



WEST CENTRAL AREA COMMITTEE



AGENDA

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

County Councillors: Cearns and Nethsingha

City and County Councillor: Hipkin

Dispatched: Wednesday, 26 February 2014

Date: Thursday, 6 March 2014

Time: 7.00 pm

Venue: Lucia Windsor Room - Newnham College - Lucia Windsor Room
Sidgwick Ave CB3 9DF

Contact: Claire Tunncliffe

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

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

2a 13/1653/FUL - 9 Burleigh Street (*Pages 17 - 30*)

2b 13/1799/FUL - 7 Holyrood Close (*Pages 31 - 52*)

- 3 CHAIRS ANNOUNCEMENTS** 7.40pm
- 4 DECLARATION OF INTEREST (MAIN AGENDA)**
- 5 MINUTES**
To confirm the minutes of the meeting held on 9 January 2014
(Minutes attached separately).
- 6 MATTERS AND ACTIONS ARISING FROM THE MINUTES** 7.45pm
- 7 OPEN FORUM**
Refer to the 'Information for the Public' section for rules on speaking 7.50pm
- 8 DECISIONS TAKEN REGARDING S106 PROJECTS**
To note decisions taken by the Chair, Vice Chair and Spokesperson since
the last meeting of the West Area Committee.
- 8a West / Central Area Seating Improvements Project (*Pages 53 - 84*) 8.20pm
- 9 PROJECT APPRAISAL FOR IMPROVEMENTS TO
COMMUNITY FACILITIES AT ST. MARKS CHURCH**
(*Pages 85 - 92*) 8.25pm
- 10 PROJECT APPRAISAL FOR IMPROVEMENTS TO ST.
AUGUSTINE'S CHURCH** (*Pages 93 - 100*) 8.45pm
- 11 CYCLE CITY AMBITION SEGREGATED CYCLE LANE
SCHEMES ON HUNTINGDON ROAD** Committee Manager
(*Pages 101 - 106*) 9.05pm
- 12 WAC MEETING DATES 2014/15** Committee Manager
The Committee is asked to agree the following meeting dates:
- Tuesday 17 June 2014
Thursday 21 August 2014

Thursday 9 October 2014
Thursday 11 December 2014
Thursday 5 February 2015
Thursday 2 April 2015

Members are asked to contact the Committee Manager in advance of the meeting with any comments regarding the above dates.

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=13203&path=13020%2c13203>

Fire Alarm

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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.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Queries reports

on 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/>

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	13/1653/FUL	Agenda Item	
Date Received	15th November 2013	Officer	Mary Marston
Target Date	10th January 2014		
Ward	Market		
Site	9 Burleigh Street Cambridge CB1 1DG		
Proposal	Change of use of ground floor of building from a sandwich bar (Use Class A1) to a restaurant (Use Class A3)		
Applicant	Ms Wenyan Li c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>A temporary change of use to Class A3 has already taken place in accordance with the provisions of the Town and Country Planning General Permitted Development Order 1995 (As Amended) Class D.</p> <p>The objections received are chiefly concerned with the number of similar businesses in the area, with impacts associated with the current lawful use, and with potential impact on the viability of competitors.</p> <p>No evidence has been submitted that would support the view that the proposal is likely to result in harm to the vitality of the City Centre; this is the test applied by Policy 6/6 of the Cambridge Local Plan (2006) to a change of use from Class A1 to Class A5 in a primary shopping frontage.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site occupies the ground floor of a 3 storey terraced property located at 9 Burleigh Street, Cambridge, and is currently in use as a café (A3). The upper floors are in residential use.
- 1.2 Burleigh Street is a pedestrianised thoroughfare which links Fitzroy Street with the eastern end of the Grafton Centre and is designated as Primary Shopping Frontage in the Cambridge Local Plan (2006). The application site fronts onto the north side of Burleigh Street and is flanked by a café to the west and a charity shop to the east.
- 1.3 The site falls outside the adjacent Conservation Area, but within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks permission for a change of use of the ground floor from sandwich bar (Use Class A1) to a restaurant (Use Class A3). The application is retrospective in that the proposed use has already commenced, but under recent flexible Use Class changes, the current use is deemed to be Permitted Development for a period of up to two years. This application is to make the change permanent.
- 2.2 The proposed hours of operation are as follows:
- Sunday - Thursday – 8am – 10pm
 - Friday and Saturday – 8am – 11pm
- 2.3 The application is accompanied by the following supporting information:
1. Covering letter and photograph of kitchen extractor vent;
 2. A scaled floor plan to show the ground floor layout;
 3. Photograph of kitchen extractor vent.
- 2.4 The application is brought before Committee because there have been four objections to the proposed permanent change of use.

3.0 SITE HISTORY

Reference	Description	Outcome
11/0673/CLUED	Continued use of the ground floor of 9 Burleigh Street for the preparation and sale of cakes, biscuits, bread, confectionary, sandwiches, paninis, savouries hot and cold, soup etc.)	Certificate Granted

3.1 Café Oriental has been in operation at the site since 1st October 2013 and this application is to regularise the current use. The premises were previously occupied by a Sandwich Bar.

3.2 A prior notification application was submitted in October 2013 which sought to benefit from the change to Permitted Development rights introduced in May 2013 to allow change of use within Class A1 to a flexible use including Class A3. The current flexibility lasts for a period of up to two years beginning on the date the use change commences.

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/4 6/6 6/10

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
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5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan of relevance:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 The Highway Authority has no comment to make on this application.

Head of Refuse and Environment

6.2 The Environmental Health Officer has no objection to this application in principle, subject to the following comments and recommended condition and informative.

6.3 Environmental Quality

Kitchen odour extraction

As part of the application, a photo of the existing kitchen extraction vent has been attached. It appears to be a standard vent for a domestic cooker or tumble dryer vent. It is not suitable for a restaurant kitchen extract.

January's covering letter dated 14 November 2013 details that no frying/wok use occurs onsite as the restaurant specialises in dumplings which are cooked via boiling. This appears to be satisfactory and not requiring a full odour abatement system. However, I recommend the full menu be submitted and cooking techniques for all cooking on site prior to determination to ensure local amenity is protected, including the flat located above. If this cannot occur, I recommend the standard C60 odour condition and informative.

6.4 Hours of operation

The proposed hours of operation seem reasonable.

6.5 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:

- 8 Burleigh Place
- 10 Burleigh Place
- 11 Burleigh Place
- 10 Burleigh Street

7.2 The representations can be summarised as follows:

- The unpleasant odours from the kitchen prevent enjoyment of the terrace and if door and windows are left open the smell wafts inside;
- The drains smell;
- Customers make a lot of noise at night and keep us awake;
- There is no need for another Chinese restaurant in this area;

- Additional rubbish will result in more litter and attract homeless people;
- The value of neighbouring businesses will be reduced;
- Additional parking pressure will create problems;
- The restaurant will have a visual impact and negative effect on the area
- There are too many restaurants in the area already;
- The restaurant will have an adverse effect on surrounding residential property;
- The property only has an outdoor customer toilet;
- The property has insufficient extraction capabilities;
- The street furniture in use at these premises block access to No 10 Burleigh Street and obstructs buggies and wheelchairs;
- Burleigh Street needs more variety and a sandwich bar is more appropriate

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. Third party representations

Principle of Development

8.2 The current application is required solely because the applicant seeks a permanent change of use. A temporary change of use to Class A3 has already taken place in accordance with the provisions of the Town and Country Planning General Permitted Development Order 1995 (As Amended) Class D.

8.3 In making my assessment, the principle at issue is whether the proposal will result in harm to the vitality of the City Centre; this is the test applied by Policy 6/6 of the Cambridge Local Plan (2006) to a change of use from Class A1 to Class A3 in a

primary shopping frontage. I have noted the concerns raised by the owners and/ or occupiers of neighbouring properties and give further consideration to third party representations below. I have also been mindful of the current flexibility that exists under the GPDO and the Government's intention to maintain and enhance economic viability within town and city centres by allowing for such a temporary change.

- 8.4 I have seen no evidence that would lead me to view the proposal as likely to be harmful to city centre vitality. In my opinion, the principle of the development is acceptable and in accordance with Policy 6/6 of the Cambridge Local Plan.

Context of site

- 8.5 In terms of the local context, I have considered the compatibility with other uses in the vicinity of the application site. I have noted the concerns raised by objectors in relation to the potential for the viability of other businesses to be harmed by the proposed development. I deal separately with the concerns raised in relation to impact on residential amenity below.
- 8.6 Whilst Burleigh Street is designated as primary shopping frontage, it's character reflects its peripheral location on the eastern edge of the city centre. Subject to being satisfied that there will be no adverse impact on residential amenity, I consider that the proposed use is broadly compatible with the mix of uses present. Bearing in mind the current use and planning status of the premises, I do not consider that the impact on other commercial premises, including hot and cold food outlets, provides grounds for refusal. The same concerns relate equally to activities associated with the current lawful use of the premises and whilst it is understood that competition can impact on the viability of adjacent businesses, it is not the function of the planning system to regulate competition within a primary shopping frontage.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/4, subject to my assessment of impact on residential amenity.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 My assessment of the likely impact on residential amenity has had regard to the provisions of Policy 6/10 of the Cambridge Local Plan, and takes account of objections from the occupiers of 8, 10 and 11 Burleigh Place. I have also taken account of the comments provided by the Environmental Health Officer and Highways Authority officer, neither of whom has raised an objection to the proposed use.
- 8.9 The issues raised by residents can be summarised as unpleasant smell, both from cooking and from drains, noise late at night, litter, and demand for parking spaces. The applicant has confirmed that no frying will take place on the premises and bearing in mind the current use and planning status of the premises, I do not consider that there will be additional impact on residential amenities that would provide grounds for refusal. The Environmental Health Officer has indicated that the fume extraction equipment can be controlled via a condition prior to the use becoming permanent, and if unpleasant odours or any other nuisance should arise, these matters would need to be brought to the attention of the Environmental Health Officer for investigation.
- 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 and Cambridge Local Plan (2006) policies 3/4 and 6/10.

Third Party Representations

- 8.11 I have considered third party representations from local residents and businesses above. The occupiers of the ground floor retail unit at 10 Burleigh Street have raised similar concerns to those raised by residents, and object to the loss of the sandwich bar. However, for the reasons stated above I do not consider that these are matters which provide grounds for refusal. I do not consider that other issues raised, relating to toilet facilities and obstruction of the highway, to be planning matters.

9.0 CONCLUSION

- 9.1 The National Planning Policy Framework provides a presumption in favour of sustainable development, subject to

finding the proposal compliant with Cambridge Local Plan Policies. My assessment of the acceptability of the proposed change has been informed by local context and the mixed use character of the neighbourhood. I am satisfied that conditions can be attached to protect residential amenity.

10.0 RECOMMENDATION

1. 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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Before the development/use hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

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

4. The use hereby permitted shall be carried out between the following hours: 0800 hours to 2200 hours Sunday to Thursday, 0800 hours to 2300 hours on Friday and Saturday.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 6/10)

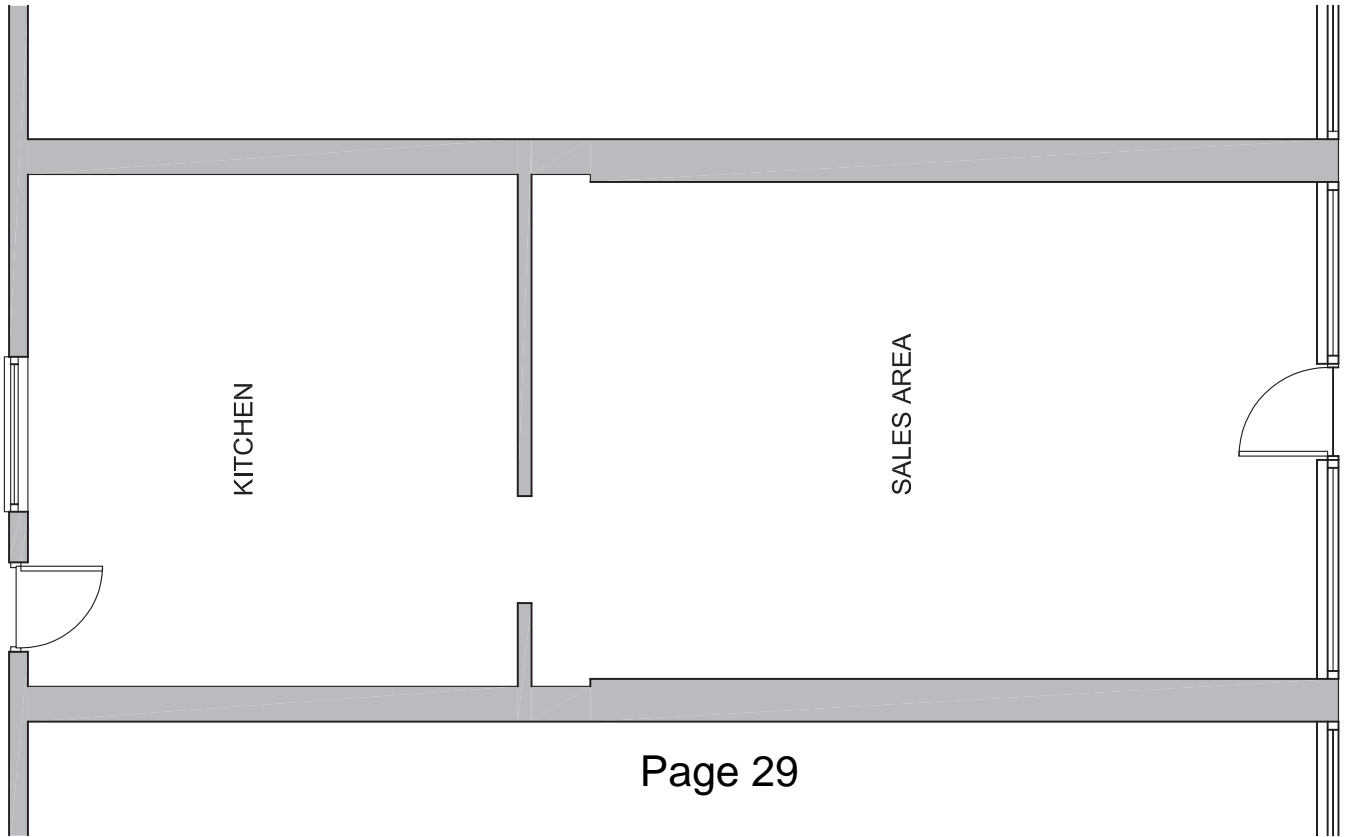
INFORMATIVE: To satisfy standard condition C60 (Odour/Fume Filtration/Extraction), details should be provided in accordance with Annex B of the, 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems,' prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:

