

NORTH AREA COMMITTEE19 May 2011
6.00 - 9.55 pm

Present: Councillors Nimmo-Smith (Chair), Ward (Vice-Chair), Boyce, Brierley, Kerr, McGovern, O'Reilly, Price, Todd-Jones, Tunnacliffe, Znajek

County Councillors: Manning and Sales

Other City Councillors in attendance: Bick

Officers: Trevor Woolams (Head of Community Development), Lynda Kilkelly (Safer Communities Manager), Sarah Dyer (Development Control Manager), Sophie Pain (Planning Officer) and Glenn Burgess (Committee Manager).

Other Officers in attendance: Liz Bisset (Director of Customer and Community), Jonathan James (Head of Customer Services), Graham Saint (Strategy Officer) Dan Mitchell (Community Development Officer) and Eve Dziura (Community Development Officer)

Others in attendance: Jason Wragg (Police Sergeant) and Jim Meikle (Community Fire Safety Officer)

FOR THE INFORMATION OF THE COUNCIL

11/26/NAC Apologies for Absence

Apologies were received from City Councillor Gerri Bird.

11/27/NAC Declarations of Interest (Planning)

Councillor	Item	Interest
Nimmo-Smith	11/28a/NAC	Personal: Met with the objectors and the applicant, and visited properties
Kerr	11/28a/NAC	Personal: Knows the objectors in a personal capacity
Nimmo-Smith	11/28b/NAC	Personal: Been in correspondence with the applicant and the agent
Kerr	11/28e/NAC	Personal: Exchanged emails with the applicant

It was noted that, as this was his first meeting, City Councillor Price would be observing proceedings but not speaking or voting on the planning applications.

11/28/NAC Planning Applications

11/28a/NAC: 11/0191/FUL - 4 Mulberry Close, Cambridge

The committee received an application for full planning permission.

The application sought approval for a two storey rear extension; door at front replaced with window; increase size of side window; build garden room.

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

- Mr Makin
- Mrs Hipkin

The representation covered the following issues:

- i. Close proximity to neighbouring properties
- ii. Overshadowing and loss of light for neighbouring properties
- iii. Increased traffic and noise
- iv. Potential to set precedent for other two storey extensions
- v. Went against residents manual

Katie Thornburrow (Agent) and Robin Standing (Applicant) addressed the committee in support of the application.

The Committee:

Resolved (by 4 votes to 2) to accept the officer recommendation to approve planning permission subject to the following additional condition:

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

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

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: East of England plan 2008: ENV7 Cambridge Local Plan (2006): 3/4, 3/14

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.

11/28b/NAC: 11/0078/FUL - 56 Hawthorn Way, Cambridge

The committee received an application for full planning permission.

The application sought approval for the sub-division of an existing residential plot to provide a new two bedroom private dwelling house.

Mr Bettison (Applicants agent) addressed the committee in support of the application.

The Committee:

Resolved (by 4 votes to 3) to reject the officer recommendation to refuse planning permission.

Resolved (by 5 votes to 2) to approve planning permission contrary to the officer recommendation. Conditions and reasons were agreed as follows:

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

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

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

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

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

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

4. Prior to the commencement of the use hereby permitted, the on-site storage facilities for waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

5. 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)

6. Prior to the commencement of development, details of a ventilation scheme for the façade fronting Elizabeth Way shall be submitted to and approved in writing by the local planning authority. The scheme shall be installed before the use hereby permitted is commenced and shall not be altered without prior approval.

Reason: To protect the amenity of future occupants of the residential unit from exhaust fumes and or odours from Elizabeth Way. (Cambridge Local Plan 3/4 and 4/13)

7. Prior to commencement of development, a noise insulation scheme detailing a glazing and acoustically treated ventilation specification/scheme to reduce the level of noise experienced in the habitable rooms, as a result of the proximity of the bedrooms/living rooms fronting onto the busy public highway (Elizabeth Way), shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

Reason: To protect the amenity of future occupants of the residential unit from exhaust fumes and or odours from Elizabeth Way. (Cambridge Local Plan 3/4 and 4/13)

The following reasons for approval were agreed:

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

East of England Plan 2008: SS1, H1, T9, T14, ENV7 and WM6

Cambridge Structure Plan 2003: P6/1 and P9/8.

Cambridge Local Plan 2006: 3/1, 3/4, 3/7, 3/8, 3/10, 3/12, 4/4, 4/13, 5/1, 5/14, 8/2, 8/3, 8/4, 8/6, 8/10 and 10/1.

2. After representations had been made by both the applicant and the Planning Officer, and with knowledge of the local area, Committee took the view that the proposed dwelling would not be a dominant and obtrusive form of development and would not be out of character with the streetscene. The Committee thought that the development would respond positively to the site context and constraints and would enhance the public realm adjacent to the site. Therefore the development could be regarded as in compliance with East of England Plan 2008 policy ENV7, Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12 and advice on design in Planning Policy Statement 1 (2005).

