

NORTH AREA COMMITTEE

30 September 2010

6.30 - 9.50 pm

Those Present for the Consideration of Applications for Planning Permission

City Councillors: Blair, Boyce, Brierley, Kerr, Levy, McGovern, Nimmo-Smith, Pitt, Tunnacliffe, Ward and Znajek

Other Councillors Present: Manning, Moss-Eccardt and Todd-Jones

Officers: Sarah Dyer (Development Control Manager) and James Goddard (Committee Manager)

Those Present for the Remainder of the Meeting

City Councillors: Blair, Boyce, Brierley, Kerr, Levy, McGovern, Nimmo-Smith, Pitt, Todd-Jones, Tunnacliffe, Ward and Znajek

County Councillors: Manning, Moss-Eccardt and Wilkins

Officers: Dinah Foley-Norman (Principal Landscape Architect), James Goddard (Committee Manager), Lynda Kilkelly (Safer Communities Manager), Matt Phillips (Police Community Support Officer) and Jason Wragg (Police Sergeant)

Other Officers in Attendance: Paul Connelly (County Council), Joe Godwin (City Ranger)

FOR THE INFORMATION OF THE COUNCIL

The Chair gave permission for Mr Richard Taylor to film the meeting. It was confirmed with Mr Taylor that the filming would take place from a fixed position and cease if members of the public or speakers expressed a desire not to be filmed.

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

10/51/NAC Apologies for Absence

City Councillors: None

County Councillors: Pellew

10/52/NAC Declarations of Interest (Planning)

Name	Item	Interest
Cllr Nimmo-Smith	10/55/NAC	Personal – Knows the objector to 73 Gilbert Road. Has been in general contact/correspondence.
Cllr Znajek	10/55/NAC	Personal – Knows the objector to 73 Gilbert Road.

10/53/NAC Planning Applications

These minutes and the appendix should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full and with the Amendment Sheet issued at the meeting. Any amendments to the recommendations are shown.

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

10/54/NAC 10/0672/FUL 56 Green End Road

The committee received an application for full planning permission.

The application sought approval for erection of a one and a half storey bungalow on land behind 56 Green End Road (in addition to that approved under reference 09/0404/FUL).

The Committee **resolved (unanimously)** to accept the officer recommendation and approve planning permission for the following reasons:

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:
 - Cambridgeshire and Peterborough Structure Plan 2003: P6/1,P9/8;
 - Cambridge Local Plan (2006): 3/1, 3/4, 3/6, 3/7, 3/8, 3/10,3/12, 5/1, 5/14, 8/6, 8/10, 10/1;
2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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

2. Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30 November 2010 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, and waste as appropriate in accordance with the following policies, standards and proposals - policies 3/7, 3/8, 3/12, 5/12 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2010.

10/55/NAC 10/0795/FUL 73 Gilbert Road

The committee received an application for full planning permission.

The application sought approval for two storey and single storey rear extensions.

The committee received representations in objection to the application from the following:

- Mr and Mrs Stevens
- Cllr Boyce (speaking as Ward Member in support of the objectors)

The representation covered the following issues:

- (i) Context.
- (ii) Size/massing.
- (iii) Overshadowing.
- (iv) Residential amenity considerations.

The Committee **resolved (by 10 votes to 0)** a) to reject the officer recommendation to approve the application and (b) to refuse the application both for the following reason:

- 1 The proposed ground and first floor rear extension, because of their scale, their length, their height and their overall massing, positioned close to the common boundary with 71 Gilbert Road, would unreasonably dominate that neighbouring property. The additions would cause the occupiers of the neighbouring property to feel overwhelmed by the proposal and to suffer an unacceptable sense of enclosure, detrimental to the level of amenity that they should properly expect to enjoy. Additionally, the development would result in the loss of both sunlight and natural light to and outlook from No 71. The development is therefore contrary to policy 3/14 of the Cambridge Local Plan 2006 and in failing to respond to its context and to relate satisfactorily to its surroundings is also contrary to policy 3/4 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development.

Councillor Boyce did not participate in the decision making concerning this application and took no part in the vote.