<http://webarchive.nationalarchives.gov.uk/20130123162956/http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf>

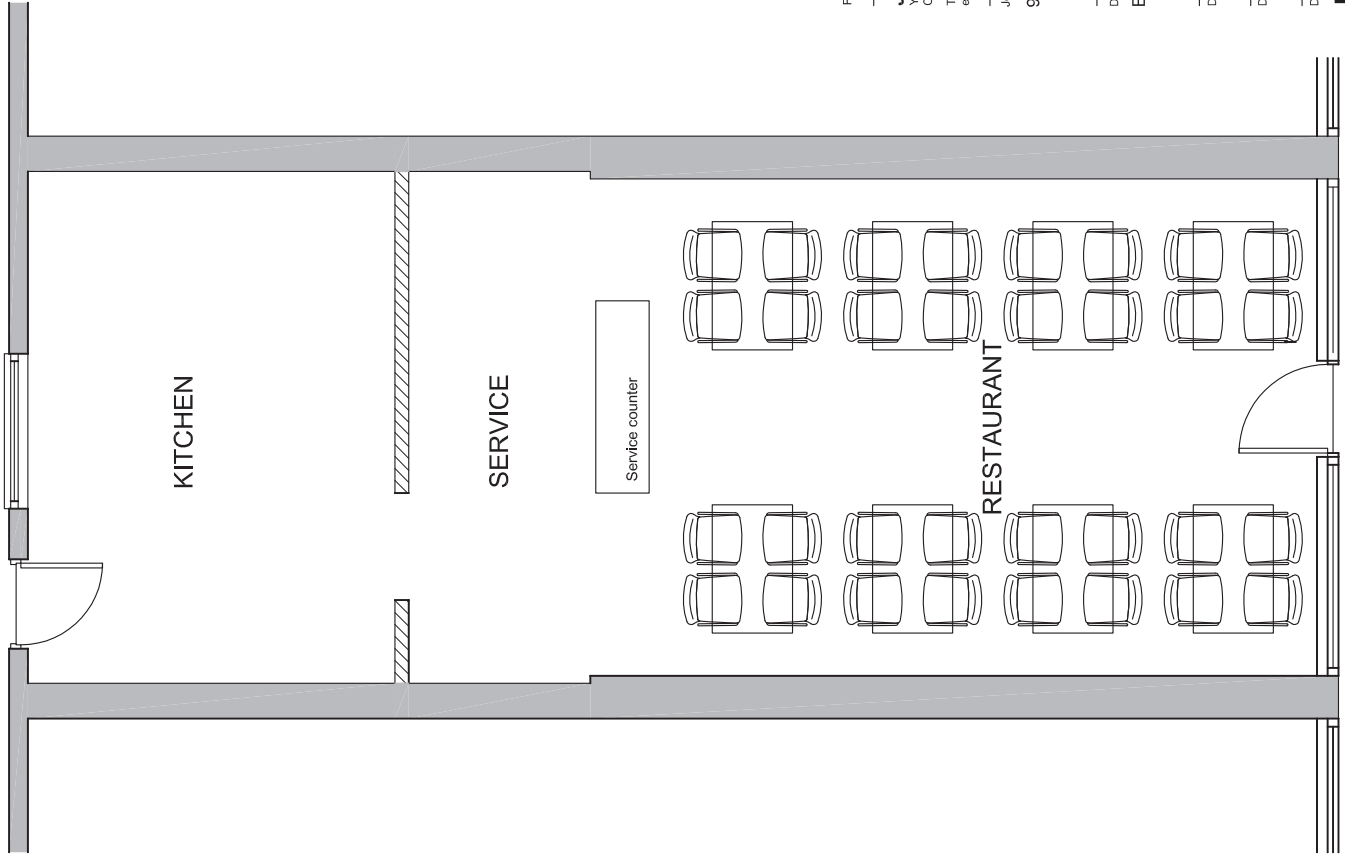


Site Location Plan
9 Burleigh Street, Cambridge
Scale: 1:1250
October 2013

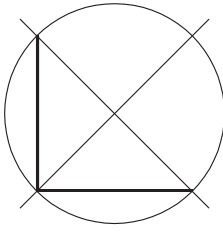
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EXISTING GROUND FLOOR PLAN.



PROPOSED GROUND FLOOR PLAN



Revisions

JANUARYS CONSULTANT SURVEYORS
 York House, 7 Dukes Court, 54 - 62 Newmarket Road,
 Cambridge, CB5 8DZ.
 Tel: (01223) 326800 Fax: (01223) 329402
 e-mail: swb@januarys.co.uk

Job title:
9, BURLEIGH STREET, CAMBRIDGE

Drawing title:
EXISTING & PROPOSED LAYOUTS.

Date: **24.10.13** Scale(s): **1:50 @ A3**
 Drawn by: **SWB** Checked by: **PMcK**
 Drawing No: **BS007(11) - 01** Rev:

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Application Number	13/1799/FUL	Agenda Item	
Date Received	16th December 2013	Officer	Mr Amit Patel
Target Date	10th February 2014		
Ward	Castle		
Site	7 Holyrood Close Cambridge CB4 3NE		
Proposal	Additional 3 bedroom bungalow to create separate dwelling in garden of existing dwelling.		
Applicant	Mrs Emily Ward 21 Woodlands Park Girton Cambridge Cambs CB3 0QB UK		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>Acceptable in principle</p> <p>Responds to the context and character of the area</p> <p>Will not have a detrimental impact on the adjoining neighbours</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is located to the north of the City. The application site is land adjacent to the current site of 7 Holyrood Close, currently part of the garden. The area is predominately in residential use and characterised by bungalows within the plots. There are two storey buildings on roads surrounding the site, Carisbrooke Road and Tavistock Road.

- 1.2 The site will be close to the common boundary with properties on Carisbrooke Road. The existing boundary treatment is of close boarded fencing with mature planting.

1.3 The site is not in a Conservation Area and there are no listed buildings close by. The trees are not subject to Tree Protection Orders and the site is outside the Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 The proposal is to sub-divide the existing garden to the south east to accommodate a three bed room bungalow. The proposal will mirror the scale and form of other bungalows.

2.2 The proposed bungalow measures 11.2m wide and 7.8m deep with a pitched roof 2.5m to the eaves and 5m to the ridge.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

3.0 SITE HISTORY

There is no planning history for this site.

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/10 3/12 5/1 8/1 8/2 8/6 8/10 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 Documents	Sustainable Design and Construction Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) National Planning Practice Consultation
	<u>Citywide:</u> Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF

will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

Policies 1, 35, 36, 50, 52, 55, 56, 57, 59, 65, 68, 80, 82

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal has the potential to impact upon the amenity of the neighbours but is unlikely to have a significant risk on highway safety. The car parking spaces should measure 2.5m by 5m.

Head of Refuse and Environment

The proposal is acceptable subject to condition relating to construction hours and informative on waste.

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

7.0 REPRESENTATIONS

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

- 16 Carisbrooke Road (4 times)

- 7.2 The representations can be summarised as follows:

- The window in the south west wall will lead to loss of privacy and overlooking to neighbours;
- The roof height of existing bungalows are not high enough to convert into additional space and therefore this should be resisted;
- The location of the building to be fixed.

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. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is a significant adverse impact on the amenities of neighbouring properties, through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance; b) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part. The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f), nor are there

any listed buildings in close proximity to the site in accordance with 3/10 (d) or (e). The character and amenity sections of policy 3/10 are considered in the relevant subsections below.

- 8.4 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 and 3/10 Cambridge Local Plan 2006 and Cambridge City Council Guidance on Development which Affects Private Gardens (June 2011).

Context of site, design and external spaces

- 8.5 The site is the private amenity area of the existing dwelling 7 Holyrood Close. Number 9 has developed its site to accommodate an additional dwelling. The proposed dwelling is comparable in size and scale to the existing bungalows in the area. The proposal will be visible from outside the site and therefore the use of materials will be key (Condition 3). The application form states that the proposed dwelling will be finished in buff brick. This is uncharacteristic of the area as the bungalows are finished in red brick and therefore I condition this. All other details are to match the existing bungalow and this is acceptable.
- 8.6 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 Comments have been received regarding overlooking. All the windows are at ground floor level. Currently there is a 1.8m close boarded fence and mature tree and hedge planting along the common boundary with properties to Carisbrooke Road. A new boundary between the existing property and proposed dwelling is to be erected. I do not consider that there will be any significant overlooking or loss of privacy to the neighbours due to the existing intervening fence and at a distance of over 20m to the properties to Carisbrooke Road.

- 8.8 Comments have been submitted regarding the potential to convert the roof space. Due to the potential overlooking which could lead to loss of privacy to the neighbouring occupiers I recommend a condition to remove the permitted development rights regarding roof dormers (Condition 6 and 7).
- 8.9 With regards to over shadowing, due to the relatively low scale of the proposed dwelling the main impact will be on the existing bungalow. This will be sited west of the proposed bungalow and due to the design of the roof, low height and distance between the properties I do not consider that the proposal will have any significant impact upon number 7.
- 8.10 With regards to number 6, there is a single storey garage along the common boundary with the proposed dwelling. There are no windows in the garage and the proposed dwelling is set off the boundary by 2.5m therefore I do not consider that the proposal will have a significant impact on number 6 in terms of overshadowing, loss of light, loss of privacy and overlooking.
- 8.11 The Environmental Health Team have commented that construction activity has the potential to impact upon the amenity of neighbours through noise and disturbance. They have recommended a condition regarding the control of hours of operations (Condition 5). I agree with their advice.
- 8.12 The Highway Authority has raised concern about car parking causing amenity problems to the neighbours. The only neighbor that is likely to be affected is number 6 as there will be car parking close to the common boundary. Having been on site this area is already used for car parking and therefore I do not consider that this will create a significant impact.
- 8.13 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 3/12.

Amenity for future occupiers of the site

- 8.14 The proposal provides an additional residential dwelling and also provides adequate amenity space for the size of the dwelling and space around it. The proposal in my opinion provides a high quality living environment for future occupiers

and is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.15 There is room on site to accommodate three bins. Although this has not been shown on the plans the Environmental Health Team have recommended an informative which I agree and recommend.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Highway Safety

- 8.17 The local highway authority have not raised a concern regarding this and I agree with their advice.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.19 The proposed dwelling proposes two car parking spaces. The spaces measure 2.5m by 5m. This is in accordance with the car parking standards and is acceptable.

Cycle Parking

No details are submitted regarding the storage of cycles. There is ample room on site to accommodate this and therefore I recommend a condition (Condition 4) to request details.

- 8.20 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.21 The third party objection has been addressed in the report above. The issue regarding the position of the bungalow, this will have to be done if the application is approved.

Planning Obligations

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

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

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements

The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.23 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities,

informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.24 The application proposes the erection of one three-bedroom bungalow so the net total of additional residential units is 1. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

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

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

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

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

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

Community Development

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

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

8.27 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge

Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

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

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

- 8.29 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

- 8.30 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

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

9.0 CONCLUSION

The proposal is for a new three bedroom bungalow on the site adjacent to number 7 Holyrood Close. The proposal is the same in height as the existing bungalow and subject to materials will respond to the character and context of the area. The proposal, due to the existing boundary and distances involved and relatively low height, will not have a detrimental impact on the adjoining neighbours.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 10th March 2014 and subject to the following conditions and reasons for approval:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

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

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

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

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

5. 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)

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed.