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

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

It was agreed that the s106 Agreement should be concluded by 31 July 2011.

11/28c/NAC: 11/0062/FUL - 73 Longworth Avenue, Cambridge

The committee received an application for full planning permission.

The application sought approval for a single storey garden room of timber construction (in place of previously approved garage)

Quoc Dang (Applicant) addressed the committee in support of the application.

The Committee:

Resolved (by 8 votes to 0) to accept the officer recommendation to approve planning permission.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: East of England plan 2008: ENV 6 and ENV Cambridge Local Plan (2006): 3/4, 3/7, 3/12, 4/11

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.

11/28d/NAC: 11/0183/FUL - 60 and 62 Green End Road, Cambridge

The committee received an application for full planning permission.

The application sought approval for a two storey rear extension to number 62 and conversion of number 62 from dwelling house to one studio apartment and four 1-bed flats and conversion of number 60 from three 2-bed flats and one 1-bed flat to two 2-bed flats, two 1-bed flats and one studio apartment.

The Committee:

Resolved (by 8 votes to 0) to accept the officer recommendation to approve planning permission.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: East of England plan 2008: SS1, ENV7 Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/14, 5/1, 5/2, 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

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11/28e/NAC: 11/0395/FUL - 1 The Grove, Cambridge

The committee received an application for full planning permission.

The application sought approval for two 1-bedroom flats adjacent to no 1 The Grove

Stephen Conrad (Applicant) addressed the committee in support of the application.

The Committee:

Resolved (by 4 votes to 3) to accept the officer recommendation to refuse planning permission.

Reasons for refusal:

1. The proposed extension at 1 The Grove would result in the loss of garden land, which would close down views, diminish the openness of the area, increase the sense of crowdedness, and erode the designed symmetry of The Grove. In so doing, the development fails to respond positively to the site context. It would not create an attractive built frontage which would positively enhance the public realm adjacent to the site, nor have a positive impact on its setting in terms of its relationship with other buildings and open areas. The development is therefore contrary to policy ENV7 of the East of England Plan 2008, Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/14, and government guidance in Planning Policy Statement 1 (2005), and in the absence of any justification for the development of residential garden land, which is a low-priority for development, is also in conflict with, and with government advice in Planning Policy Statement 3 (2010).

2. The application proposes a configuration of habitable rooms, outdoor amenity space and car parking areas which would not provide an attractive, high-quality and stimulating living environment for future occupiers, contrary to policies 3/7, 3/10 and 3/12 of the Cambridge Local Plan (2006), and Government guidance in Planning Policy Statement 1 (2005).

3. The proposed development does not make appropriate provision for public open space, community development facilities, waste storage or monitoring, in accordance with policies 3/8, 3/12, or 5/14 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, and Guidance for Interpretation and Implementation of Open Space Standards 2010.

11/28f/NAC: 10/1114/FUL - 1 Brownlow Road, Cambridge

The committee received an application for full planning permission.

The application sought approval for the erection of a new dwelling.

The committee received a representation in objection to the application from the following:

- Lesley Guebert (Objector)

The representation covered the following issues:

- vi. Shared access issues
- vii. Scale of dwelling and out of character with the area
- viii. Occupation of the dwelling
- ix. Parking and safety issues

Natalie Dunn (Applicant) addressed the committee in support of the application.

Mike Todd-Jones (Ward Councillor) addressed the committee in support of the application.

The Committee:

Resolved (by 8 votes to 0) to accept the officer recommendation to approve planning permission subject to completion of the s106 Agreement.

Reasons for approval:

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies: East of England plan 2008: SS1, ENV6, ENV7 Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/10, 4/4, 4/13, 5/1

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.

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11/29/NAC Welcome and Introduction (including Declaration of Interests)

The Chair welcomed the public and explained the format of the meeting. It was noted that representatives from the Customer Service Centre were available in the foyer to answer questions or queries relating to any City Council Service, and a recycling display was situated at the rear of the meeting room.

The Chair read out the following statement regarding photography:

“As Chair I have granted permission for photographs to be taken during Items 5 and 6 of tonight’s agenda. Photos will be taken by an officer of the City Council and will be used solely for publicity and promotion purposes.

However if any member of the public would prefer not to be included in the photographs please indicate now. You are able to indicate at any time during proceedings if they would prefer not to be photographed.”

Declaration of Interests: None

11/30/NAC Local Community Event

The Head of Community Development confirmed that a Local Community Event would be held at the Meadows Community Centre on Saturday 18 June 2011 between 10am and 2pm.

The aim of this public drop-in session would be to collect the views of local people about their priorities for the north area of the city.

Feedback postcards had also been produced and had been distributed to the following:

- Schools
- GP Surgeries
- Community Centres
- City Rangers
- Police
- Dec Bus
- Community Groups

The information collected via the postcards, an on-line survey and the Local Community Event would then be fed back to the North Area Committee on 14 July 2011.

The priorities identified by the public would guide the agenda planning process for future North Area Committee meetings.