10/56/NAC Declarations of Interest (Main Agenda)

Name	Item	Interest
Cllr Blair	10/61/NAC	Personal – Is a resident of Evergreens.

10/57/NAC Minutes

The minutes of the 15 July 2010 meeting were approved and signed as a correct record.

10/58/NAC Matters and Actions Arising From the Minutes

- (i) **10/49/NAC Open Forum “Action Point: Councillor Pitt undertook to liaise with Litter Picking Team and Rangers concerning fly tipping”.**

Councillor Pitt has liaised with Street Scene and Rangers Enforcement Team. Monitoring of the situation is on-going.

- (ii) **10/49/NAC Open Forum “Action Point: Councillor Wilkins undertook to liaise with Kay Harris post Area Committee on how to address the issue through the Area Joint Committee”.**

The next Area Joint Committee is 18 October 2010. A petition of 50 signatures was required by the closing date of Thursday 7 October.

- (iii) **10/49/NAC Open Forum “Action Point: The Head of Environmental Health and Waste Strategy undertook to liaise with Head of City Homes concerning enforcing tenancy agreements to ensure homes and gardens are kept clean. The Head of Environmental Health and Waste Strategy will also undertake site visits with an Environmental Health Officer”.**

Mrs Speed addressed the Housing Management Board 28 September 2010 concerning this issue. Officers have undertaken to take the issue forward.

- (iv) **10/49/NAC Open Forum “Action Point: Councillor Nimmo-Smith to liaise with Councillor Bick concerning the protocol for using section 59 to address speeding, and the access to appeal process. A report was requested for the 30 September Area Committee”.**

A response is set out in the Safer Neighbourhood report, and Police (Retention and Disposal of Motor Vehicles) Regulations 2002 document by Inspector Kerridge as circulated at the North Area Committee (NAC).

Mr Taylor advised the Committee that he had contacted the police Authority to query Cambridgeshire Police's use of Section 59.

Action Point: Committee Manager to publish Police Section 59 response document on City Council website.

Action Point: Councillor Pitt requested further information concerning the access to appeal process, for Police use of Section 59 to address speeding.

(v) 10/49/NAC Open Forum "Action Point: Councillor Blair to discuss with officers redaction of text on the Council's on-line Planning Public Access system".

Councillor Blair has liaised with relevant officers to seek an update on text redaction and system operation satisfaction.

Action Point: Councillor Blair to update NAC concerning on-line Planning Public Access system six months post introduction.

10/59/NAC Open Forum

1. Mrs Harris raised the issue of winter gritting of council properties.

Councillor Pitt observed there was a confusion of responsibility between the City and County Councils, although he has discussed the issue with Councillor Smart and officers.

Action Point: Councillor Pitt undertook to liaise with Councillor Smart concerning winter gritting issue for City Council owned properties.

2. Mrs Speed queried the progress of the byelaw to stop drivers parking on grass verges.

Action Point: Councillor Pitt undertook to ascertain progress of byelaw to prevent car parking on grass verges.

3. Mr Taylor queried if City Council has a protocol applying to trees.

Councillor Blair said a protocol was in place that covered all trees on council owned land, but not highways, even when managed by the Arboricultural Team.

Councillor Ward signposted the 15 October 2010 meeting where arboricultural issues relating to Alexandra Gardens will be discussed.

Action Point: Councillor Ward to respond to Mr Taylor concerning his query regarding City Council protocol applying to trees, particularly in the north of the City eg Alexandra Gardens.

Further public questions were asked in 10/61/NAC Policing and Safer Neighbourhoods.

10/60/NAC Discussion Concerning Local Matters Relating to Tesco Express in East Chesterton

This item was withdrawn from the agenda.

Action Point: Councillor Nimmo-Smith to liaise with Councillor Blair to arrange a Ward Councillor and local resident site visit to Tesco Express, High St, Chesterton. Also to invite a Tesco representative, such as Ian Smith (Express Operations Manager) to 25 November 2010 NAC meeting.