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

INFORMATIVE: The Council has produced a guidance to provide information to developers on waste and recycling provision which can be accessed from the City Council website via the following link:-

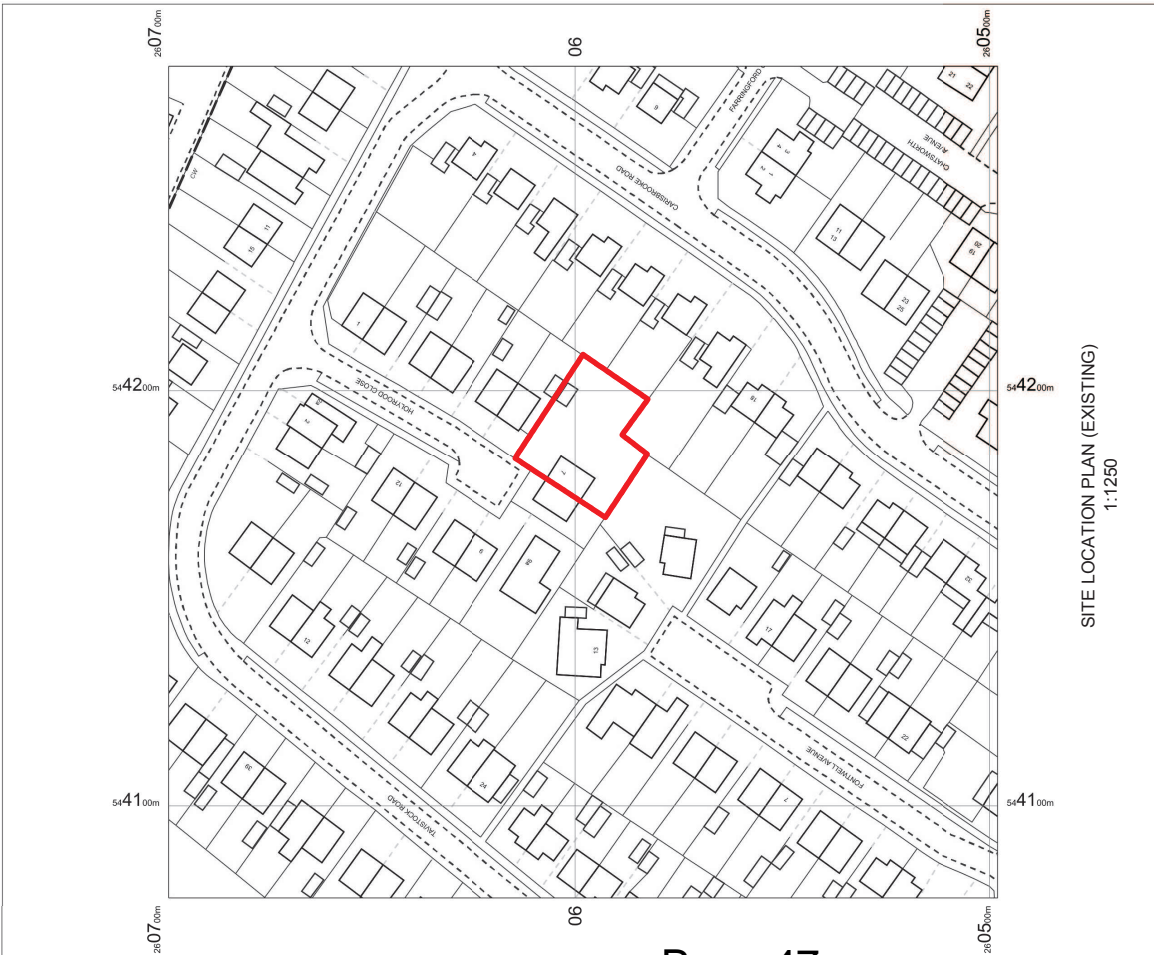
<https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 10th March 2014, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14 and 10/1 as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010.

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

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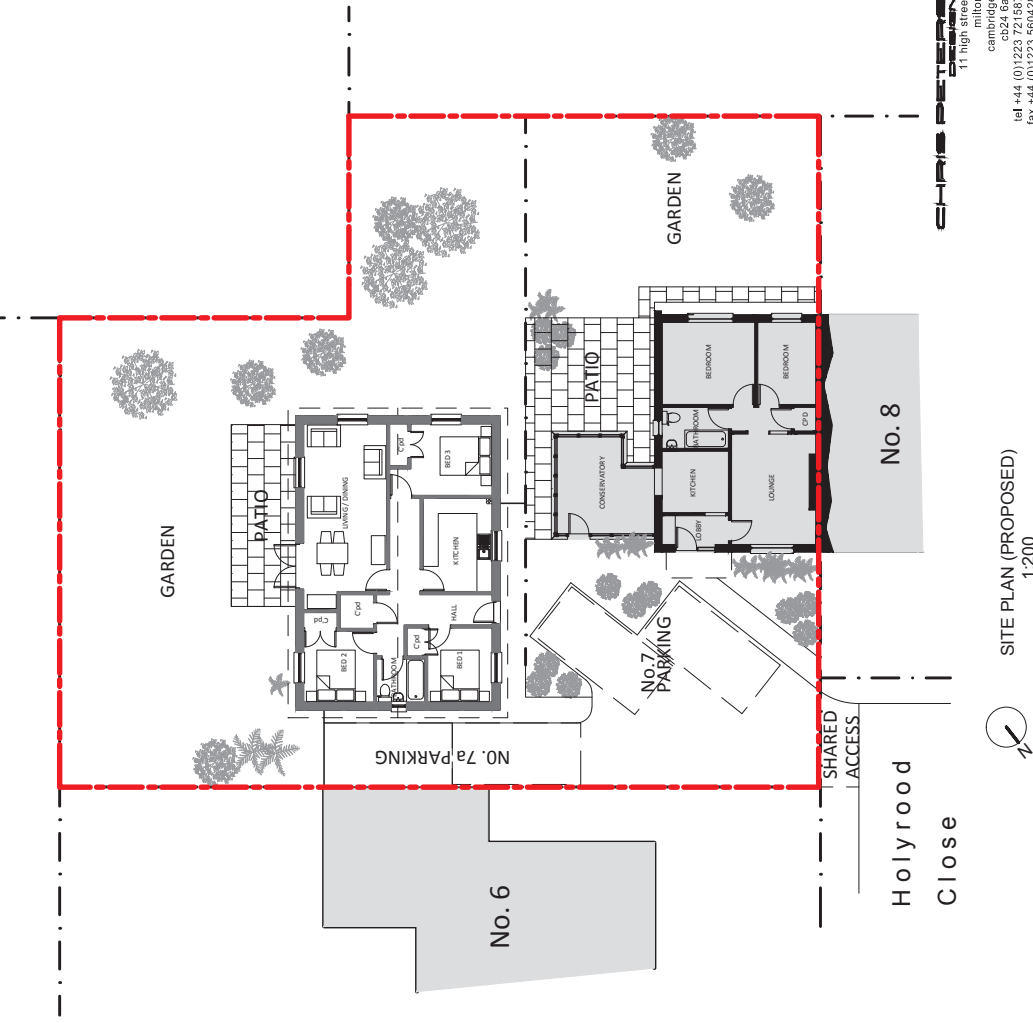
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1:1250

7 Holywood Close
Cambridge
CB4 3NE

OS MasterMap 1250/2500/10000 scale
05 November 2013, ID: BVI-1-00271023
www.blackwellmapping.co.uk
1:1250 scale print at A4, Centre: 544178 E, 260638 N
©Crown Copyright Ordnance Survey, Licence no.
100041040



BLACKWELL'S
www.blackwellmapping.co.uk
TEL: 01223 463 214
maps.cambridge@blackwell.co.uk



SITE PLAN (PROPOSED)
1:200

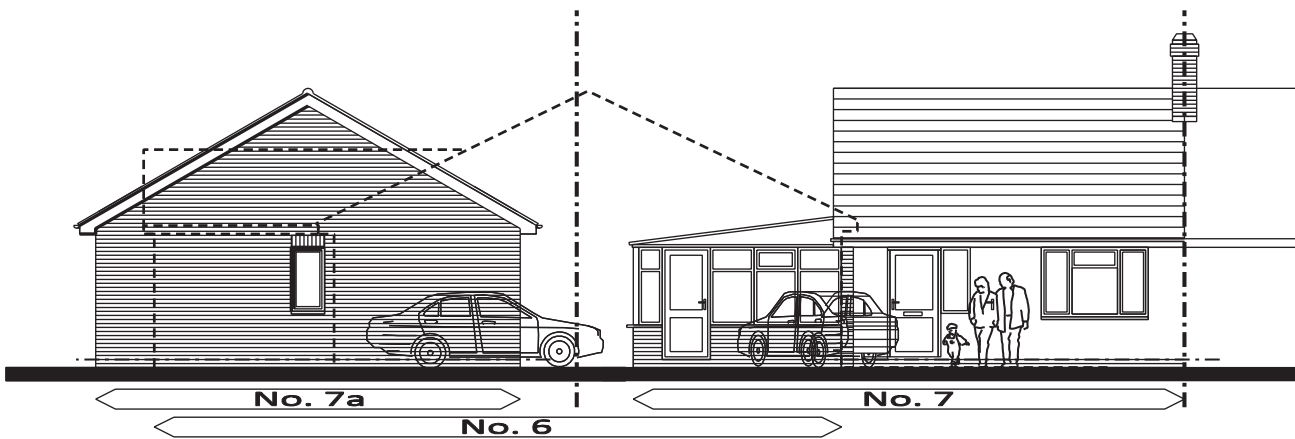
CHAS PETERSON
11 High Street
Cambridge
CB2 4BA
tel +44 (0)1223 721587
fax +44 (0)1223 560428
email: info@constructivearchitecture.co.uk
web: www.constructivearchitecture.co.uk

project: 7 Holywood Close
Cambridge

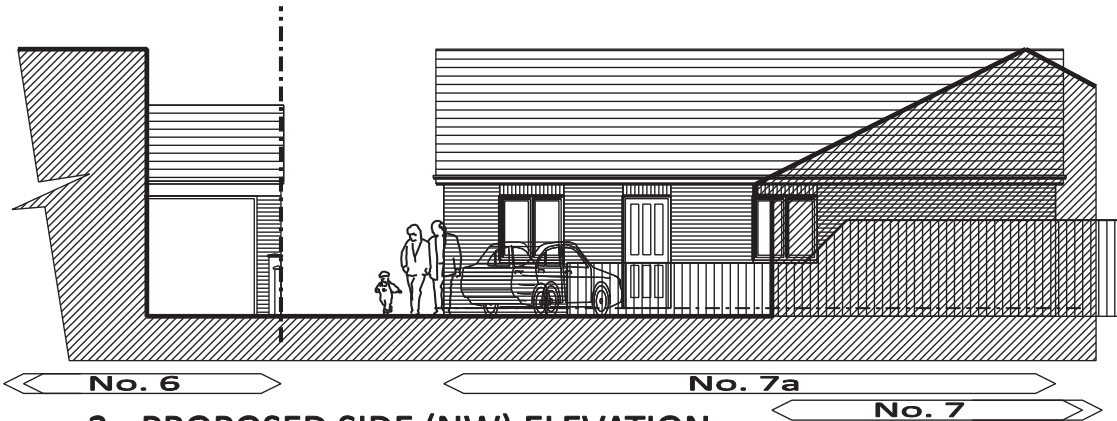
client:	Mr & Mrs D Whitehouse
title:	Site & Location Plan
scale:	1:1250 / 1:200@A3
date:	Dec 2013
job:	13140
drawing:	100
rev:	-

Do not scale from this drawing

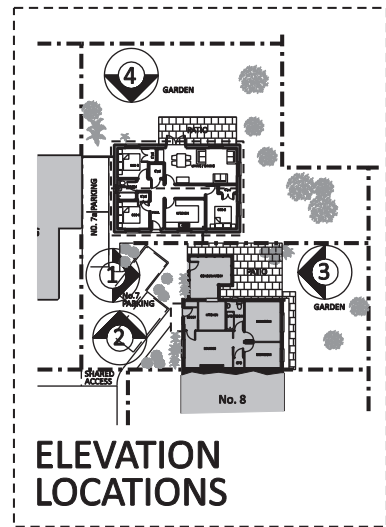
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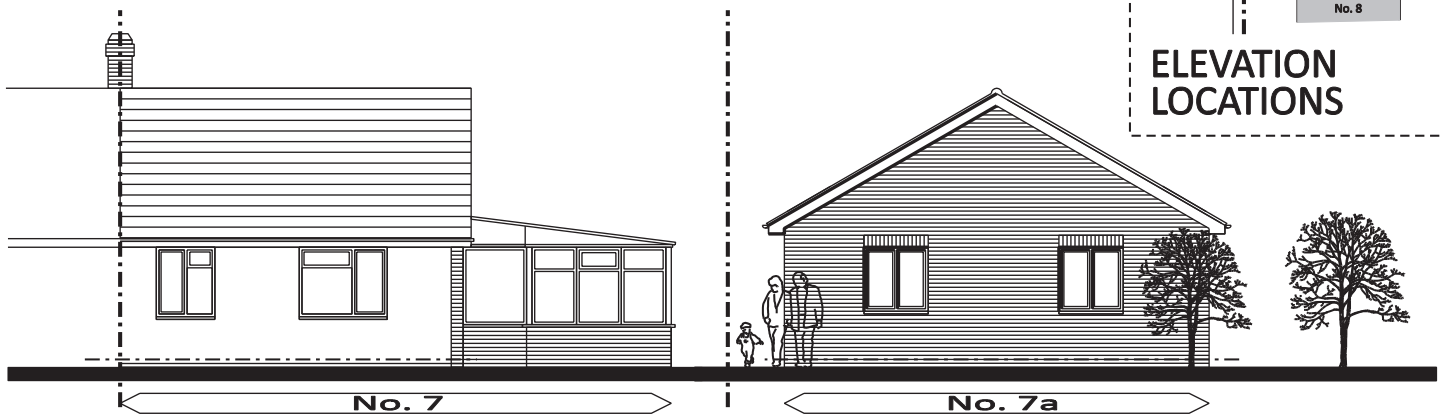
1 - PROPOSED FRONT (NE) ELEVATION