11/31/NAC Policing and Safer Neighbourhoods

The Committee received a presentation from the Safer Communities Manager highlighting the work of the City Councils Safer Communities Section. The presentation can be accessed via:

<http://www.cambridge.gov.uk/democracy/mgConvert2Pdf.aspx?ID=2370&T=9>

The Committee then received a presentation from Sergeant Wragg on crime and policing in the four wards. The presentation can be accessed via:

<http://www.cambridge.gov.uk/democracy/mgConvert2Pdf.aspx?ID=2370&T=9>

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

1) Resident 1: Highlighted that prostitution was still an ongoing issue in Histon Road and the cemetery. It was also noted that many people were not invited to the last Triangle Meeting, and the minutes of the last meeting had not been circulated.

Sergeant Wragg responded that, whilst the Triangle Meetings were not organised by the Police, he would feed back these views.

Councillor Ward also requested that he receive an invite for future meetings. This was noted by Sergeant Wragg.

The Committee then received a presentation from the Community Fire Safety Officer regarding refuge container fire prevention. The presentation can be accessed via:

<http://www.cambridge.gov.uk/democracy/mgConvert2Pdf.aspx?ID=2370&T=9>

Through table discussions, members of the public were asked to discuss current policing and community safety issues. A full list of the issues raised is attached as an appendix to these minutes.

In response to some of the issues raised Sergeant Wragg and the Community Safety Manager confirmed the following:

- i. The Safer Communities Section worked closely with the County Council and the Police on the issue of domestic violence. It would be more appropriate for domestic violence to remain as a Community Safety priority, and not be included as a Neighbourhood Policing priority. An update on current work could be brought back to a future meeting.
- ii. Burglary would remain as a divisional police priority.

County Councillor Manning noted that the North Division had handled the two recent travelers funerals very effectively.

As a result of the table discussions, the following four Neighbourhood Policing priorities were agreed for the next reporting period:

- i. Sex workers and ASB on Histon Road
- ii. ASB by young people at Kingsway Flats: including possible substance misuse
- iii. Wheelie bin fires: prevention, awareness and detection
- iv. Dwelling burglary

11/32/NAC To confirm what was said (Minutes) at the last meeting and what we have done (Action List)

The minutes of the 24 March 2011 meeting were approved and signed as a correct record.

Update on the Action List:

Councillor Nimmo-Smith confirmed that he had now received officer responses to the two questions raised by Mr Bond. Responses would be forwarded on to Mr Bond and the Action List updated on the City Council's website.

Progress was still pending on the other issues raised and would be updated on at the next meeting.

11/33/NAC You want to know (Open Forum)**1) Resident 1: Asked if a presentation on Restorative Justice could be brought to a future North Area Committee.**

County Councillor Wilkins gave brief background information on Restorative Justice and highlighted the Department of Criminology website as a source of further information on this issue. The Chair agreed to consider requesting a presentation at a future meeting.

2) Resident 2: Stated that he was concerned with the way that Cambridgeshire Police had handled republican activists in the run up and during the Royal Wedding.

Councillor Kerr confirmed that Julian Huppert MP had written to the Metropolitan Police Commissioner on this issue. It was agreed that any response would be shared with the Committee at the next meeting.

3) Resident 4: Highlighted that mopeds and mini bikes continued to be a problem in the following areas:

- Downham Lane
- Northfield Avenue
- Kings Hedges Road
- Cherry Hinton Road

Sergeant Wragg responded that, where there was evidence of misuse of these vehicles, the issue would be looked in to.

4) Resident 5: Asked if the Police still had the power to confiscate and crush these vehicles if they were being misused.

Sergeant Wragg responded that under Section 59 the Police still had this power and would use it where appropriate.

The meeting ended at 9.55 pm

CHAIR

Appendix: Policing and Safer Neighbourhoods

Issues Raised during table discussions:

(number in brackets indicates if an issue is raised more than once)

- Sex workers and ASB on Histon Road (2)
- Street drinking at Histon Road, Victoria Road
- Shirley School ASB parking
- ASB and under-age drinking at Bateman Road Recreation Ground
- ASB by young people at Kingsway Flats, including possible substance misuse (3)
- Wheelie bin fires: prevention, awareness and detection
- Vandalism to bus shelters
- Anti-social use of the road at Fen Road (3), including speeding and inappropriate parking extending to the High Street and the Tesco area
- Street drinking
- Bicycle theft
- Dog fouling
- Littering, including around bus shelters
- Need to change Arbury ASB meeting venues – with possibility of using Kingsway Flats as the next venue.
- Need for ASB meetings (North Area) to be held in public and results brought back to the North Area Committee
- Dwelling burglary
- Violent crime in public spaces
- Illegal sale of alcohol to minors
- Improve traffic policing (motor vehicles and cycles)
- ASB cycling, including no lights and misuse of one-way streets
- Hoarding in some houses
- Fires at Nun's Way Recreation Ground