



Public Document Pack

WEST / CENTRAL AREA COMMITTEE

Chair : Councillor Simon Kightley



AGENDA

To: City Councillors: Kightley (Chair), Bick (Vice-Chair), Cantrill, Dixon, Hipkin, Reid, Rosenstiel, Smith, Zmura,

County Councillors: Brooks-Gordon (Castle), Nethsingha (Newnham) and Whitebread (Market)

Dispatched: Wednesday 18 August 2010

Date: Thursday, 26 August 2010

Time: 7.30 pm

Venue: Castle End Mission, St Peters Street, Cambridge

Contact: Glenn Burgess **Direct Dial:** 01223 457169

INFORMATION FOR THE PUBLIC

The Open Forum section of the Agenda: 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.

To ensure that your views are heard, please note that there are Question Slips for Members of the Public to complete.

Public speaking rules relating to planning applications:

Anyone wishing to speak about one of these applications, may do so provided that they have made a representation in writing within the consultation period and have notified the Area Committee Manager shown at the top of the agenda **by 12 Noon on the day before the meeting** of the Area Committee.

Filming, recording and photography at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

3 MINUTES *(Pages 1 - 12)*

To confirm the minutes of the meeting held on 26 June 2010.

4 MATTERS AND ACTIONS ARISING FROM THE MINUTES

5 OPEN FORUM

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

6 AIR QUALITY IN THE CITY - PRESENTATION

Contact Officer: Jo Dicks 01223 457892

7 SAFER NEIGHBOURHOODS *(Pages 13 - 26)*

Contact Officer: Lynda Kilkelly 01223 457045 *(Pages 13 - 26)*

8 ENVIRONMENTAL IMPROVEMENT PROGRAMME *(Pages 27 - 42)*

Contact Officer: Dinah Foley-Norman 01223 457134

9 PLANNING APPLICATIONS

9a 10/0607/FUL - Rectory Farm Barn, Madingley Road *(Pages 43 - 64)*

Contact Officer: Tony Collins 01223 457157

9b 10/0583/FUL - Land between 23 and 25 Kings Road *(Pages 65 - 84)*

Contact Officer: John Evans 01223 457148

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 and Planning 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 business 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.

At the meeting public speakers at Committee 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.

To all members of the Public

Any comments that you want to make about the way the Council is running Area Committees are very welcome. Please contact the Committee Manager listed at the top of this agenda or complete the forms supplied at the meeting.

If you would like to receive this agenda by e-mail, please contact the Committee Manager.

Additional information for public: City Council officers can also be emailed firstname.lastname@cambridge.gov.uk

Information (including contact details) of the Members of the City Council can be found from this page:

<http://www.cambridge.gov.uk/ccm/navigation/about-the-council/councillors/>

WEST / CENTRAL AREA COMMITTEE

24 June 2010
7.30pm - 10.45 pm

Council Members Present:

City Councillors for:

Castle (Simon Kightley, John Hipkin, Tania Zmura)

Market (Mike Dixon, Colin Rosenstiel, Tim Bick)

Newnham (Rod Cantrill, Sian Reid)

Co-opted non-voting members:

County Councillors: Brooks-Gordon (Castle) Nethsingha (Newnham)
Whitebread (Market)

Council Officers Present:

Cambridge City Council:

Glenn Burgess – Committee Manager

Alastair Roberts – Safer Communities Manager

Andrew Preston – Environmental Projects Manager

Christine Allison – Licensing Manager

Sarah Dyer – Principal Development Control Manager

Paul Boucher – Business & Information Services Manager

Clarissa Norman – Operations Manager

Lauren Wilby - Senior Application Support Officer

Cambridgeshire County Council:

Richard Preston – Head of Network Management

FOR THE INFORMATION OF THE COUNCIL

10/21/WAC Election of Chair and Vice Chair for 2010/11

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

Councillor Rosenstiel proposed and Councillor Cantrill seconded the nomination of Councillor Bick as Vice Chair.

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

10/22/WAC Apologies

Apologies were received from City Councillor Smith.

10/23/WAC Minutes

With a minor spelling correction, the minutes of the meeting held on 8 April 2010 were approved as a correct record. It was agreed that the Chair would sign the minutes outside of the meeting.