2 - PROPOSED SIDE (NW) ELEVATION



ELEVATION LOCATIONS



3 - PROPOSED REAR (SW) ELEVATION



4 - PROPOSED SIDE (SE) ELEVATION

MATERIALS SCHEDULE
WALLS - BUFF FACING BRICKWORK
ROOF - GREY/BROWN CONCRETE ROOF TILES
WINDOWS - WHITE uPVC
DOORS - WHITE uPVC
RAINWATER GOODS - WHITE PLASTIC

project 7 Holyrood Close
 Cambridge

client Mr & Mrs D Whitehouse

title PROPOSED ELEVATIONS

Page 49

scale 1:100 @ A3

date Dec 2013

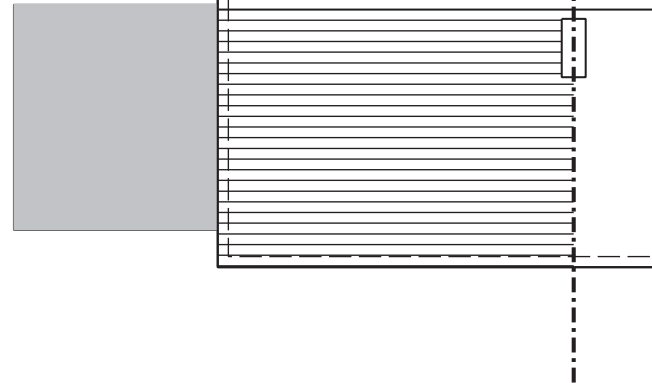
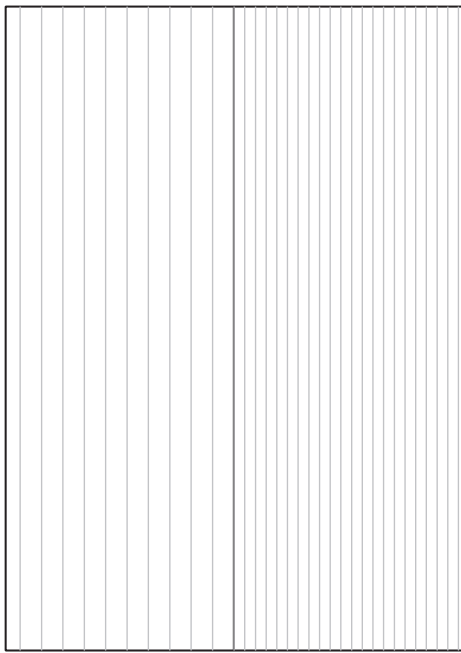
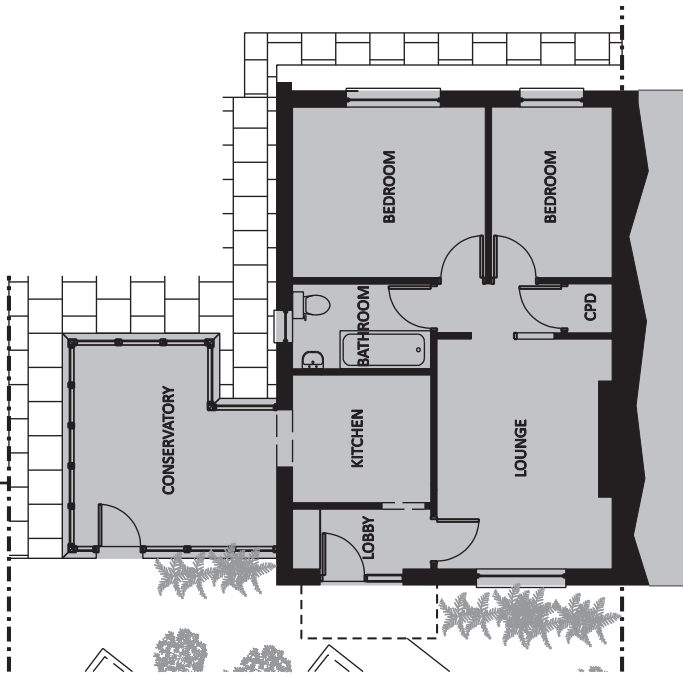
job 12143

drawing 104

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PROPOSED ROOF PLANS

PROPOSED GROUND FLOOR PLANS

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 email: chris@constructivearchitecture.co.uk

project
**7 Holyrood Close
 Cambridge**
 client
Mr & Mrs D Whitehouse

PROPOSED FLOOR PLANS

scale
1:100 @ A3
 date
Dec 2013
 job
12143
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103
 rev
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CAMBRIDGE CITY COUNCIL

Record of Decision

Seating Improvements

Decision of: West Area Committee: Chair, Vice Chair and Spokes

Reference: 14/WAC/S106/05

Date of decision: 24.01.14 **Recorded on:** 24.01.14

Decision Type: Non Key

Matter for Decision: To carry out and complete the procurement and installation of 24 seats & 2 benches and associated concrete pad bases in the West / Central Area.

Why the decision had to be made (and any alternative options): The project meets with the Councils main aims: Cambridge – where people matter. A city which celebrates its diversity unites in its priority for the disadvantaged and strives for shared community wellbeing.

Decision(s): **Financial recommendations**

Approved the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan (Pr033a).

The total cost of the project is £37,000 funded from developer contributions with 5% Officer Recharge at £1,850

The ongoing revenue costs of the project are £1,850 per year over 20 years funded from repairs and renewals.

The project was originally given as £30,000 but an extra £7,000 was requested to cover the extra costs of making disability adaptations to the seating bases to provide side-on wheel-chair access.

Procurement recommendations

Approved the carrying out and completion of the procurement of improvements to the benches in West Central to the value of £37,000.

- Subject to: - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.

- The permission from the West Central Area Committee Chair being sought before proceeding if the value exceeds the estimated contract by more than 15%.

Reasons for the decision:

As set out in the Officers Report

Scrutiny consideration:

Chair, Vice Chair and Spokes of West Committee were consulted

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor

Comments:

None



Cambridge City Council

Project Appraisal and Area Committee Recommendation

Project Name: S106 Seating Improvements
(Area priority project under £75k)

To: Area Chair, Vice Chair and Opposition Spokes

Area committee: WEST CENTRAL

Report by: Adrian Ash

Wards affected: Market, Castle, Newnham

Recommendation/s

Financial recommendations –

- The West Area Committee Chair is asked to approve the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan Pr033a.
- The total cost of the project is £37,000 funded from developer contributions listed in Appendix B with 5% Officer Recharge at £1,850.
- The ongoing revenue costs of the project are £1,850 per year over 20 years funded from repairs and renewals.
- The project was originally given as £30,000 but an extra £7,000 is requested to cover the extra costs of making disability adaptations to the seating bases to provide side-on wheel-chair access.

Procurement recommendations:

- The Area Committee Chair is asked to approve the carrying out and completion of the procurement of improvements to the benches in West Central to the value of £37,000.
- Subject to:
 - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
 - The permission from the West Central Area Committee Chair being sought before proceeding if the value exceeds the estimated contract by more than 15%.

1 Summary

1.1 The project

Purchase and installation of 24 seats/2 benches and associated concrete pad bases.	
Target Dates:	
Start of procurement	October 2013
Award of Contract	December 2013
Start of project delivery	February 2014
Completion of project	March 2014
Date that project output is expected to become operational (if not same as above)	n/a

1.2 Anticipated Cost

Total Project Cost	£ 37,000
--------------------	----------

Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	n/a
Repairs & Renewals	£	n/a
Developer Contributions	£	See Appendix B
Climate Change Fund	£	n/a
Other	£	n/a

1.3 Procurement process

The procurement of seats/benches will consist of:

- a) The purchase of standard seats with arm rests from Furnitubes Street Furniture, and wooden benches from Emanuel Hendry, both styles as used extensively throughout the city.
- b) The commissioning of contractors to make and install the concrete bases, and install the seating/benches.

2 Project Appraisal & Procurement Report

2.1 Project Background

West/Central Area Committee members were asked to identify projects for delivery and seats and benches in parks (Area wide) were approved.

Twenty four new seats and two benches with new bases for open spaces are set out below in the attached PDFs (Appendix C). These are being proposed as additions for the West Central Area.

Key:

Bespoke = wooden bench

Drawing 1

Midsummer Common - 6 no.

Drawing 2

Christ's Piece's - 4 no.

Drawing 3

Laundress Green – 2 no.

Coe Fen - 1 no.

Drawing 4

Lammas Land
Paradise NR - 2 no. (Bespoke)
Lammas Land by Newnham Road - 1 no.

Drawing 5

Queens Green - 5 no.

Drawing 6

Penarth Place - 2 no. (Installation to coincide with play area refurbishment)

Drawing 7

Shelly Road play area - 1 no.

Seating and benches in Penarth Place are to be delivered alongside the playground renovation.

2.2 Aims & objectives

Part of the council's vision and medium term objectives is one of attractive neighbourhoods and green spaces with good access to leisure and community facilities to ensure residents and other service users maintain a healthy, safe and enjoyable life-style. New seats and benches contribute to greater access and enjoyment in these neighbourhoods, particularly in West Central which experiences the highest foot-fall of visitors in the city.

2.3 Major issues for stakeholders & other departments

The project now includes larger-sized bases for all seats to promote inclusive access for wheelchair users. Originally, one in four of the benches were specified for larger sized bases (as shown in the attached PDF plans) but the extra request of £7,000 would allow for all the bases to be increased in size to accommodate wheel chair users.

Consultation undertaken:

- Resident's Associations and Ward Councillors.
- Disability Consultation Panel - advice taken regarding inclusivity.

2.4 Summaries key risks associated with the project

Weather conditions in relation to carrying out the necessary works on open spaces.

2.5 Financial implications

a. Appraisal prepared on the following price base: see Appendix B

2.6 Net revenue implications (costs or savings)

(See also Appendix A for spread across financial years)

Revenue	£	Comments
Maintenance		
R&R Contribution		
Developer Contributions	37,000	See Appendix B
Energy savings	(n/a)	See below
Income / Savings	(n/a)	
Net Revenue effect	37,000	Cost/(Saving)

2.7 VAT implications

n/a

2.8 Energy and Fuel Savings

n/a

2.9 Climate Change Impact

Positive Impact			No effect	Negative Impact		
+H	+M	+L	Nil	-L	-M	-H

There are a no anthropogenic factors to cause an increase in CO₂ levels due to emissions from fossil fuel combustion, followed by aerosols (particulate matter in the atmosphere) and the CO₂ released by cement manufacture, and methane from animal agriculture and deforestation is not determined.

2.10 Other implications

An Equality Impact Assessment (EqIA) was completed for this project which highlighted the aforementioned adaptations to the design. Benches demonstrably benefit all age groups; however they have particular relevance to older people and expectant and nursing mothers. By extending the bases the benches are also aiming to include wheelchair users.

2.11 Staff required to deliver the project

Service	Skills	Total Hours
Streets & OS - Assets	<i>Technical</i>	50
Streets & OS - Projects	<i>Clerk of Works</i>	7

--	--	--

2.12 Dependency on other work or projects

None

2.13 Background Papers

Agenda and minutes: West/Central Area Committee, Thursday
1st November 2012.

2.14 Inspection of papers

Author's Name	Declan O'Halloran
Author's phone No.	01223 - 458523
Author's e-mail:	declan.o'halloran@cambridge.gov.uk
Date prepared:	11 December 2013

Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

	2013/14	2014/15	2015/16	2016/17	2017/18	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works						
Purchase of vehicles, plant & equipment						
Professional / Consultants (Officer Recharge) fees						
Other capital expenditure:						
<i>insert rows as needed</i>						
Total Capital cost	37,000	0	0	0	0	
Capital Income / Funding						
Government Grant						
Developer Contributions	37,000					(See Appendix B)
R&R funding						(State cost centre/s)
Earmarked Funds						(State cost centre/s)
Existing capital programme funding						(Programme ref.)
Revenue contributions						(State cost centre/s)
Total Income	37,000	0	0	0	0	
Net Capital Bid	0	0	0	0	0	Must agree to 1.2 above

Appendix B

PROPOSED ALLOCATION OF DEVELOPER CONTRIBUTIONS

It is proposed to fund the benches in parks and open spaces in West/Central with up to £37,000 from devolved 'informal open spaces' developer contributions. The specific contributions allocated to this project are set out below. If, in due course, it transpires that there are other specific and appropriate contributions that need to be used instead, these arrangements may be revised.

INFORMAL OPEN SPACE CONTRIBUTIONS			
Planning ref.	From (Ward)	From development at:	£ Available
02/0803/FP	Market	11 Warkworth Street	£63.29
02/1032/FP	Market	47 Regent Street/27 Regent Terrace	£432.00
02/1079/FP	Castle	Former Cow & Calf Public House, 19 Albion Row	£1,092.00
03/0341/FP	Market	4 Jesus Lane	£310.00
03/0953/FP	Castle	Land to rear of 19 Priory Street	£432.00
03/1148/FP	Castle	2 Carisbrooke Road	£864.00

04/0007/FP	Market	2 Rose Crescent	£512.00
04/0113/FP	Castle	68-70 Castle Street	£4,320.76
04/0552/FP	Castle	60 & 62 Canterbury Street	£554.17
04/0712/FP	Castle	Land to rear of 27 Windsor Road	£918.00
04/1346/FUL	Castle	Land to rear of 82 Huntingdon Road	£1,046.00
05/0562/FUL	Castle	193 Huntingdon Road	£5,077.00
05/0652/FUL	Castle	Rear of 86 Huntingdon Road	£1,079.00
05/0741/FUL	Market	9-10 Adam and Eve Street	£2,577.50
05/1073/FUL	Newnham	34-38 Newnham Road	£5,049.00
05/1078/FUL	Market	55 Burleigh Street	£621.00
05/1167/FUL	Newnham	3 Stukeley Close	£1,401.00
05/1346/FUL	Market	Auckland court, Auckland Road	£3,252.00
05/1361/FUL	Market	43-53 Regent Street and 27 Regent Terrace	£399.28

There are no expiry dates relating to these proposed allocations.