10/61/NAC Policing and Safer Neighbourhoods

The committee received a report from the Safer Communities Manager and Sergeant Wragg regarding policing and safer neighbourhoods trends.

The report and outlined actions taken since the Committee on 10 June 2010. The current emerging issues for each ward were also highlighted (see report for full details). They covered anti-social behaviour in the vicinity of St Luke's School, anti-social driving in the Fen Road traffic calmed area, unlawful parking and associated anti-social behaviour – the Shirley School (East Chesterton), Cambridge wide priorities and emerging issues/neighbourhood trends.

Members of the public asked a number of questions, as set out below.

1. Mr Taylor raised concerns regarding the use of Section 59 powers to address speeding issues (eg in Fen Road), and asked if other tactics could be used.

Cllr Nimmo-Smith referred back to Mr Taylor's earlier comment about his contacting the Police Authority concerning this issue. Cllr Nimmo-Smith felt confident that the Police were using appropriate powers to address anti-social driving.

Members of the public expressed support for Police efforts to address anti-social driving in Fen Road.

The Committee felt it was their role to set Police priorities for north area Wards, but not specify how they are enforced. Councillor Pitt will liaise with Julian Huppert MP concerning the appeals process for Section 59. The Police will be aware of concerns raised through their attendance at NAC, and can be anticipated to apply Section 59 appropriately. Sergeant Wragg confirmed that Section 59 was proportionally used, and targeted at repeat offenders.

It was felt that ineffective traffic calming measures did not deter the continuing antisocial driving issues in Fen Road. County Council funding is unlikely to be available to replace them, so the issue needs to be addressed in other ways.

2. Councillor Manning asked how the community could be engaged in Police priorities.

Sergeant Wragg answered the Police engage the community through a variety of measures such as e-cops, website, attending community meetings and patrolling a beat. The Police cannot solve safer neighbourhood issues alone, joint action is required with the Council and community. If members of the public have concerns, they are asked to pass these onto the Police. The Committee were advised of the following concerns at the meeting:

- (i) Anti-social driving on local towpath.
- (ii) Queuing at level crossing in East Chesterton, and intimidation of drivers by some others eg transit van drivers.

(iii) Other illegal activities in Fen Road, other than anti-social driving, such as gang masters.

- 3. Mrs Harris asked how the Police were tackling individuals/repeat offenders who cause issues across the city, plus the growing issue of prostitution on Histon Road**

Action Point: Lynda Kilkelly to provide an update at October community based meeting on how the Police are tackling individuals/repeat offenders who cause issues across the city, plus the growing issue of prostitution on Histon Road.

Action Point: Police to report on above issues at a future NAC.

- 4. A member of the public raised the issue of external traffic accessing Evergreens (Close) generated by local school commuters attending Shirley Primary School**

The Committee noted various residents concerns about anti-social driving and behaviour over a period of years. Sergeant Wragg offered to liaise with residents and take action based on information reported.

Action Point: Councillors Manning and Moss-Eccardt to liaise concerning implementing An 'access only' traffic regulation order in Evergreens to prevent external traffic generated by local school commuters.

- 5. Committee members sought clarification concerning current priorities and frequency of Police surgeries to address these.**

Fly tipping is a current issue being addressed through City Rangers. Cases are investigated and passed onto the Enforcement Team where necessary.

Although crime is generally down, burglary and violent crime is on a seasonal rise over the summer. This follows an expected trend of peaks and troughs through the year. The figures can be eschewed as a minority of people maybe committing a majority of the crimes.

There may be a link between thefts of bicycles in East Chesterton and the number of derelict ones found in West Chesterton due to through traffic, plus students abandoning bikes when courses finish.

Police surgeries are held in Arbury Court and East Chesterton, the latter usually on the last Wednesday of each month.

Action Point: Councillor Nimmo-Smith requested a seasonal breakdown of violent crime figures to ascertain if NAC should take on a priority based on trends at a future NAC.

It was agreed to discharge the continuation of work to prevent and deter incidents of anti-social behaviour in the grounds of St Luke's School in light of improvements made, although the situation will continue to be monitored.