10/24/WAC Matters and Actions arising from the Minutes

None

10/25/WAC Declarations of Interest

Councillor	Agenda item	Interest
Hipkin	10/31/WAC Additional agenda item Application: 09/0583/FUL	Prejudicial Interest: Personal friend of applicant. Withdrew from meeting and did not vote
Rosenstiel	10/31/WAC Application: 10/0176/FUL and 10/0177/CAC	Personal Interest: Member of CAMRA
Reid	10/31/WAC Application: 10/0176/FUL and 10/0177/CAC	Personal Interest: Previous customer of the establishment
Reid	10/31/WAC Application: 10/0278/FUL	Prejudicial Interest: Owns property on Selwyn Road. Withdrew from meeting and did not vote

Bick	10/29/WAC	Personal Interest: House backed onto Prospect Row
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10/26/WAC Open Forum

Q) Penny Heath: The West Cambridge/Silver Street consultation closed last month. Do the committee know how many submissions were made and is there any indication of the results from the consultation?

A) Councillor Reid confirmed that a draft report and been produced and circulated to Ward Councillors for comment. Responses were still being received and the final report would be presented to an upcoming Area Joint Committee (AJC) meeting.

The Environmental Projects Manager confirmed that 285 responses had been received from the public and all key stakeholders had been consulted. It was hoped that the final report would be presented to the October AJC Meeting.

Q) Bev Nicolson: Licensing consultation - Are there any plans to make the licensing system more transparent? At the moment, unless you go past the premises to be considered for a license it can be very hard to find out about. Can the committee also provide any clarification about who may or may not comment on these? As I understand it, I do not live close enough to say Fitzroy Street to say anything about the application that has been made there.

A) The Licensing Manager agreed that the regulations were very prescriptive, but to do more than the 28-day notice and the press advert would have cost implications for the Council. She stated that the government had indicated that they would overhaul the current Licensing Act, but no timescales had been agreed.

Q) James Woodburn: Huntingdon Road 30mph speed limit – It is stated in the committee report (page 65) that this scheme is ‘not feasible as it requires a narrowing of the carriageway in order to comply with Highway Authority policies’. I have looked at government guidance and this statement is incorrect. The guidance states that to have a limit of 40mph the road has to have few vulnerable road users (i.e pedestrians and cyclists). Huntingdon Road has many of these type of users so should

therefore not be a 40mph limit. Someone from Girton College was recently killed on this road and the speed limit should be lowered.

A) The Cambridgeshire County Councils Head of Network Management confirmed that, as part of the A and B Road Review, Huntingdon Road had been looked at. Whilst it was desirable for this road to have a limit of 30mph, it would require changes to the road environment and street furniture. Unfortunately the County Council did not have the funds to make these changes.

The Chaplain of Girton College highlighted the need for these changes due to the risk posed to students and all other road users.

South Cambs District Councillor de Lacey stated that this scheme should not be listed as a 'new' scheme, as it had been approved by the AJC on two separate occasions. He felt that with two new major developments near by, the speed limit needed to be lowered as soon as possible.

Q) Richard Taylor: Is there a date yet for the discussion on new tree planting for Jesus Green/Midsummer Common and will it be released publicly?

A) The Executive Councillor for Arts and Recreation and the Environmental Projects Manager confirmed that the Tree Management and Planting Seminar would take place on 1st July, and communication had taken place with all local Residents Associations and key stakeholders. It had not yet been agreed if it would be fully open to the public, but this could be communicated to Mr Taylor outside of the meeting.

Barry Higgs stated that it would be helpful if attendees had some plans or paperwork to look at prior to this meeting. The Executive Councillor noted this comment.

Q) Horatio Waller: Can the Council put up signs making it clear to cyclists who use the Trinity Street, Market Street and Sidney Street Circle that it is one way only?

A) Councillor Rosenstiel confirmed that this issue had been looked at by the AJC around 4 years ago. It had been suggested that white arrows painted on the road could ease the problem, but County Council officers had rejected this.

County Councillor Whitebread agreed that this was an issue that needed to be looked at again.

It was agreed that County Councillors would raise this issue on behalf of the committee and feedback on progress in due course.

Q) John Lawton: There are long delays in planning paperwork reaching the relevant officer. I have been told that it can take up to 5 days for the post to go from reception to the relevant case officer.