Appendix C

Attached PDFs:

Drawing 1
Midsummer Common - 6 no.

Drawing 2
Christ's Piece's - 4 no.

Drawing 3
Laundress Green – 2 no.
Coe Fen - 1 no.

Drawing 4
Paradise NR - 2 no. (Bespoke)
Lammas Land by Newnham Road - 1 no.

Drawing 5
Queens Green - 5 no.

Drawing 6
Penarth Place - 2 no. (Installation to coincide with play area refurbishment)

Drawing 7
Shelly Road play area - 1 no.

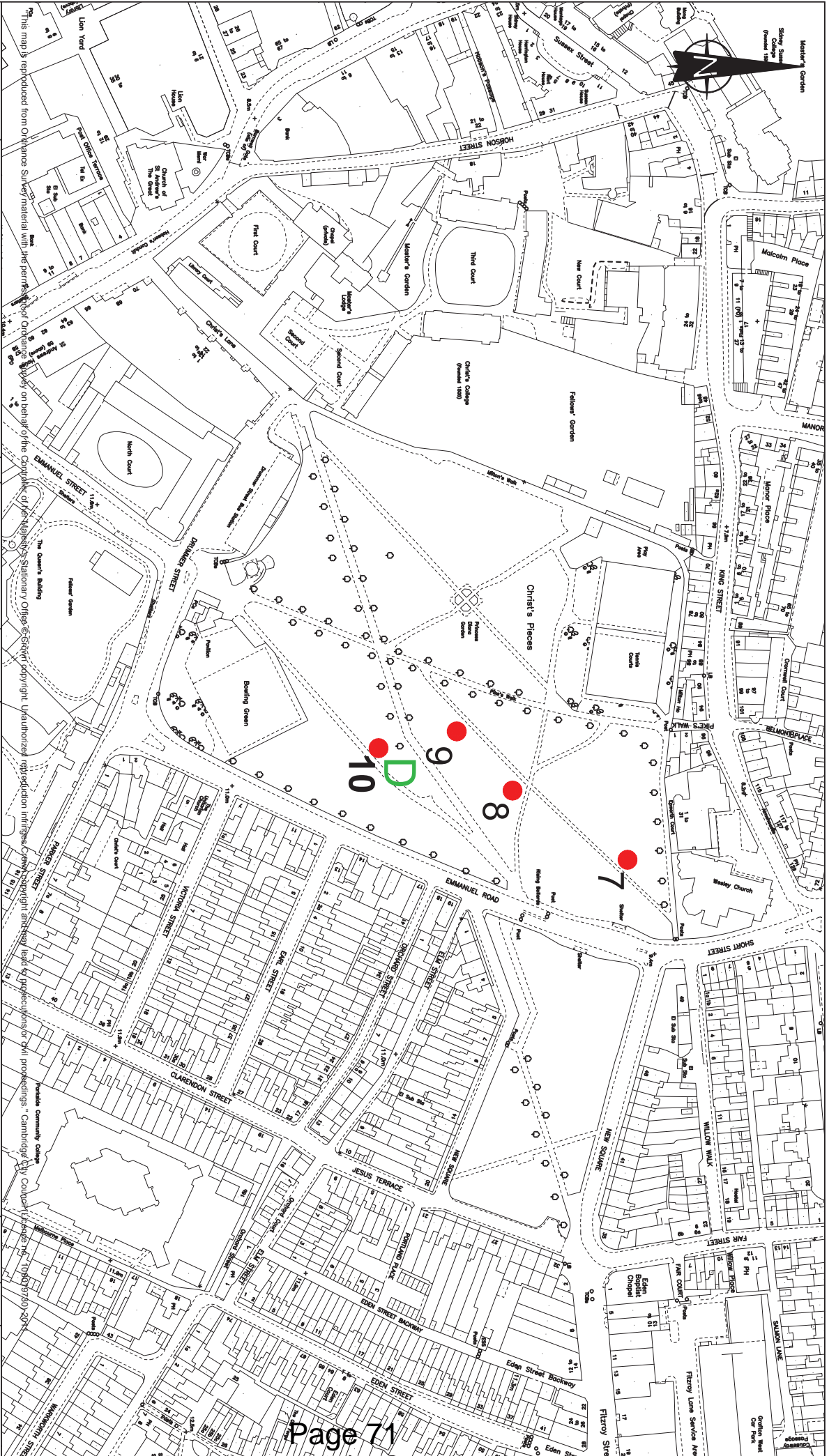
Styles of Furniture proposed for West Central:



Traditional seat – as used at other locations in the city of Cambridge.



Bespoke bench – as used at other locations in the city of Cambridge.



ENVIRONMENTAL DEPARTMENT
ENVIRONMENTAL PROJECTS

Simon Payne
 Director of Environment
 CAMBRIDGE CITY COUNCIL
 PO BOX 700, Cambridge, CB1 0JH
 Tel: 01223 - 457200 or 457201

Rev	Revision Note	Date
-		

Notes

KEY

- Proposed New Bench
- Disabled Base
- Proposed New Bespoke Bench

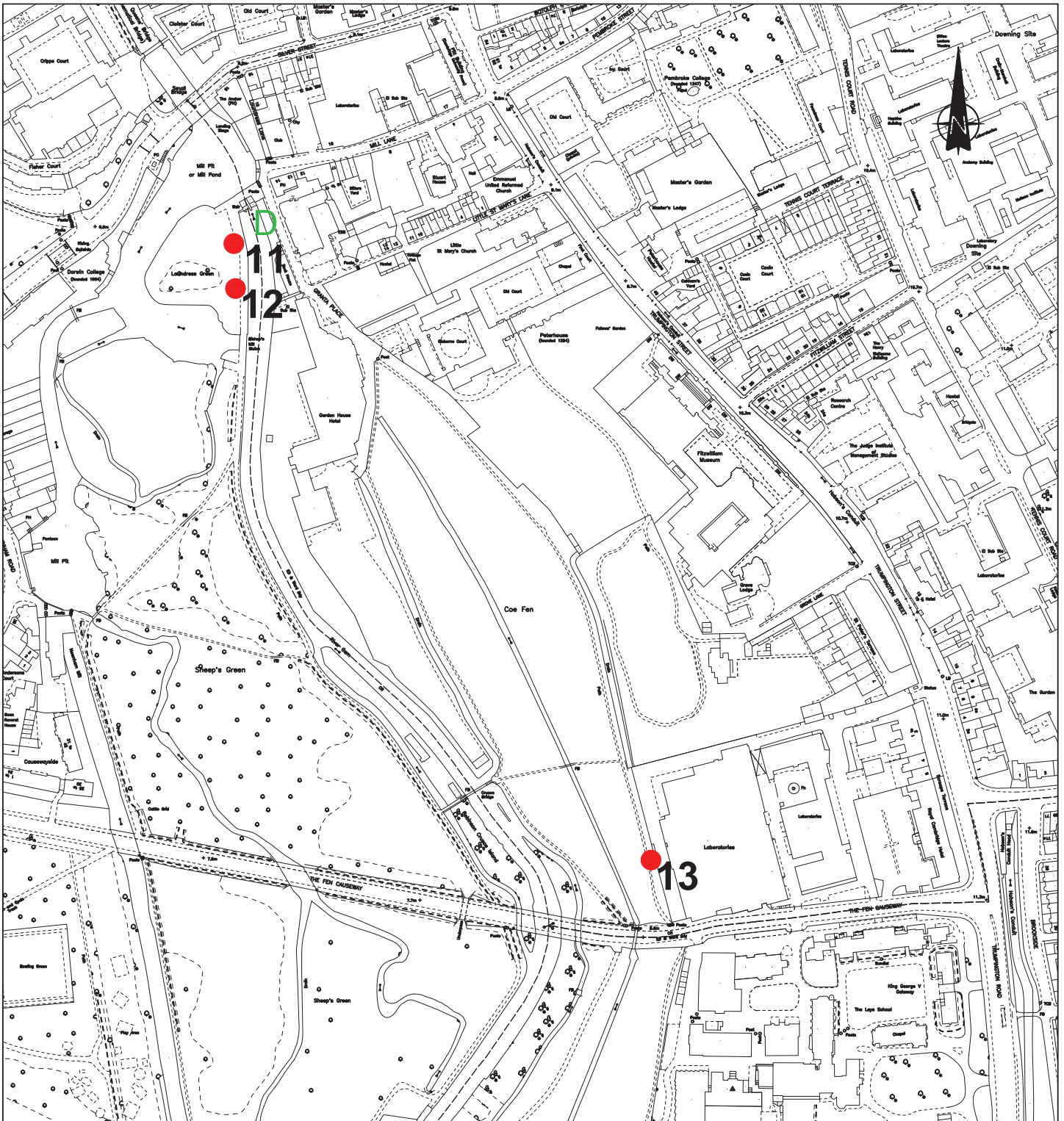
DO NOT SCALE
 Figured dimensions must be taken in preference to scaled dimensions.

Job Title
 West/Central Area
 Christ's Piece's

Drawing Title
 New Benches Project

Scale	NTS	A4	Designed DB	
			Drawn GC	Checked
Date created			Approved	
Drawing No. 2			Rev. A	
CAD Ref.				

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KEY

- Proposed New Bench
- Disabled Base
- Proposed New Bespoke Bench

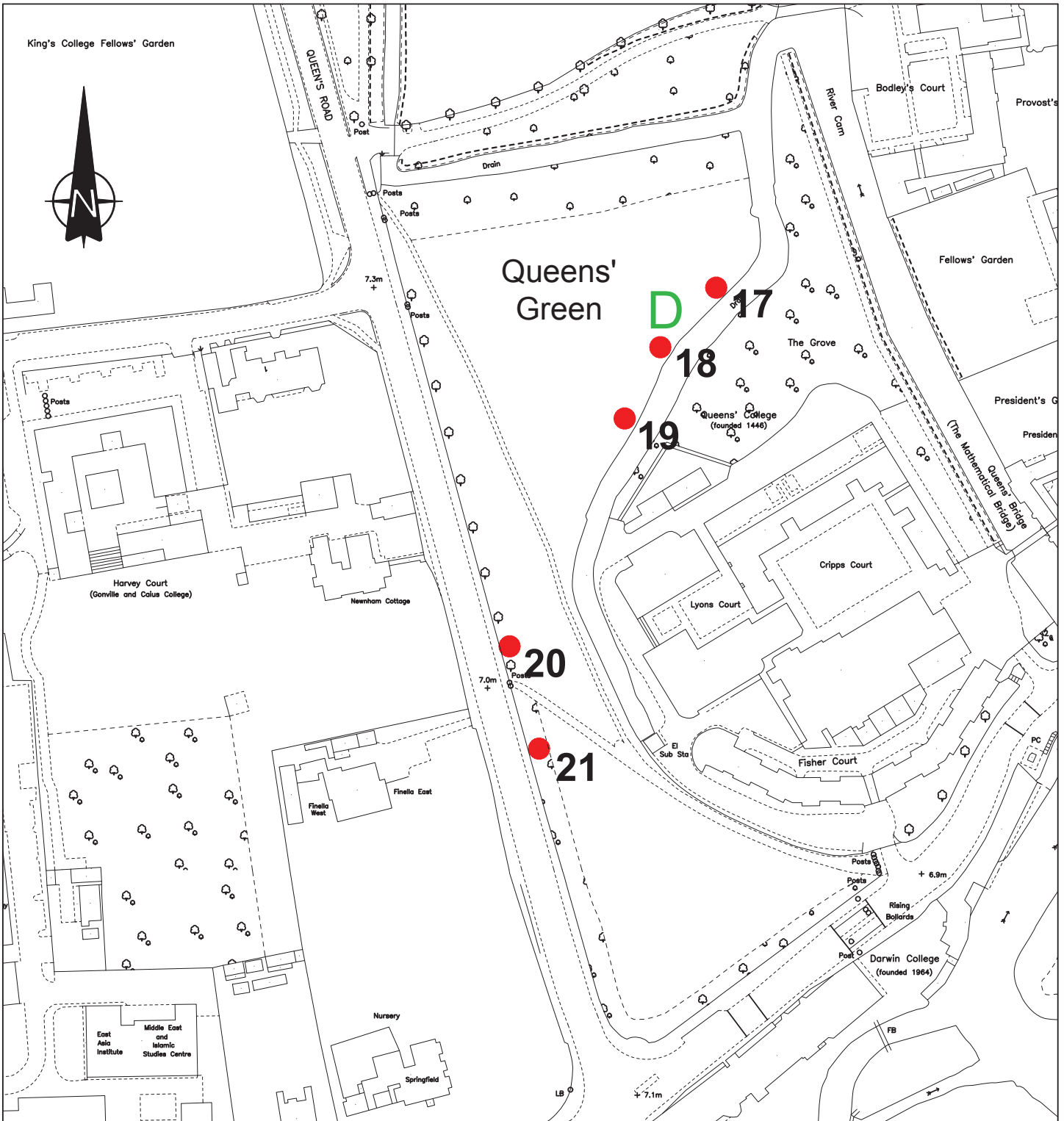
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 <p>CAMBRIDGE CITY COUNCIL</p>			Job Title	Scale		Designed DB
			West/Central Launderess Green / Coe Fen	NTS	A4	Drawn GC
			Drawing Title	Date created		Checked
			New Bench project			Approved
Rev	Revision Note	Date		Drawing No.	3	Rev. A
				CAD Ref.		