The following priorities were unanimously **agreed**:

- (i) Continuation of work to tackle anti-social driving in Fen Road.
- (ii) Tackle unlawful parking and associated anti-social behaviour linked with the Shirley School, East Chesterton plus Evergreens.
- (iii) Address the growing issue of prostitution on Histon Road.

10/62/NAC Environmental Improvement Programme

The committee received a report from the Principal Landscape Architect regarding the Environmental Improvement Programme.

Existing Schemes: Progress

The Principal Landscape Architect reported on the progress with approved schemes:

- Ramsden Square path.
- Downhams Lane renovation of native hedge.

Action Point: Principal Landscape Architect to provide NAC with information concerning Downhams Lane renovation of native hedge EIP, plus joint work with other officers on cycleways.

Existing Schemes That Require Decisions

Members considered a number of schemes put forward for consideration, a number of which required approval.

The committee made the following comments in response to the report:

- (i) No funding had been identified for extra options in Mortlock Avenue, but these provided a useful guide for additional options if further funding became available.
- (ii) Sought clarification concerning Councillors to act as 'champions' for schemes.

The Principal Landscape Architect responded the following were 'champions':

- Ramsden Square path – Councillor Pitt.
- Downhams Lane renovation of native hedge – Councillors Pitt and Tunnacliffe.
- Akeman Street Planting – Councillor Levy.
- Kendal Way Planting Refurbishment – Councillor Blair.
- Woodhead Drive/Milton Rd – Councillor Pitt.
- Mortlock Avenue – Councillor Blair.

Following discussion, members determined the schemes as follows:

1. **Akeman Street Planting**

This scheme proposes to improve existing planting areas with refurbishment of the surrounding kerbs at the Stretton Avenue junction and the two other junctions with Darwin Drive, including the tree pits in between. The estimated cost of delivering this work is £36,000. As this work is maintenance of the existing planting areas, officers do not propose to carry out public consultation on the proposals.

This work is dependent on the coming planting season and is required to be included within the programme of work planned for the City Council Streetscene Department.

Agreed (11 votes to 0) to approve the scheme for implementation at an estimated cost of £36,000.

2. **Kendal Way Planting Refurbishment**

Refurbishment incorporating tree and shrub replacement with minor civils work, such as knee rail replacement. The estimated cost of this scheme is £8,750. As this work is maintenance of the existing planting areas, officers do not propose to carry out public consultation on the proposals.

This work is dependent on the coming planting season and is required to be included within the programme of work planned for the City Council Streetscene Department.

Agreed (11 votes to 0) to approve the scheme for implementation at an estimated cost of £8,750.

3. **Woodhead Drive/Milton Rd**

Works to include the thinning and tidying of a Yew hedge to allow surveillance views through to the rear of the hedge and sowing of wildflower plugs to introduce some diversity into the grass sward. The land is City Council owned and therefore the scheme will follow the Tree Protocol Procedure.

Officers now propose to carry out public consultation in line with the tree protocol procedure in order to implement the scheme.

Agreed (unanimously) to approve the scheme for implementation at an estimated cost of £4,000.

4. **Mortlock Avenue**

The drawing attached in Appendix 1 of officer's report illustrates the proposed scheme options.

The proposed measures include:

- Block paving of the central area - £17,014
 - Existing footpath to be repaved. - £15,610
 - New street furniture. - £2,514
 - Wooden panels to screen wheelie bins. - £2,225
 - Contingency - £1,637
- Total cost - £39,000

Additional options that could be provided in lieu of some of the above measures include:

- Provision of play equipment - £5,232
- Removal of existing trees - £750
- Replanting of existing planting areas - £4,760
- Additional wooden panels to screen wheelie bins - £870

Officers propose to carry out a local public consultation to determine local opinion of the design options in order to define a preferred scheme within

the budget available. Members stated that if there were headroom in the budget, then the additional wheelie bin screens should be prioritised.

Agreed (unanimously) to approve the scheme for public consultation and implementation at an estimated cost of £39,000.

The meeting ended at 9.50 pm

CHAIR