A) Councillor Cantrill confirmed that post within the Guildhall was routinely delivered twice a day, so a delay of 5 days should never happen. A new I-Dock System would also be in place shortly that would enable all post to be electronically scanned and emailed straight to the relevant officer. This would be more cost effective and also allow the Customer Services Centre, when dealing with customers, to access an e-version of all relevant correspondence.

Q) Bev Nichols: 5.6 of the Environmental Improvements programme - Will the plans for the cycle parking in Fisher Square be available before they are put in?

A) The Environmental Projects confirmed that, whilst still in their early phases, the plans would be available in due course.

Q) John Lawton: Has any progress been made regarding preparations for the cold weather, including the gritting of paths?

A) Councillor Reid acknowledged residents concerns and confirmed that preliminary discussions had taken place with County Council officers.

The Cambridgeshire County Councils Head of Network Management confirmed that a Winter Service Review would be undertaken, and discussions were ongoing with District Councils.

Q) Barry Higgs: Why is the hording around the bus station still in place?

A) The Cambridgeshire County Councils Head of Network Management confirmed that work had been done to tidy up the area and the S106 agreement had been signed. The contractors had also agreed that the new paving would be completed soon.

10/27/WAC Briefing on New arrangements for Planning Services

The Business & Information Services Manager and the Operations Manager introduced the report to Members.

The Senior Application Support Officer conducted a short presentation and explained some features of the new system.

Q) Richard Taylor: Does the new planning system automatically email those that have made representations alerting them to the date of the planning meeting, and in enough time to register to speak?

A) The Business & Information Services Manager was unsure but agreed to look into this.

Q) Mr Woodburn: My wife has used the new system and it is very difficult, and some pages opened blank.

A) The Business & Information Services Manager stated that sometimes the PDF documents do take time to load, but this issue was being looked into. It was agreed that if Mr Woodburn provided some specific detail on the pages these could be look at.

Q) John Lawton: Everything depends on how quickly the information is updated, and new information loaded onto the system.

A) The Business & Information Services Manager confirmed that comments submitted online would be updated instantly, whilst comments made in writing would require slightly more time. All personal information on written correspondence needed to be removed and this did take extra time. However, systems and processes were being improved to make this as quick as possible.

10/28/WAC Licensing Act 2003 - Public Consultation on the Statement of Licensing Policy (With included Cumulative Impact Policy)

The Licensing Manager introduced the report to Members and highlighted a slight error in the recommendations. The consultation runs from 14 June until the 5 September (not the 15 September as stated in the report).

Q) Barry Higgs: I am unhappy with the document. There is no mention at all of 'public need' and this needs to be taken on board when

applications are looked at. Also the police information is very 'loaded' and fails to distinguish between the different types of licensed premises (i.e pubs, clubs, shops) and does therefore not show the true picture.

A) These comments were noted

Q) Councillor Bick: In a Cumulative Impact Zone, would a premises be automatically refused if there were already too many, or would there still be consideration of all the facts.

A) The Licensing Manager confirmed that even in a Cumulative Impact Zone, unless representations had made been received, the application would automatically be approved. She also reiterated that each case would be looked at on an individual basis with careful consideration of the facts.

It was confirmed that in a Cumulative Impact Zone it was the responsibility of the applicant to demonstrate that they would not have an adverse affect on the area.

Q) Barry Higgs: The police information seems to be biased. Do they object to every application in a Cumulative Impact Zone?

A) The Licensing Manager confirmed that not applications had been opposed by the police, and licenses had been granted in the Cumulative Impact Zone.

Decision: AGREED by 8 votes to 0 (unanimous) that:

- The Committee make the public aware of the draft Statement of Licensing Policy, and that it was subject to public consultation for a 12-week period between 14th June and 5th September 2010 and to involve them in the process.
- The Committee considered the content of the policy, including the cumulative impact policy contained within the Statement of Licensing Policy
- Any comments regarding the policy and the Council's approach to cumulative impact should be submitted to the Licensing Manager before the close of the consultation period on 5th September 2010.

10/29/WAC Environmental Improvement Programme

The Environmental Projects Manager introduced the report to Members and gave an update on the approved schemes.

Following discussion on the Manor Street/King Street Cycle Parking scheme, and the request from Jesus College for their legal costs to be reimbursed, it was agreed that Councillor Rosenstiel would progress this outside of the meeting.