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KEY

- Proposed New Bench
- D Disabled Base
- Proposed New Bespoke Bench

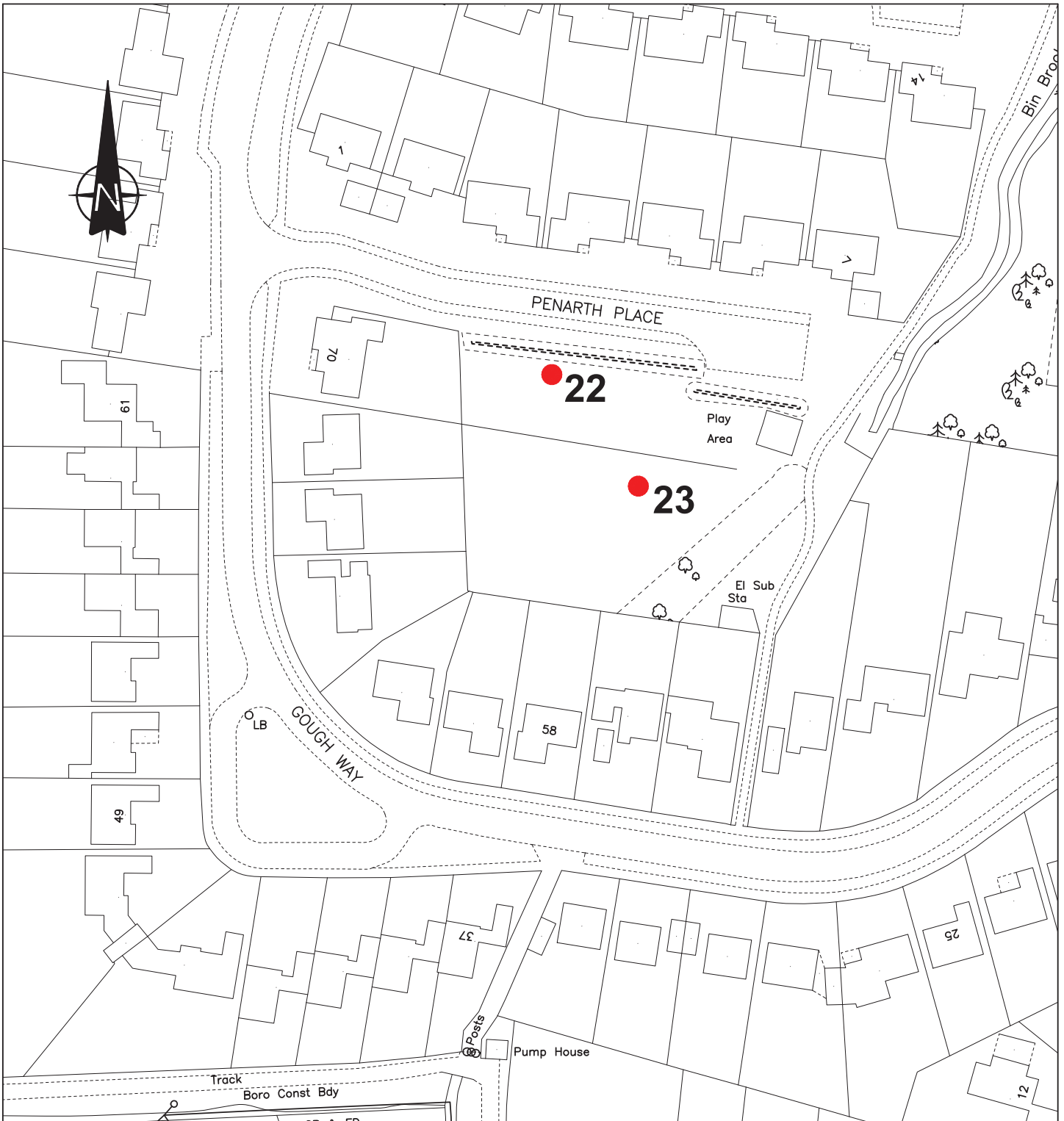
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 <p>CAMBRIDGE CITY COUNCIL</p>			Job Title	Scale		Designed DB
			West/Central Queens Green	NTS	A4	Drawn GC
			Drawing Title	Date created		Checked
			New Bench project			Approved
	Rev	Revision Note	Date		Drawing No. 5	Rev. A
				CAD Ref.		

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KEY

- Proposed New Bench
- D Disabled Base
- Proposed New Bespoke Bench

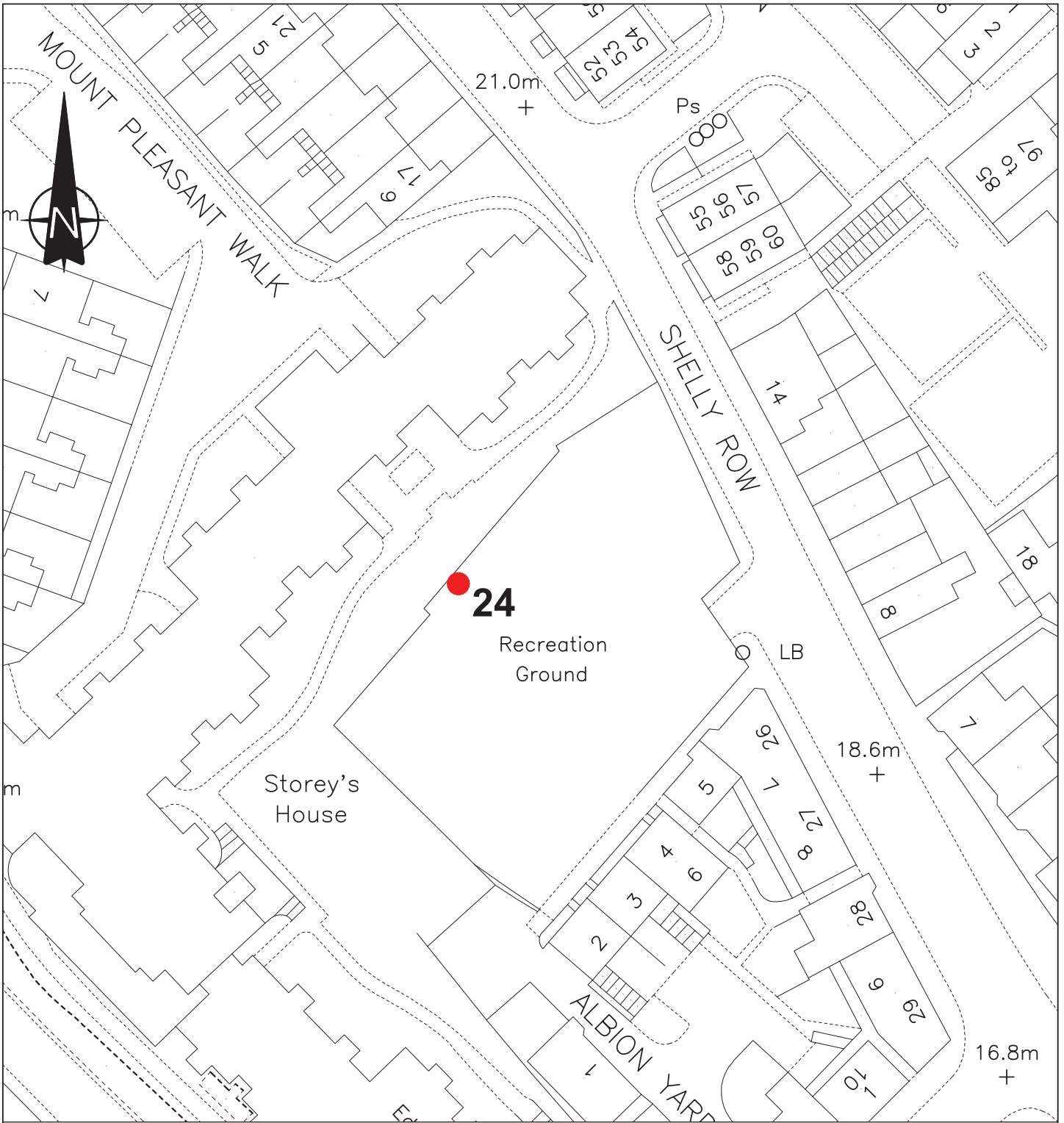
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 <p>CAMBRIDGE CITY COUNCIL</p>			Job Title West/Central Penarth Place	Scale NTS	A4	Designed DB Drawn GC	
						Checked Approved	
				Drawing Title New Bench project	Date created		Drawing No. 6 CAD Ref.
	Rev	Revision Note	Date				Rev. A

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KEY

- Proposed New Bench
- D Disabled Base
- Proposed New Bespoke Bench

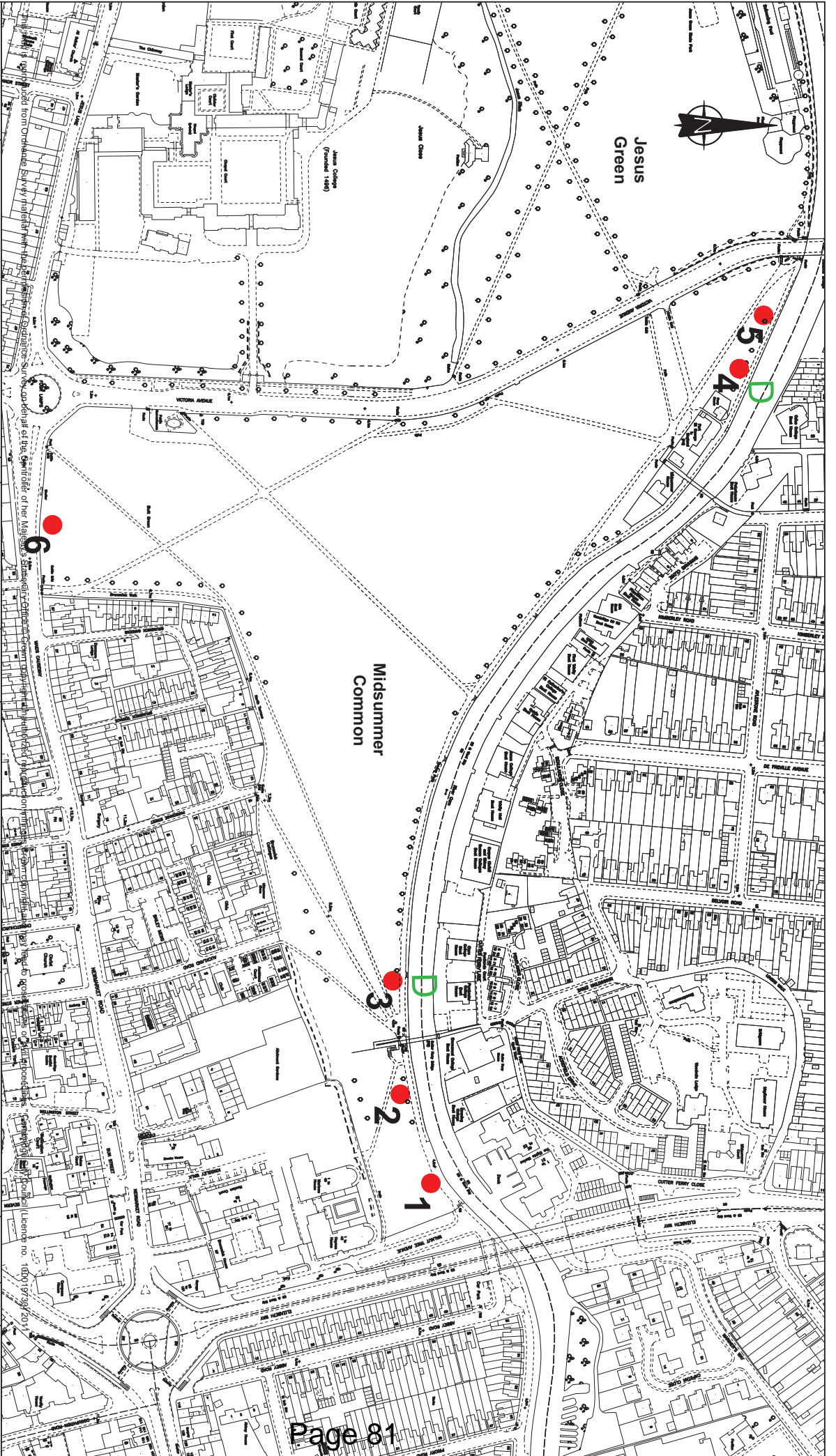
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 <p>CAMBRIDGE CITY COUNCIL</p>			Job Title	Scale		Designed DB
			West/Central Shelly Playground	NTS	A4	Drawn GC
			Drawing Title	Date created		Checked
			New Bench Project			Approved
	Rev	Revision Note	Date		Drawing No. 7	Rev. A
				CAD Ref.		

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ENVIRONMENTAL DEPARTMENT
ENVIRONMENTAL PROJECTS

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 Tel: 01223 - 457200 or 457201

Rev	Revision Note	Date
-		

Notes

KEY

- Proposed New Bench
- D Disabled Base
- Proposed New Bespoke Bench

DO NOT SCALE
 Figured dimensions must be taken in preference to scaled dimensions.

Job Title
 West/Central Area
 Midsummer Common /
 Jesus Green

Drawing Title
 New Benches Project

Scale	NTS	A4	Designed	DB
Date created			Drawn	GC
			Checked	
			Approved	
Drawing No.	1d		Rev.	A
CAD Ref.				

