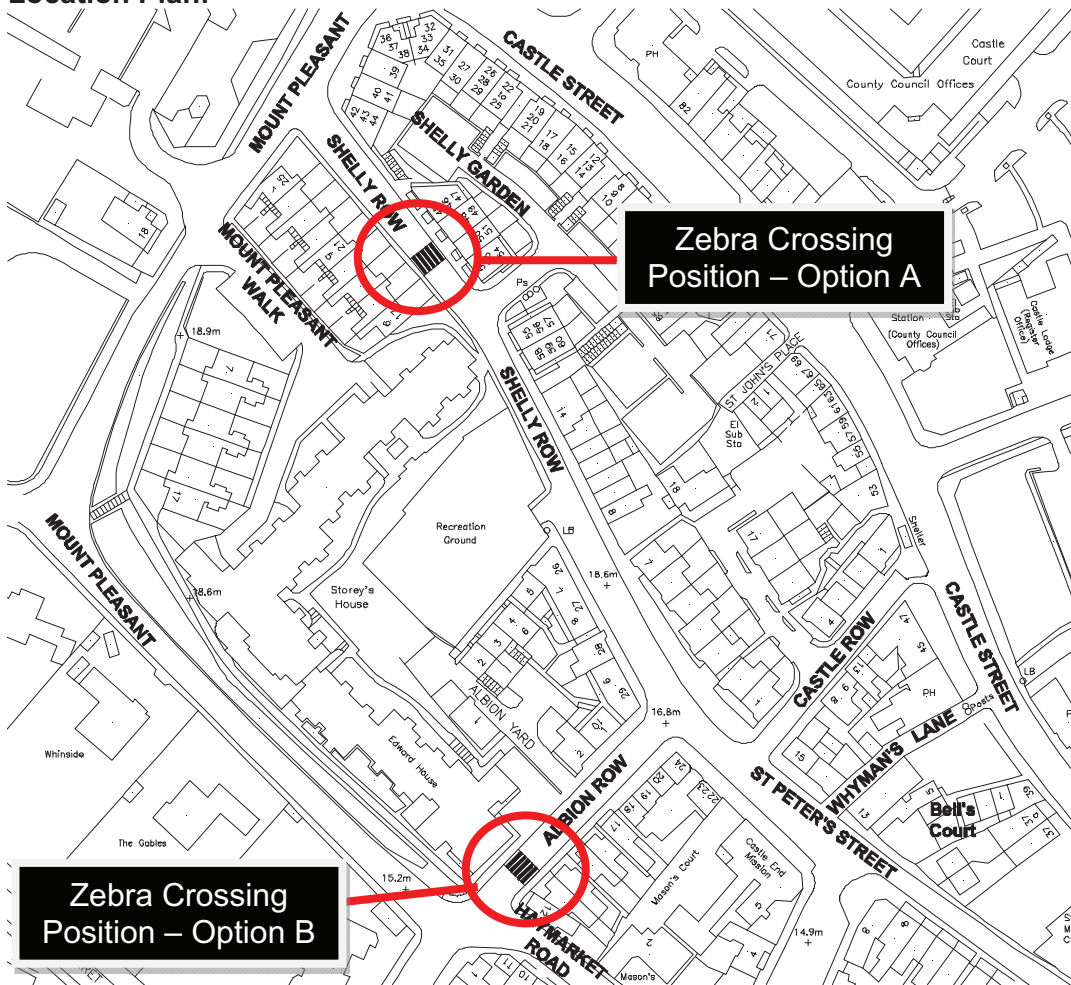


Photo of Existing Location – Option A or B



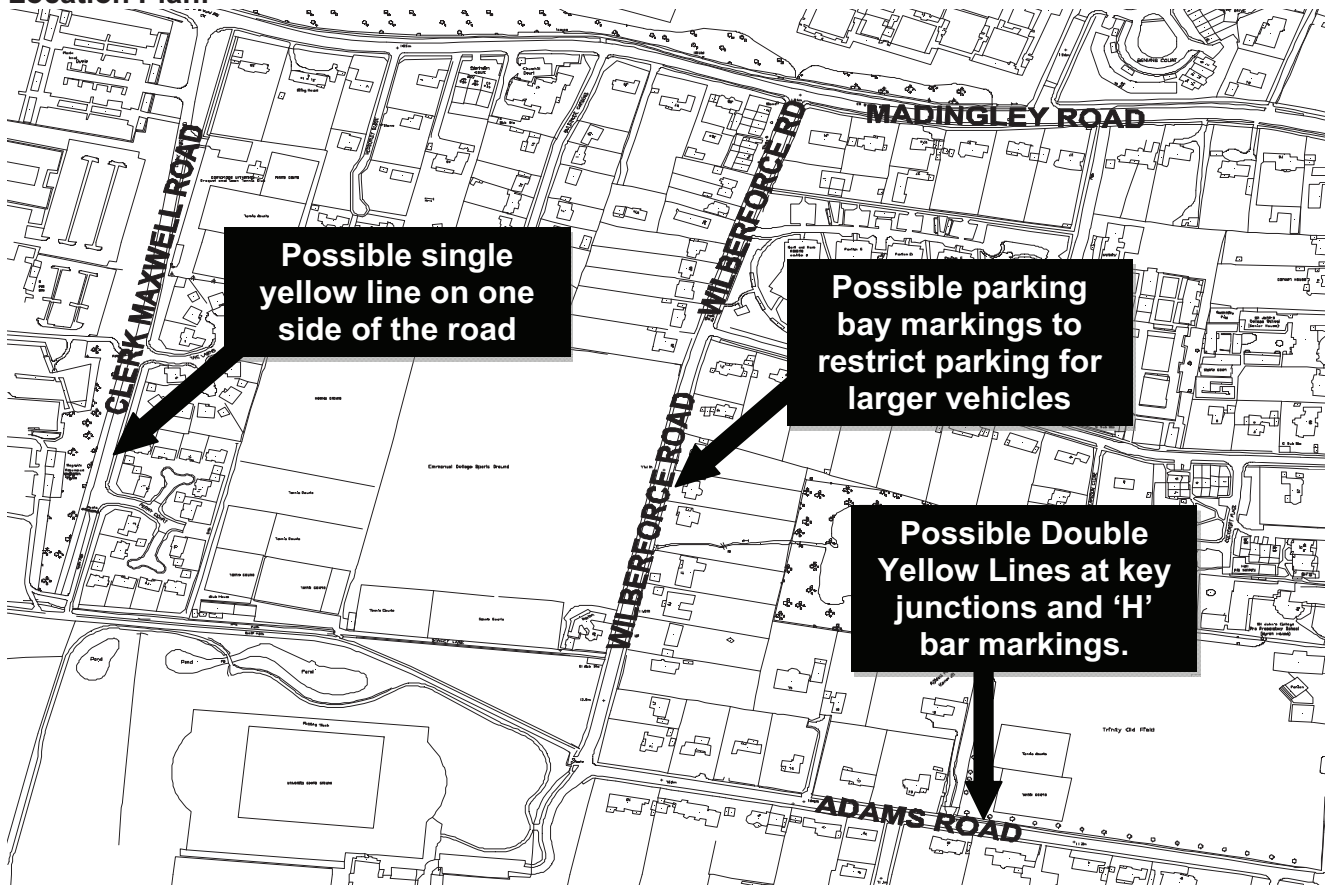
OPTION A LOCATION



OPTION B LOCATION

Scheme Number:	4
Scheme Title:	Adams Road, Wilberforce Road and Clerk Maxwell Road Parking Controls
Scheme Description:	Measures to manage parking, including coach parking within key locations of the area stated above.
Promoted by:	Councillor Lucy Nethsingha
Ward:	Newnham
Estimated Budget:	£5000
Risks to Delivery:	Subject to positive consultation.
Further Scheme Information:	Possible solutions include: double yellow lines at key junctions, double yellow lines to provide passing places for vehicles, 'H' bar markings over existing driveways and marked parking bays which would allow general vehicles to park only (large vehicles could be ticketed if parked outside the marked parking bay). On Clerk Maxwell Road a single yellow line on one side of the road is proposed.

Location Plan:



Photos of Existing Location

ADAMS ROAD LOOKING FROM GRANGE ROAD

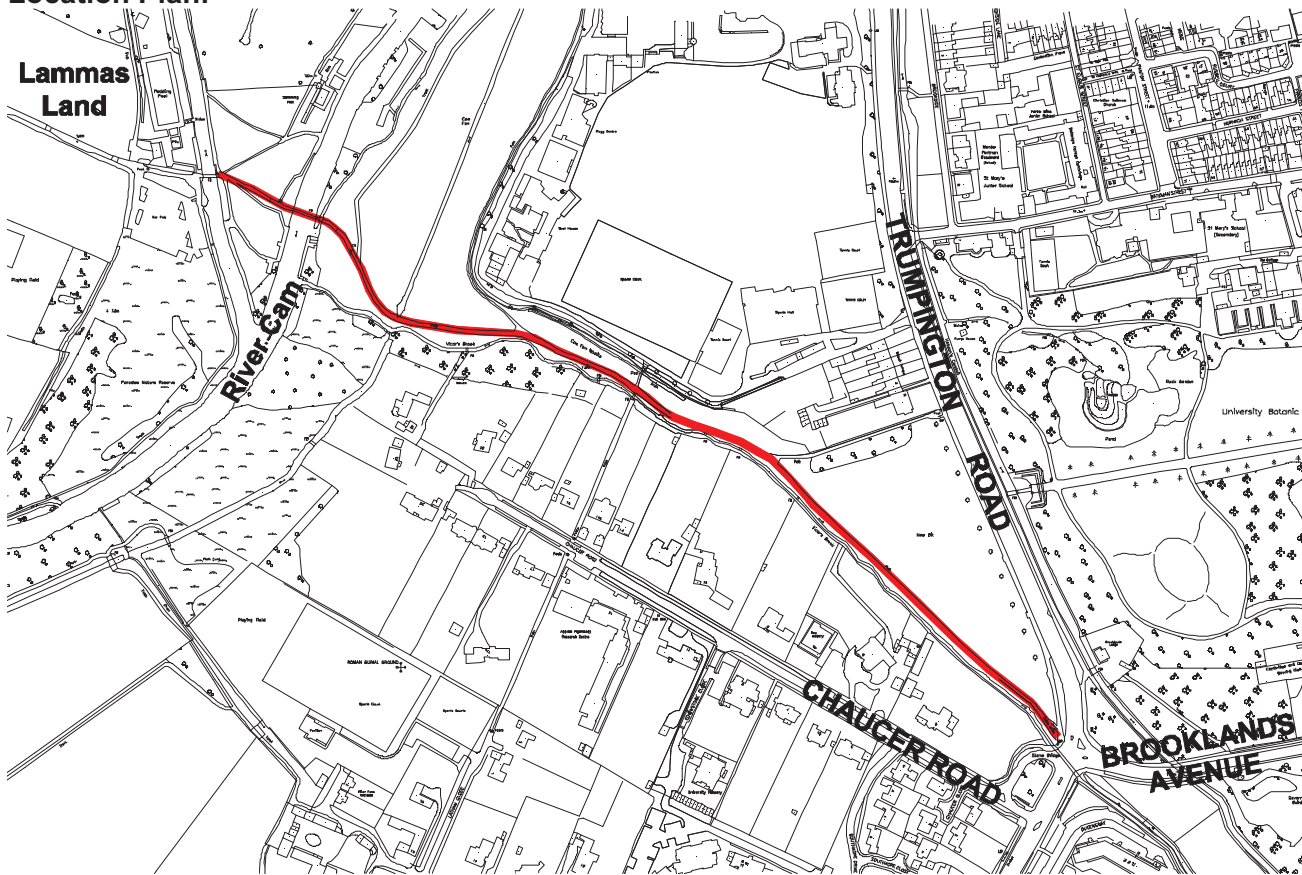


WILBERFORCE ROAD LOOKING TOWARDS ADAMS ROAD

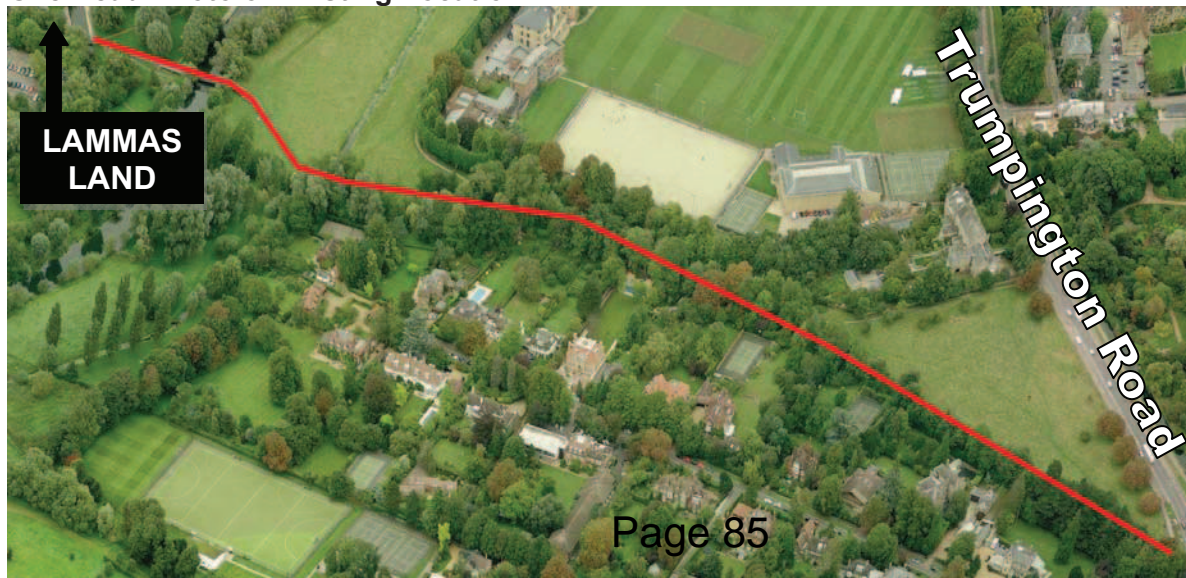


Scheme Number:	5
Scheme Title:	Lighting to footpath connecting Lammas Land with Trumpington
Scheme Description:	Contribute towards some street lighting for the footpath connecting Lammas Land with Trumpington
Promoted by:	Councillor Lucy Nethsingha
Ward:	Newnham
Estimated Budget:	£100,000
Risks to Delivery:	The lighting of open spaces is a sensitive issue, so consultation would be a key milestone in this project. Access to power will be a key cost. Securing the remaining required budget would also be an issue.
Further Scheme Information:	