Existing Schemes requiring decisions

Gough Way – Seat

In response to a question from Councillor Hipkin regarding the high cost of the seat, the Environmental Projects Manager confirmed that the seat would need to be constructed onto some hard landscaping. The proposed £2,500 would therefore cover the cost of the seat, the surfacing and any required landscaping.

Decision: AGREED by 5 votes to 0 not to progress with the scheme.

New Schemes requiring decisions

Whymans Lane TRO and Bollard Replacement

Decision: APPROVED by 8 votes to 0 (unanimous)

Lead Councillor: Kightley

City Centre Mobility Crossings

Decision: APPROVED by 8 votes to 0 (unanimous)

Lead Councillor: Bick

Prospect Row

Decision: APPROVED by 7 votes to 0 subject to Highway Authority approval

Lead Councillor: Bick

Histon Road Shops

In response to a question from Councillor Hipkin, the Environmental Projects Manager confirmed that the three shops had been approached to part fund the project. No response had been received and it was agreed that the officer would make further enquiries.

In response to a question from Councillor Nethsingha, the Environmental Projects Manager agreed that there could be a high maintenance risk, but felt

that concrete bollards were the only available option. It was also confirmed that the Environmental Improvement Fund would not cover ongoing maintenance in the event of the bollards being damaged.

Decision: APPROVED by 8 votes to 0 (unanimous) to fund bollards at a cost of £4000

Lead Councillor: Hipkin

It was agreed that the following three schemes would be brought back to a future meeting:

- Belmore Close
- Fisher Square
- Huntingdon Road

With regard to the Huntingdon Road speed limit, Councillor Kightley suggested the installation of a speed camera. It was felt that drivers would be more likely to lower their speed if there was the risk of a penalty notice.

Councillor Brooks-Gordon encouraged members of the public to attend and make representations at County Council meetings in order to raise the issue of Huntingdon Road.

Mr Woodburn stated that research supported the view that *any* reduction in speed could save lives. At 40mph 40% of people hit did not survive, whilst at 20mph this was reduced to 20%.

10/30/WAC S30 Update Report

The Safer Communities Manager introduced the report to Members.

Decision: AGREED by 11 votes to 0 (unanimous) the following recommendations:

- To note the progress made over the above actions and a situation of marked improvement in the City centre area.
- To comment upon the Police proposal relating to the current s.30 Dispersal Order covering the Grafton Centre, Parker's Piece and Christ's Pieces area, due to come to an end at midnight on 2nd July 2010.
- To note the information given in paragraph 6 of the officers report.

10a The police review of the existing s.30 Order covering the Grafton Centre, Parker's Piece and Christ's Pieces area

The Safer Communities Manager introduced the report to Members.

Decision: AGREED by 11 votes to 0 (unanimous) the following recommendations:

To note:

- The police report and very positive progress made resulting in a situation of marked improvement in the City centre area.
- That, having taken all the relevant data into consideration and having applied the tests referred to in item 1.7 of the officers report, the police had decided not to request the City Council to approve a new s.30 Order. The existing Order would, therefore, expire at 2359 hours on 2nd July 2010.
- That the current levels of anti-social behaviour exhibited in this and other areas of the city would be addressed using other police powers.
- That levels of anti-social behaviour would continue to be monitored and reported to Area Committees and other appropriate forums.
- That, in the event that problems recur to levels that cannot properly be addressed by using existing powers, urgent consideration would be given to apply for dispersal powers in accordance with the Operational Guidance agreed between the police and the City Council

10/31/WAC Planning Applications

11a 10/0278/FUL - 48A Selwyn Road, Cambridge

Site Address: 48A Selwyn Road Cambridge CB3 9EB
Application Number: 10/0278/FUL
Proposal: Erection of a single storey 3-bed dwelling.
Applicant: Mrs Jane Allison 48A Selwyn Road Cambridge
Officer Recommendation: APPROVE subject to the satisfactory completion of the S106 Agreement by 1 August 2010.
Public Speakers: None
DECISION: APPROVE by 7 votes to 0 (unanimous) subject to completion of the s106 Agreement by 1 August 2010.

11b 10/0096/FUL - 45 Burleigh Street, Cambridge

Site Address: 45 Burleigh Street Cambridge CB1 1DJ
Application Number: 10/0096/FUL
Proposal: Demolition of existing building and replacement with seven flats and 158 sq m of retail space at ground floor
Applicant: Aldo Marino 19 Rutherford Road Cambridge CB2 2HH
Officer Recommendation: APPROVE subject to the satisfactory completion of the s106 agreement by 15 th August 2010 and subject to conditions
Public Speakers: Mr Raniga (Objector) Jenny Page (Applicants Agent)
DECISION: APPROVE by 7 votes to 0 (unanimous) subject to completion of the s106 Agreement by 15 August 2010.