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Project Appraisal

To	West / Central Area Committee
Report By	Bridget Keady
Project Name	St. Marks Church Community Centre – Improvements to Community Facilities – Capital Grant
Committee	West / Central Area Committee
Committee Date	06 March 2014
Wards Affected	Newnham

Project Appraisal and Recommendation

Recommendations

Financial recommendations -

- a) Subject to relevant planning approval and completion of the Council's Capital Grant Agreement members are asked to approve a capital grant of up to £150,000 to St. Mark's Church in Newnham Ward. This project is already included in the Council's Capital Plan.
- b) There are no revenue or maintenance implications for the Council.

1 Summary

1.1 The project

The project involves a capital grant of up to £150,000 to St. Mark's Church towards the cost of improvements to their community centre. The building is shown at Appendix B and will form an extension to the north of the hall to provide a lobby and enlarged kitchen facilities to the existing community facility.

Provisional funding (subject to this project appraisal) for the capital grant from was agreed by the West / Central Area Committee on 14 November 2013. This was part of the prioritisation round of S106 developer contribution projects.

The project appraisal has been considered by the Council's Asset Management Group.

Target Dates:	Note: these are provisional dates provided by St. Mark's
Start of Procurement	April 2014
Award of Contract	May 2014
Start of project delivery	June 2014
Completion of project	December 2014

1.2 The Cost

Total Project Cost	£150,000
--------------------	----------

Capital Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	
Repairs & Renewals	£	
Developer Contributions	£150,000	<i>From West/Central's developer contributions programme</i>
Climate Change Fund		
Other		

Revenue Cost

Year 1	0
Ongoing	0

1.3 The Procurement

The works will be procured and project managed by St Mark's Church.

2 Capital Project Appraisal & Procurement Report

2.1 What is the project?

This project is to award a capital grant of up to £150,000 to St Mark's Church towards improvements to their community facilities. The improvements comprise:

- An extension to provide enlarged kitchen
- A new lobby area.
- Canopy to provide cover

The total cost of the works is estimated to be £160,000 including professional fees. St. Mark's Church have £10,000 available.

The building is used extensively by a range of community groups, all of whom have expressed their dissatisfaction about the small existing kitchen space. This is the only community hall in Newnham, which provides well-used facilities for all age groups. All existing users would benefit from the proposed improvements, and St Mark's vision is that once improvement works take place they will expand the use of the community hall with more activities, larger group use and evening and weekend use for the wider community. The new lobby area will also allow them to host coffee mornings, where local people (particularly older people) can meet and access internet and computer facilities.

2.2 The major issues for stakeholders & other departments

This project will significantly improve the range of community facilities at St. Mark's Church Hall and will help to ensure the longer term viability of the hall through increased use and opportunities for income generation.

2.3 Summarise key risks associated with the project

The capital grant will be subject to St. Mark's Church finalising design drawings, obtaining planning permission and completing the Council's Capital Grant Agreement which will protect community access and ensure no groups wishing to use the facilities are discriminated against.

2.4 Financial implications

- a) Appraisal prepared on the following price base: 2014/15

- b) The Capital allocation of up to £150,000 will be paid in instalments in arrears on submission of an Architect's certificate and/or copies of invoices for work completed.
- c) There are no revenue or maintenance implications for the Council.
- d) St Mark's have confirmed they have an additional £10,000 available if the project cost exceeds £150,000.
- e) Officers have allocated £150,000 of developer contributions to this project that are already assigned to the Area Committee Developer Contributions programme (in line with the agreed approach to devolved and city wide contributions). If, in due course, it transpires that there are other specific and appropriate contributions that need to be used instead, these arrangements may be revised.

2.5 Capital & Revenue costs

(a) Capital	£	Comments
Building contractor / works	150,000	Estimated costs (not yet tendered)
Purchase of vehicles, plant & equipment		
Professional / Consultants fees		included
IT Hardware/Software		
Other capital expenditure		
Total Capital Cost	150,000	

(b) Revenue	£	Comments
Total Revenue Cost	0	

2.6 VAT implications

There are no adverse VAT implications to this project

2.7 Environmental Implications

Climate Change Impact	-L
-----------------------	----

It is estimated that the overall project will have a low but negative environmental impact as the footprint will increase by around 28m². The building design will ensure that the environmental impact will be minimized.

2.8 Other implications

An EQIA has been carried out and no adverse impact was identified.

The new extension will be fully accessible and the Capital Grant Agreement will ensure that the facilities are open to all community groups and individuals.

St. Mark's hope to go out to tender in April 2014. They have allowed approx. six months for construction and envisage the project will be complete by December 2014. However, this is subject to planning permission and the outcome of their tender process. This project appraisal therefore includes a 3 month contingency and assumes completion by March 2015.

2.9 Staff required to deliver the project

Legal support will be required to complete the Council's Capital Grant Agreement. The project will be monitored by staff in Community Development.

2.10 Identify any dependencies upon other work or projects

None

2.11 Background Papers

Report to West Area Committee on S106 developer contributions potential projects – 14 November 2013

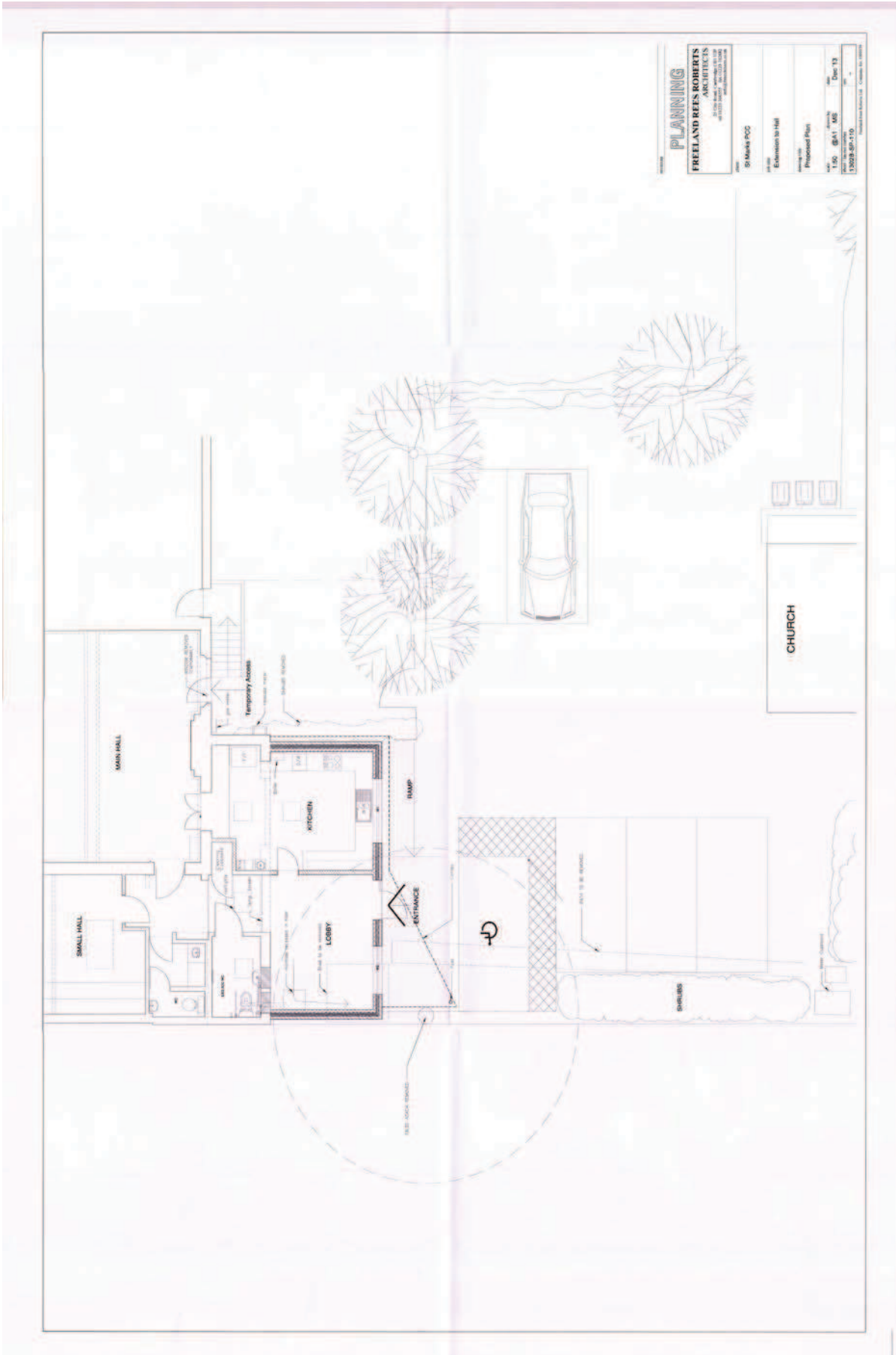
2.12 Inspection of papers

Author's Name	Bridget Keady
Author's phone No.	01223 457878
Author's e-mail:	Bridget.keady@cambridge.gov.uk
Date prepared:	23.01.2014

Appendix A

	2012/13	2013/14	2014/15	Comments
	£	£	£	
Capital Costs				
Building contractor / works			150,000	Profile is estimate based on information from St. Mark's Church
Purchase of vehicles, plant & equipment				
Professional / Consultants fees				included
Other capital expenditure:				
Total Capital cost			150,000	
Capital Income / Funding				
Government grant				
Developer contributions			150,000	West / Central Committee Community Facilities budget
R&R funding				
Earmarked funds				
Existing capital programme funding				
Revenue contributions				
Total Income			150,000	
New Capital Bid	0	0	0	

Appendix B St. Mark's Church Hall to Extension to north of existing hall.



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Project Appraisal

To	West / Central Area Committee
Report By	Bridget Keady
Project Name	St Augustine's Church Hall – Improvements to Community Facilities – Capital Grant
Committee	West / Central Area Committee
Committee Date	06 March 2014
Wards Affected	Castle

Project Appraisal and Recommendation

Recommendations

Financial recommendations -

- a) Subject to relevant planning approval and completion of the Council's Capital Grant Agreement, members are asked to approve a capital grant of up to £100,000 to St. Augustine's Church in Castle Ward. This project is already included in the Council's Capital Plan.
- b) There are no revenue or maintenance implications for the Council.

1 Summary

1.1 The project

The project involves a capital grant of up to £100,000 to St. Augustine's Church towards the cost of improvements to their community facilities. The building is shown at Appendix B and will form an extension to the front and side of the existing community facility.

Provisional funding for the capital grant was agreed by the West/Central Area Committee on 14 November 2013. This was part of the prioritisation round of S106 developer contribution projects.

The project appraisal has been considered by the Council's Asset Management Group.

Target Dates:	Note: these are provisional dates provided by St. Augustine's
Start of Procurement	April 2014
Award of Contract	May 2014
Start of project delivery	July 2014
Completion of project	Dec 2014

1.2 The Cost

Total Project Cost	£100,000
--------------------	----------

Capital Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	
Repairs & Renewals	£	
Developer Contributions	£100,000	<i>From West/Central committee's developer contributions programme</i>
Climate Change Fund		
Other		

Revenue Cost

Year 1	0
Ongoing	0

1.3 The Procurement

The works will be procured and project managed by St Augustine's Church.

2 Capital Project Appraisal & Procurement Report

2.1 What is the project?

This project is to award a capital grant of up to £100,000 to St Augustine's Church towards improvements to their community facilities. The improvements comprise:

- An upgrade to the main kitchen and provision of improved storage at the front of the hall.
- Remodelling of the entrance and front of the building, including new accessible toilet facilities.
- A side extension to the main hall to provide additional meeting / event space.

Funding has already been secured by St. Augustines for additional works at the rear of the building which includes refurbishment of the existing toilet block and improvements to a small kitchenette. This work is under construction.

The works will be phased so that they can proceed with the improvements to the front of the hall, should the grant be approved. The side extension will follow on when additional funding is secured. It is estimated that all the works will cost around £300,000. The church has reserves of £25,000 and is actively fund raising to secure the remaining money.

The building is used extensively by a range of community groups on a regular basis, and is also a venue for concerts, talks and other events, including children's parties and receptions. The current building has served the needs of the community for over 100 years. The improvements will increase the quality and range of facilities on offer, and make better use of the space that is available, in order to make the building accessible to all. The church are looking forward to welcoming residents from the new community at Darwin Green.

2.2 The major issues for stakeholders & other departments

This project will significantly improve the range of community facilities at St. Augustine's Hall and will help to ensure the

longer term viability of the hall through increased use and opportunities for income generation.

2.3 Summarise key risks associated with the project

The capital grant will be subject to St. Augustine's Hall finalising design drawings, obtaining planning permission and completing the Council's Capital Grant Agreement which will protect community access and ensure no groups wishing to use the facilities are discriminated against.

2.4 Financial implications

- a) Appraisal prepared on the following price base: 2014/15
- b) The Capital allocation of up to £100,000 will be paid in instalments in arrears on submission of an Architect's certificate and/or copies of invoices for work completed.
- c) There are no revenue or maintenance implications for the Council.
- d) Officers have allocated £100,000 of developer contributions to this project that are already assigned to the Area Committee Developer Contributions programme (in line with the agreed approach to devolved and city-wide contributions). If, in due course, it transpires that there are other specific and appropriate contributions that need to be used instead, these arrangements will be revised.

2.5 Capital & Revenue costs

(a) Capital	£	Comments
Building contractor / works	100,000	Estimated costs (not yet tendered)
Purchase of vehicles, plant & equipment		
Professional / Consultants fees		included
IT Hardware/Software		
Other capital expenditure		
Total Capital Cost	100,000	

(b) Revenue	£	Comments
Total Revenue Cost	0	

2.6 VAT implications

There are no adverse VAT implications to this project

2.7 Environmental Implications

Climate Change Impact	-L
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It is estimated that the overall project will have a low but negative environmental impact as the footprint will increase by around 46m². The building design will ensure that the environmental impact will be minimized.