Location Plan:



Overhead Photo of Existing Location



Scheme Number:	6
Scheme Title:	Cranmer Rd to the Footbridge over Bin Brook – Footway lighting
Scheme Description:	Installation of small solar power stud lights along the footpath similar to those used along the guided busway.
Promoted by:	Councillor Rod Cantrill
Ward:	Newnham
Estimated Budget:	£5000
Risks to Delivery:	Subject to positive consultation. Issues in relation to the position of solar studs would need to be determined as existing vegetation in close proximity to the bridge may have an effect on how well they function. Studs require replacement approximately every 5 years.
Further Scheme Information:	

Location Plan:

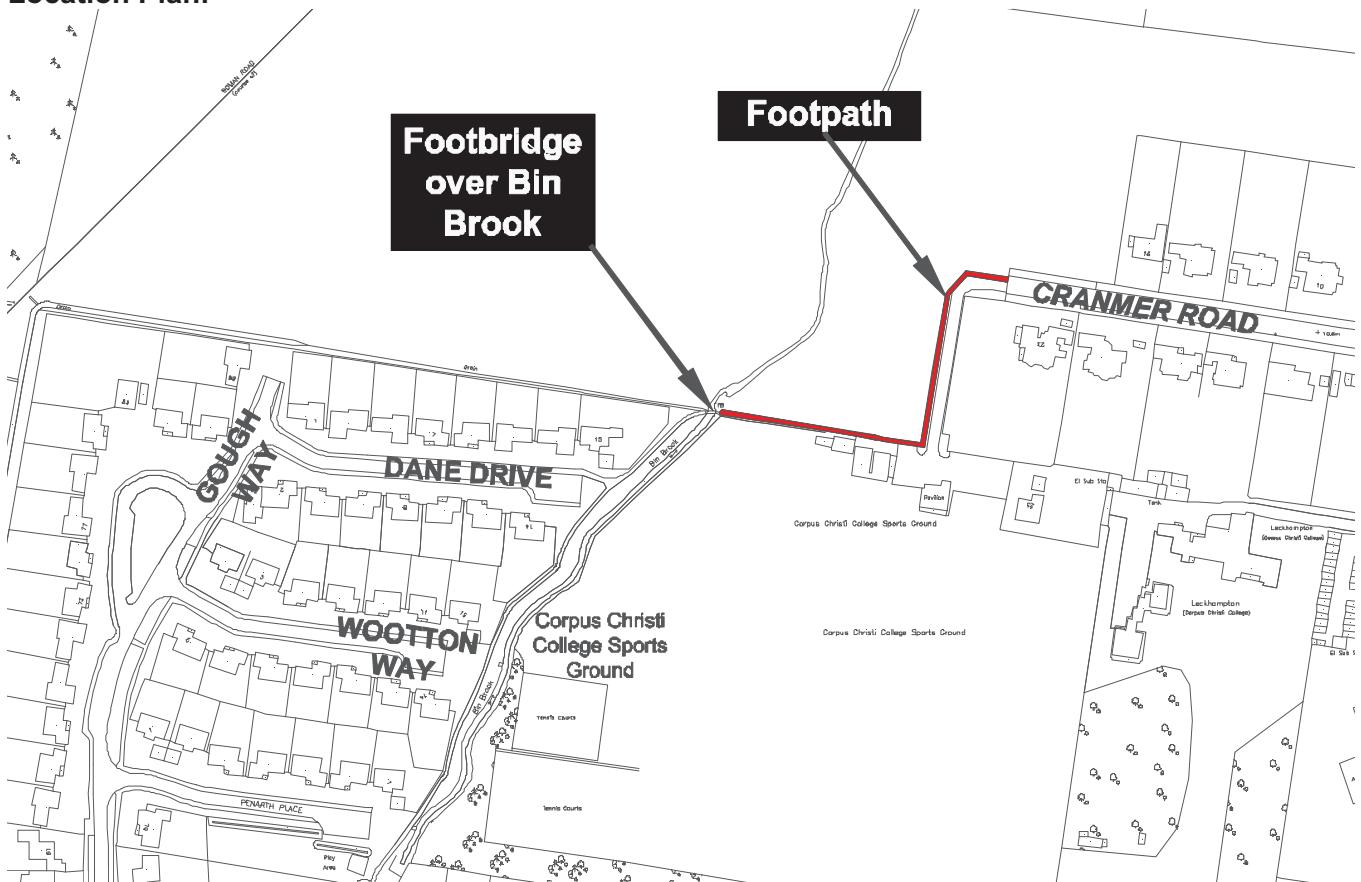
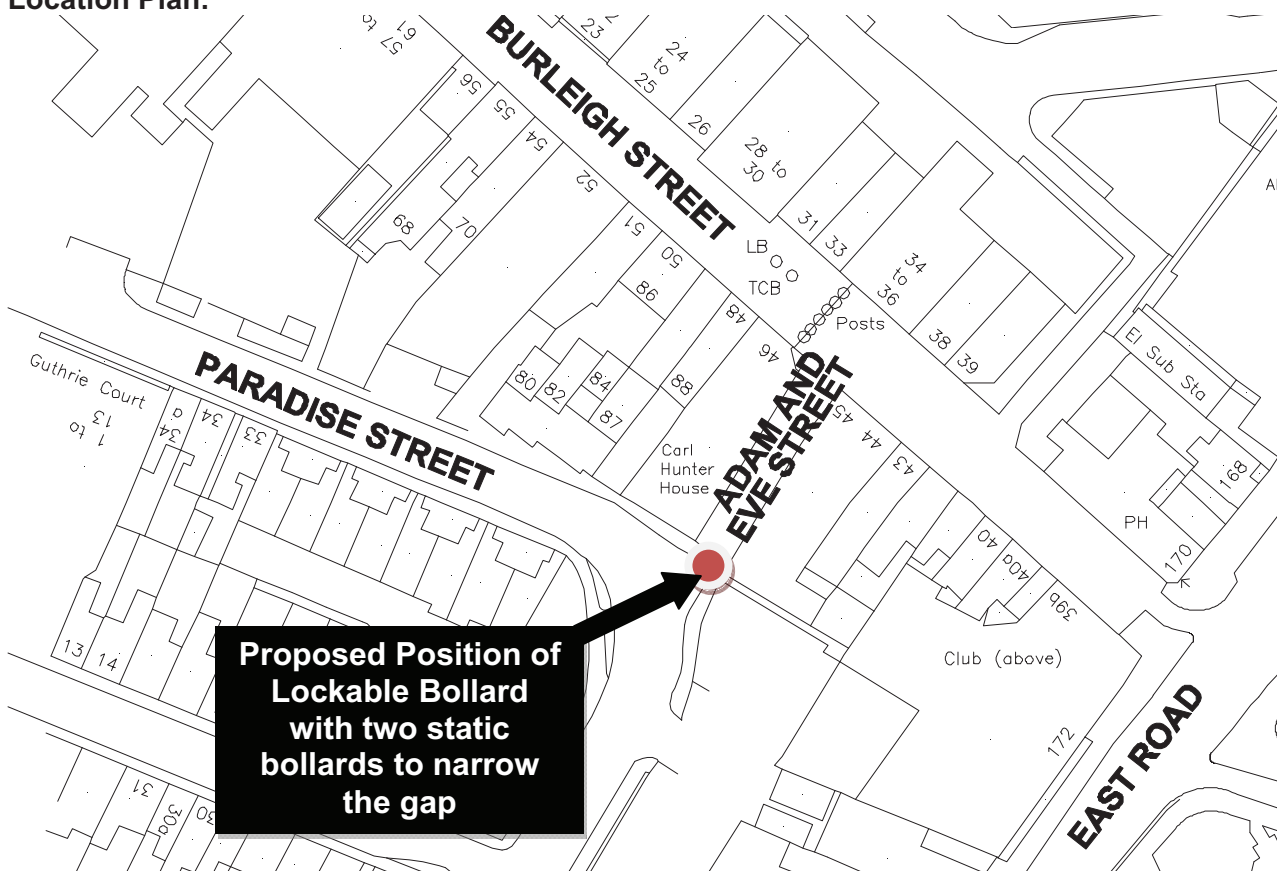