11c 10/0176/FUL - Hat and Feathers, 35 Barton Road, Cambridge

Site Address: Hat And Feathers 35 Barton Road Cambridge
Application Number: 10/0176/FUL
Proposal: Conversion and extension of former Public House to provide residential accommodation (4 x studio/1bed flats and 2 x 2bed flats). Works to include the demolition and rebuild of the single storey extension, along with landscaping, car parking and access arrangements
Applicant: Mr Steve Hurst, The Black Barn Meridian Court Comberton Road Toft Cambs CB23 3RY
Officer Recommendation: REFUSE
Public Speakers: None
DECISION: REFUSED by 8 votes to 0 (unanimous)

11d 10/0177/CAC - Hat and Feathers, 35 Barton Road, Cambridge

Site Address: Hat And Feathers 35 Barton Road Cambridge
Application Number: 10/0177/CAC
Proposal: Demolition of existing single storey extension
Applicant: Mr Steve Hurst, The Black Barn Meridian Court Comberton Road Toft Cambs CB23 3RY
Officer Recommendation: REFUSE
Public Speakers: None
DECISION: REFUSED by 8 votes to 0 (unanimous)

11e 09/1001/FUL 14 Regent Street, Cambridge

Site Address: 14 Regent Street Cambridge CB2 1DB
Application Number: 09/1001/FUL
Proposal: Conversion and extension of 14 Regent Street, Cambridge, providing a new 3rd floor, a new 4 storey rear extension, and converting part 1st floor and 2nd floor from B1 use to provide conference and student accommodation for Downing College.
Applicant: Regent Street Cambridge CB2 1DQ
Officer Recommendation: APPROVE subject to conditions
Public Speakers: None
DECISION: APPROVED by 8 votes to 0 (unanimous)

10/32/WAC Additional Item: 09/0583/FUL Pinehurst South, Grange Road, Cambridge

The Chairman made the following statement:

As Chair, I ask the committees approval to rule that under section 100B(4)(b) of the following application be considered despite not being made publicly available for five clear working days prior to this meeting

The reason that this cannot be deferred is that the 28-day deadline for the application would have expired by the next time that this committee meets.

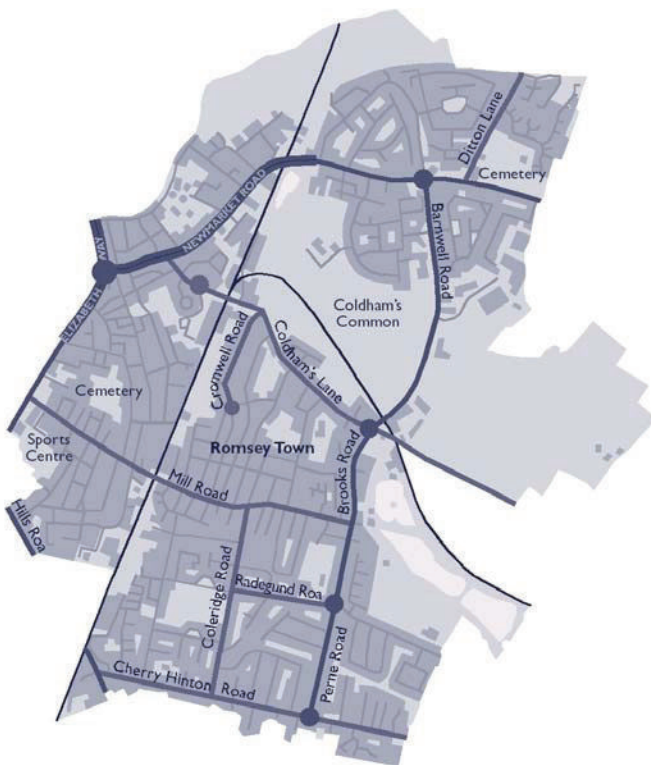
Site Address: Pinehurst South, Grange Road, Cambridge
Application Number: 09/0583/FUL
Proposal: Nonmaterial amendments (S96A) - The introduction of a chimney stack on the northern elevation of the permitted building
Officer Recommendation: APPROVE subject to conditions
Public Speakers: None
DECISION: APPROVED by 6 votes to 0 (unanimous)