2.8 Other implications

An EQIA has been carried out and no adverse impact was identified.

The new extension and toilet facilities will be fully accessible and the Capital Grant Agreement will ensure that the facilities are open to all community groups and individuals. St.

Augustine's has indicated that they are keen to encourage older people to come, and would like to have a café area in the lobby area (which is currently used for storage as it is not suitable as a community meeting space).

St. Augustine's has produced an outline programme which would deliver the finished project by December 2014. However, this is subject to planning permission, the outcome of their tender process and confirmation of grant funding from others. This project appraisal therefore includes a 3 month contingency and assumes completion by March 2015.

2.9 Staff required to deliver the project

Legal support will be required to complete the Council's Capital Grant Agreement. The project will be monitored by staff in Community Development.

2.10 Identify any dependencies upon other work or projects

None

2.11 Background Papers

Report to West Area Committee on S106 developer contributions potential projects – 14 November 2013

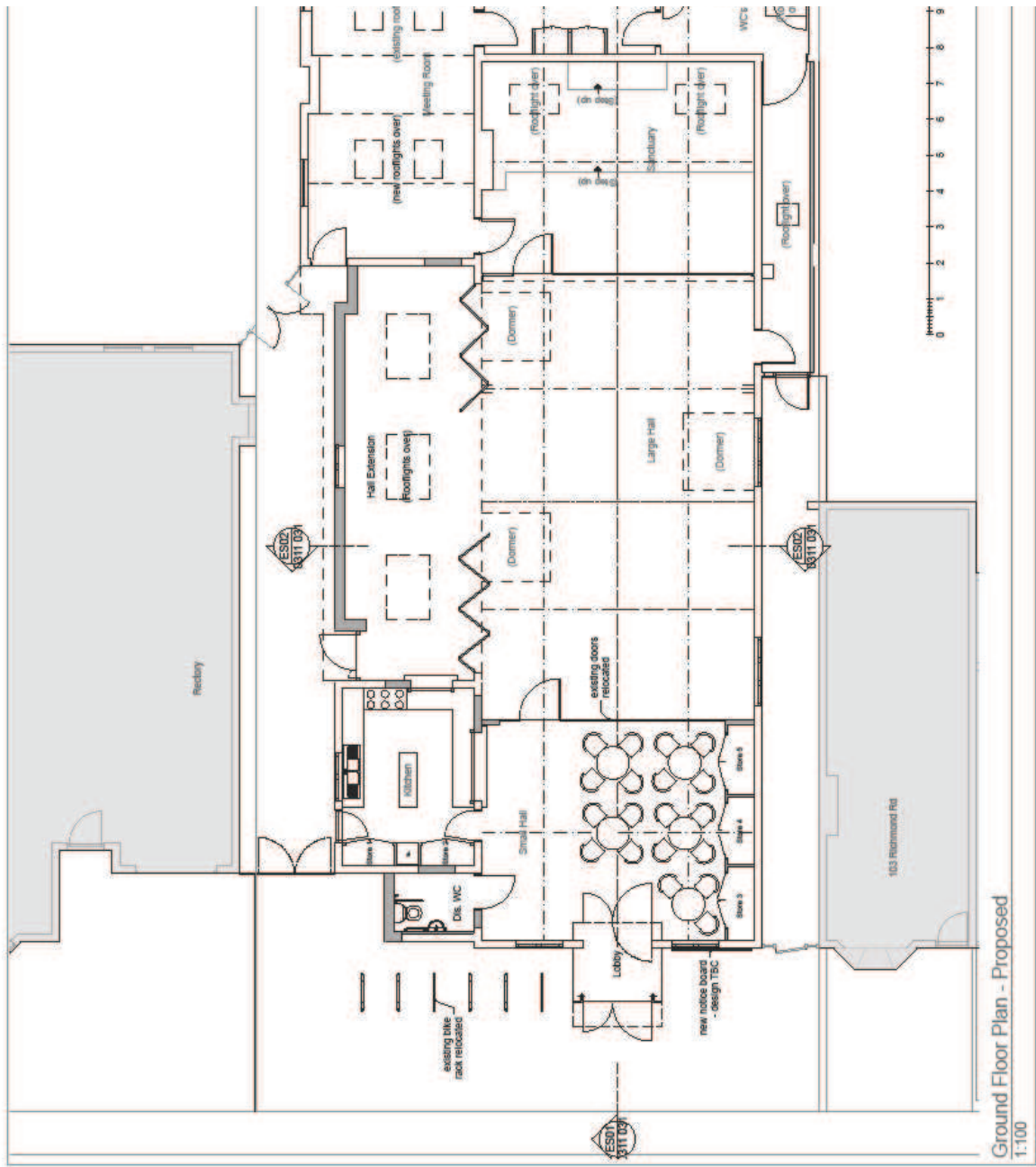
2.12 Inspection of papers

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Appendix A

	2012/13	2013/14	2014/15	Comments
	£	£	£	
Capital Costs				
Building contractor / works			100,000	Profile is estimate based on information from St. Augustine's Church
Purchase of vehicles, plant & equipment				
Professional / Consultants fees				included
Other capital expenditure:				
Total Capital cost			100,000	
Capital Income / Funding				
Government grant				
Developer contributions			100,000	West / Central Community Facilities – See Appendix B
R&R funding				
Earmarked funds				
Existing capital programme funding				
Revenue contributions				
Total Income			100,000	
New Capital Bid	0	0	0	

Appendix B St. Augustine's Single story extensions to front and side of church



HUNTINGDON ROAD TRAFFIC AND SAFETY SCHEME

Note to Members of Cambridge City – West/Central Area Committee

**From: Vanessa Kelly, Project Officer, Cycling Projects Team,
Cambridgeshire County Council**

Date: 6 March 2014

1.0 INTRODUCTION

1.1 The purpose of this paper is to inform Members about the proposal for traffic and road safety improvements on the city bound side of Huntingdon Road between Girton Road and Oxford Road. The proposals aim to improve conditions for pedestrians, bus users and cyclists. Public consultation for the scheme runs from 4 March to 7 April 2014. The views of the Committee are most welcome on the proposal.

2.0 BACKGROUND

2.1 The proposed scheme is funded by the Department for Transport (DfT) Cycle City Ambition Grant which Cambridgeshire County Council and seven other local authorities were successful in bidding for last year. In the original Bid, the County Council proposed to deliver a safe, direct, comprehensive network for cycling and walking between key destinations in Cambridge and in South Cambridgeshire. Over a ten year period, the aim is for cycling to have 40% of modal share in Cambridge, and 20% in S Cambs. The growth of housing and businesses in the Greater Cambridge area will put increasing pressure on the transport network. To mitigate the impacts of growth, modal shift must be achieved and the new segregated schemes included in the Bid will provide Dutch-style cycling facilities which it is hoped will encourage new cycling amongst existing residents and commuters and future cycling by residents of the new developments when they are occupied. It is important that residents, who move to the city and are not part of the cycling culture of Cambridge, see cycling as a safe and attractive form of transport.

2.2 In Cambridge, it is proposed to build segregated cycle lanes along sections of three main arterial routes: Huntingdon Road, Hills Road and Trumpington Road. The new cycle lanes will upgrade existing cycle routes and link economic clusters such as Addenbrookes with businesses in the city. In South Cambridgeshire, the provision of new and improved cycle routes is well progressed: the A10 links to Foxton are almost completed, construction on the Wandlebury to Babraham

Research Campus cycleway is under way, as is the Whittlesford to Granta Park cycleway; the Swavesey to Buckingway Business Park cycleway will begin this April. All the Cycle City Ambition schemes must be built by May 2015.

- 2.3 Cambridge will be introducing 20mph limits everywhere, except for major roads where there will be a move towards segregated cycle lanes.
- 2.4 The County traffic counts and accident data will be used for monitoring, and all the schemes will be included in the annual monitoring.
- 2.5 A Stakeholder group has been formed, to discuss and debate the details of each Cycle City Ambition scheme, with the aim of achieving very high quality schemes. Bodies represented include Cambridge City Council, South Cambridgeshire District Council, Road Safety Team, Environmental Health, Public Health and Travel for Work (County Council), Sustrans, CTC (the Cyclists Touring Club), Cambridge Cycling Campaign, Girton Parish Council and Babraham Research Campus.

3.0 PRE-CONSULTATION FOR THE PROPOSED SCHEME

- 3.1 In Sept/Oct 2013, local Members from Cambridge City, South Cambridgeshire District Council and Cambridgeshire County Council were invited to discuss issues for road users on Huntingdon Road and possible design options for the proposed cycle lane.
- 3.2 Local residents' associations, businesses and University of Cambridge colleges and departments on or near Huntingdon Road were also invited to give feedback on concerns and issues as road users on Huntingdon Road.
- 3.3 In early Nov 2013, a letterdrop to residents living on and near Huntingdon Road took place; the letter asked for feedback and whether the proposed cycle lane was desirable.
- 3.4 Roughly eighty residents responded to the letter – they highlighted many issues, and raised concerns over, or gave support for, the proposed scheme.
- 3.5 On 14 Nov 2013, a Cyclist Breakfast was held outside the NIAB headquarters on Huntingdon Road. Roughly fifty cyclists stopped and discussed cycling issues in the local area.

3.6 The views of Members, residents' associations, businesses, colleges, residents and commuter cyclists were discussed at length with the scheme's design team and the designs were adapted to reflect those views. Indeed, as a result of the feedback, the scheme has been extended to include the Oxford Road junction, a short section of segregated cycle lane on the outbound side between Oxford Road and Storey's Way and an upgrade of the existing cycle lane between Oxford Road and the Victoria Road junction by resurfacing and widening it.

4.0 DETAILS OF PROPOSED SCHEME

4.1 The budget for the Huntingdon Road segregated cycleway improvements is £625,000.

4.2 Three separate design options have been developed for the public consultation showing:

1. fully segregated cycleway
2. raised kerb (hybrid) segregated cycleway
3. combination of hard kerb and raised kerb segregated cycleway

In all three options, the cycleway will be 2.1m wide and have priority over side roads. Cyclists will travel on a quick, direct, continuous route, without the need to negotiate obstacles or parked vehicles. Motorists will have a less stressful drive as cyclists will not pull out so often. Cyclists who currently cycle on the pavement should feel safer on the new cycle lane. Pedestrians should benefit from reduced cycling on the footway and from the buffer that the new cycleway offers from the main traffic lane.

4.3 The extra width required by the new cycleway will be achieved by reducing the central hatching on the road and some of verge and footway, and by maintaining a consistent 3.2m motor traffic lane.

4.4 New 'floating bus stops' will be introduced: the cycle lane will go behind the bus stop. Bus passengers will wait on the footway and cross the cycle lane to the 'bus boarder' to get on buses. Cyclists will no longer have to go round stationary buses at stops or negotiate buses pulling in and out of stops. The cycle lane will narrow to 1.5m through the bus stop area to slow cyclists down.

4.5 Option 1.

The fully segregated cycle lane would provide the greatest level of safety and perceived safety. Cyclists would be physically separated from motor vehicles by a 0.6m wide kerb for much of the proposed route. There would be breaks in the kerb at accesses and side roads.

The fully segregated cycle lane would make the motor vehicle lane seem narrower and so encourage drivers to adhere to the 30mph speed limit, especially at the Girton end where speeding is an issue. Option 1 would mean the loss of right-turn filter lanes at Howe's Place and Sherlock Road.

4.6 Option 2.

The raised kerb or hybrid segregation would consist of a cycle lane below the level of the footway but above the level of the motor traffic lane. Cyclists would have a greater level of safety than with the current on-road lanes. The raised kerb option would allow emergency vehicles to pass more easily than with the fully segregated option. The height of the raised kerb cycle lane would be reduced to that of the motor traffic lane at side roads. The visual impact of the raised kerb cycle lane, Option 2, would be less severe than Option 1. The right-turn filter lanes at Howe's Place and Sherlock Road would be retained with Option 2.

4.7 Option 3.

A combination of a fully segregated and a raised kerb cycle lane: there would be a fully segregated cycle lane with a kerb in the 'outer' section of Huntingdon Road (Girton Road to Howe's Place) and a raised cycle lane in the 'inner' section (Howe's Place to Oxford Road).

5.0 PUBLIC CONSULTATION

5.1 The public consultation runs from 4 March to 7 April 2014. Materials will include a 3-D video, photo-montages, brochure, and web pages on the County Council website. The brochure will be delivered to local residents and businesses in the last week of February.

The launch of Huntingdon Road and Hills Road public consultation period will be heralded by a cyclist breakfast on Shrove Tuesday (4 March) outside the NIAB headquarters on Huntingdon Road.

The Huntingdon Road and Hills Road schemes will be presented at Cambridge Cycling Campaign's Monthly Meeting, Friends' House – 4 March (8.00pm)

Other events are planned on the following dates:

12th March, Girton Glebe Primary School, 5.00-7.00pm

18th March, St Augustine's Hall, Richmond Road, 4.00-7.00pm

24 March, Kaetsu Centre (between Fitzwilliam College and Murray Edwards College), 5.00 – 7.30pm

6.0 PROCESS

6.1 The County Council is moving to a committee system on 13th May 2014. The scheme will be considered for approval by the Economy and Environment committee. **If the scheme is approved works will need to start before 1st May 2015.**

7.0 SUMMARY

7.1 Members of the Area Committee are asked to comment on the scheme proposals and are encouraged to attend the consultation events.

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