Photo of Existing Location

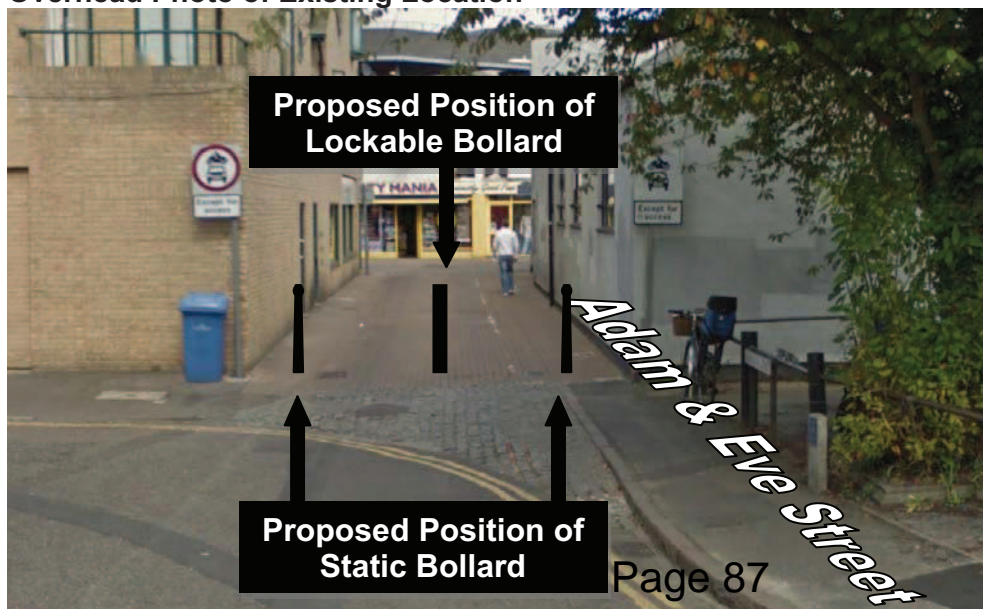


Scheme Number:	7
Scheme Title:	Adam and Eve Street/Burleigh Street lockable bollards
Scheme Description:	Installation of lockable bollard between Adam and eve street and Burleigh street
Promoted by:	Councillor Tim Bick
Ward:	Market
Estimated Budget:	£4000 (400 EIP) (£3,600 LHI)
Risks to Delivery:	County Council approval required, position of existing services need considering. Risk of public inquiry if unresolved objections to TRO.
Further Scheme Information:	£3,600 contribution from the County Council Local Highway Improvements Budget (LHI 2013/14), remaining £400 requested from the EIP budget.

Location Plan:



Overhead Photo of Existing Location



Scheme Number:	8
Scheme Title:	Christ's Pieces Signing
Scheme Description:	Improved cycling/no cycling signage on paths and roads, Christ's Pieces/New Square and around the edge of Parkers Piece.
Promoted by:	Councillor Tim Bick
Ward:	Market
Estimated Budget:	£3,000
Risks to Delivery:	County Highways approval required.
Further Scheme Information:	Position of signing to be determined.

Location Plan:

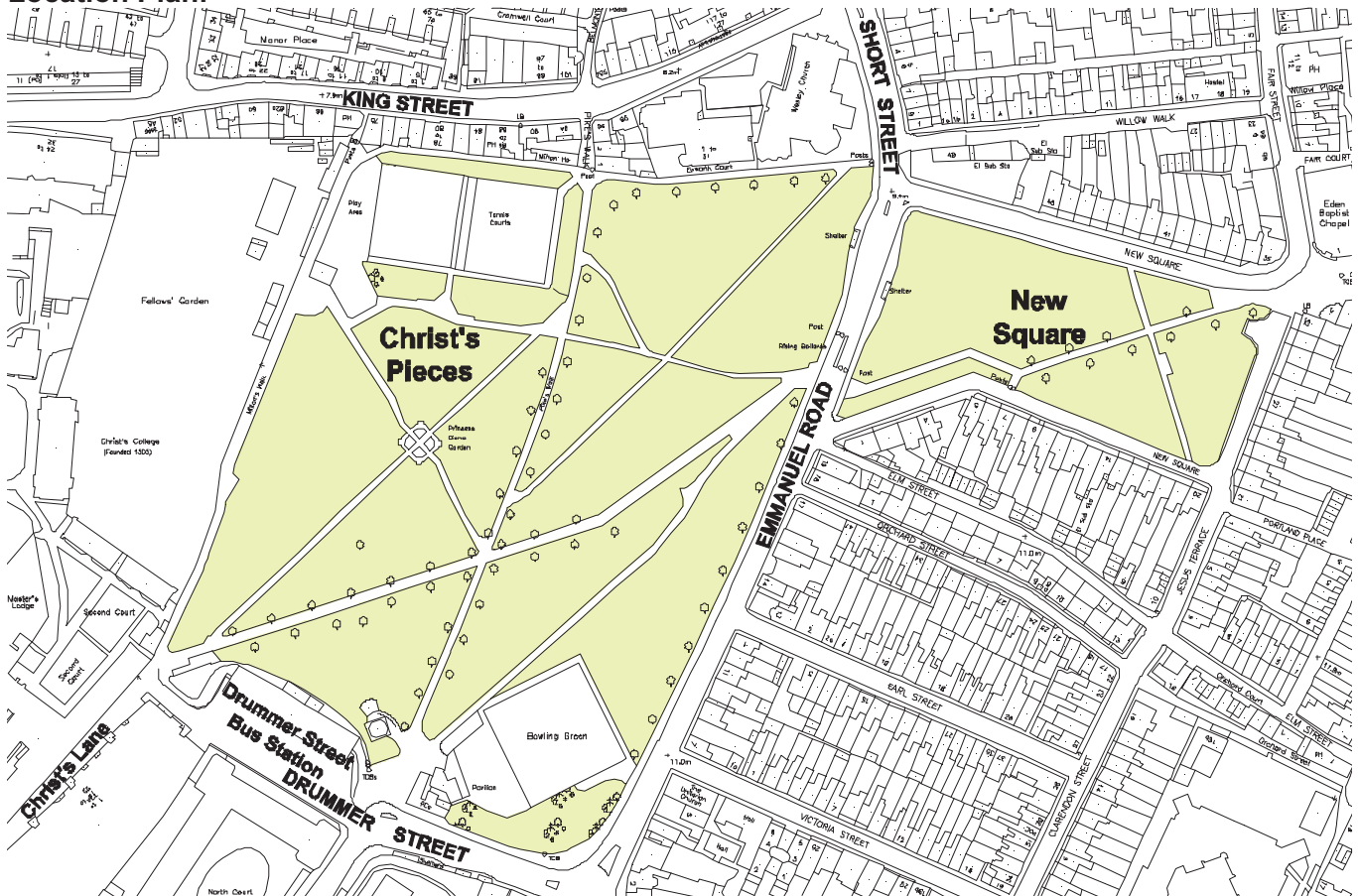


Photo of Existing Location,



Scheme Number:	9
Scheme Title:	St. Andrews Street/Emmanuel Street Zebra Crossing
Scheme Description:	Zebra crossing in/around St. Andrews Street/Emmanuel Street
Promoted by:	Councillor Tim Bick
Ward:	Market
Estimated Budget:	£30,000
Risks to Delivery:	County Highway approval required. Subject to positive consultation.
Further Scheme Information:	

Location Plan:

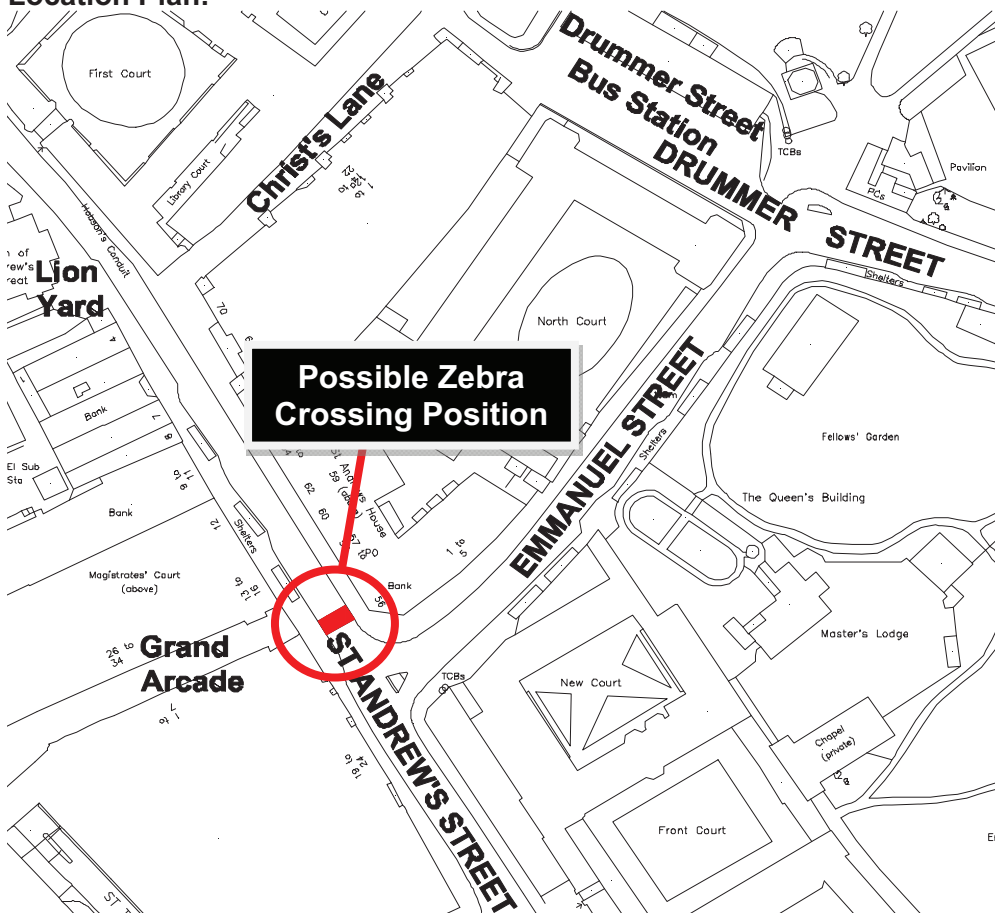


Photo of Existing Location, looking towards Emmanuel Street – Possible Position for Zebra



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PROGRESS OF EXISTING EIP SCHEMES

No.	Scheme Title	Scheme Description	Promoted by	Ward	Approved Budget £	Completion Expected	Comments
1	Canterbury Street Traffic Calming	Consultation on measures to calm traffic using Canterbury St	Cllr Simon Kightley	Castle	15,000	March 2014	Traffic Order for 6'6" road narrowing to be progressed in August 2013 with Cambridgeshire County Council.
2	Newmarket Road / Maids Causeway	Improved signage and roundels of the 20mph limit on Newmarket Road / Maids Causeway.	Former County Cllr Sarah Whitebread	Market	7,500 (4,500 EIP, 3,000 CCMHW 11/12)	September 2013	20mph roundels have already been marked on site, surface treatment at the entry points and signing to be undertaken between 21:00hrs 1st September and 06:00hrs 2nd September 2013.
3	Quayside Improvements	Improvements to the Quayside area including new bins, trees and planting areas	None (Magdalene College)	Market	25,800 (15,800 EIP, 5,000 Magdalene College & £5000 Love Cambridge)	March 2014	Design currently underway, grant forms submitted to Love Cambridge and stakeholders involved in consultation on designs including Magdalene college, Scudamores punting and Cambridgeshire County Council.
4	Central Area Mobility Crossings	Dropped pedestrian crossings at priority locations.	Cllr Tim Bick	Market	20,000 (10,000 2011/2012 EIP Budget & 10,000 2012/2013 EIP Budget)	October 2013	Crossings to be constructed in October 2013. County Council working restrictions have prevented the crossings from being constructed in recent months due to ongoing works at the Catholic Church (Hills Road/Regent Street) Junction.
5	Grantchester Road Traffic Calming	Introduction of a gateway feature at the entrance to Newnham, changes to the junction with Selwyn Road and a proposed new speed restriction.	Cllr Sian Reid	Newnham	22,000	January 2014	Extensive consultation has been undertaken and construction drawings are now being put together.

APPENDIX C

No.	Scheme Title	Scheme Description	Promoted by	Ward	Approved Budget £	Completion Expected	Comments
6	Grange Road to City Centre, Seating	Provision for the elderly on routes to the City Centre. Similarly seats by the bus stops along Grange Road and where Burrell's Walk meets Queen's Road.	Cllr Sian Reid	Newnham	5,000	October 2013	Survey of all locations has been undertaken, bench positions to be agreed and implemented shortly.
7	Sculpted Oak Bench, Grantchester Meadows	Curved bench around the base of the existing tree in an 'organic' way.	Cllr Sian Reid	Newnham	3,000	October 2013	Bench is currently being made, bench would sit on private land therefore the required permissions are currently being sought.

APPENDIX D

ELIGIBILITY CRITERIA

As agreed by the Executive Councillor (Environment) on the 18th March 2003 with amendments agreed on the 22nd March 2005.

Essential Criteria:

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

Desirable criteria:

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

Ineligible for funding:

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

Other Information:

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

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

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WEST/CENTRAL

BUDGET £11,000

Traffic Regulation Orders Implemented

No.	Scheme Title	Scheme Description	Ward	Status	Final Cost £	Comments
1	Conduit Head Road/Madingley Road	Double yellow lines extended on both sides to improve access.	Castle	Completed	£ 378.81	Traffic order made and double yellow lines implemented on site.
2	Sherlock Road/Huntingdon Road	Double yellow lines at the junction of Sherlock Road/Huntingdon Road	Castle	Completed	£ 350.16	Traffic order made and double yellow lines implemented on site.
3	Warwick Road	Double Yellow lines withing the turning head and 'H' bar marking over school entrance.	Castle	Completed	£ 304.91	Traffic order made and double yellow lines implemented on site.
SUB-TOTAL					£ 1,033.88	

Traffic Regulation Orders In Progress

No.	Scheme Title	Scheme Description	Ward	Status	Estimated Budget £	Comments
1	Kite Area Parking Review	Proposed changes to the existing parking restrictions with the aim increasing the number of resident parking spaces in the evening. Additional double yellow lines proposed at various junctions to improve access.	Market	ongoing	£ 9,966	Consultation has been undertaken and a final proposal devised. The County Council will be advertising the proposed restrictions in August 2013.
SUB-TOTAL					£ 9,966.12	

Proposed Traffic Regulation Order Schemes

No.	Scheme Title	Scheme Description	Ward	Status	Estimated Budget £	Comments
1	Regent Terrace	Proposed changes to the existing restriction from single yellow to double yellow line to improve access for larger vehicles.	Market	New	£ 600.00	Proposal to be developed further.
2	Severn Place	Proposed Double yellow Lines on one side to improve assess for larger vehicles.	Market	New	£ 600.00	Proposal to be developed further.
3	Owlstone Road (Newnham Croft)	Proposed double yellow line at the junction of private lane (Queens College)	Newnham	New	£ 600.00	Proposal to be developed further.
4	Derby Street	Proposed parking restrictions to address access issues	Newnham	New	£ 600.00	Proposal to be developed further.
5	Hardwick Street	Proposed parking restrictions to address access issues	Newnham	New	£ 600.00	Proposal to be developed further.
SUB-TOTAL					£ 3,000.00	

SUMMARY:

BUDGET AVAILABLE TO SPEND ON NEW TRO SCHEMES	£ -
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ESTIMATED COST OF PROPOSED TRO SCHEMES SHOWN ABOVE	£ 3,000.00
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BUDGET REMAINING	-£ 3,000.00
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OVER BUDGET, EIP CONTRIBUTION REQUIRED IF PROPOSED TRO's ARE TO BE DELIVERED

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