The meeting ended at 10.45 pm

CHAIR

Neighbourhood Profile Update Cambridge City West Neighbourhood

August 2010



Steve Kerridge,
Neighbourhood Policing
Inspector

Lynda Kilkelly
(Community Safety),
Cambridge City Council



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1. Introduction

Aim

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

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

Methodology

This document was produced using the following data sources:

- Crime and Incident data, from March 10 – July 10 and as a comparison data from October 09 –February 10, and March 09 – July 09.
- Information from the Neighbourhood Policing teams, August 2010
- Community intelligence.

2. Previous Priorities & Engagement Activity

Previous Priorities

At the neighbourhood panel meeting on 8th April 2010, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities which were set:

Anti-social use of cycles across the City West neighbourhood.	
Objective	<p>The aim of this plan was to:</p> <ul style="list-style-type: none"> • Gather and present information back to the committee concerning the findings of police and partner action at specific locations. • Seek where appropriate to take enforcement action and educate offenders as to the issues raised by the area Committee.
Action Taken	<p>City County Council figures show that approximately 1,333 incidents of anti-social cycling occurred between March and June compared with 1,133 during the same period the previous year. During the 2010 period, the majority occurred in Sidney Street (271, compared with 253 during the 2009 period), Trinity Street (255, compared with 229 during the 2009 period), Bridge Street (200, compared with 231 during the 2009 period), Market Street (183, compared with 135 during the 2009 period), Petty Cury (154, compared with 110 during the same period the previous year).</p> <p>Police patrols to tackle this priority were combined with the anti-social use of vehicles priority to seek to ensure that both users of both motorised and non-motorised modes of transport use them safely and lawfully.</p> <p>During the period, penalty notices were used on 15 occasions for more serious or dangerous breaches of the law by cyclists. Numerous other engagements took place during patrols with those using cycles, in many cases with tourists and foreign student parties.</p> <p>In the latter case, the successful Operation Columbus initiative delivering public safety and cultural awareness advice to the City's many foreign language schools has continued.</p>
Current Situation	<p>It is extremely difficult to judge the impact of this work by means of traditional methods such as levels of incidents reported. Officers are sometimes stopped and take complaints of nuisance from members of the public during patrols, but these acts are not traditionally reported and incidents for attendance raised and assigned.</p> <p>There continue -and will continue to be- occasions where officers during the course of patrols are actively identifying the dangerous or anti-social use of cycles first hand and appropriate actions are taken.</p> <p>Being vigilant for such acts is standard practice for all officers irrespective of their team as they carry out their duties across the City West neighbourhood.</p>

Continue or Discharge?	Discharge
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Vehicle-related anti-social behaviour (ASB) across Market Ward.	
Objective	<p>The aim of this plan was to:</p> <ul style="list-style-type: none"> • Gather and present information back to the committee concerning the findings of police and partner action at specific locations. • Seek where appropriate to take enforcement action and educate offenders as to the issues raised by the area Committee.
Action Taken	<p>Officers identified minor traffic offences and issued fixed penalty notices on 40 occasions during the period. Once again, most of these were in response to complaints concerning taxis over-ranking at St. Andrew's Street.</p> <p>A further 3 drivers were reported for summons to attend court for more serious offences for which fixed penalties were not a disposal option.</p>
Current Situation	<p>There were 35 incidents of vehicle-related nuisance reported to police during the 5 month period of review, which is encouragingly low and low in comparison to other parts of the City. There are no patterns in these reports in terms of location or behaviour giving rise to the call.</p> <p>As above, remaining vigilant is part of patrolling for all staff especially in key hotspot areas identified during community consultation.</p>
Continue or Discharge?	Discharge.

Anti-social Congregation in Public Spaces - Market Ward	
Objective	<p>The aim of this plan was to:</p> <ul style="list-style-type: none"> • Secure a reduction in reports of ASB and Streetlife -related crime in the target areas compared to the same time period immediately before action plan activity and a reduction compared to the same period last year. • Seek to evidence qualitative improvements in the quality of life of those resident in, working at and visiting the areas where the congregations and alleged anti-social behaviour is occurring.

<p>Action Taken</p>	<p>The City now has no dispersal areas (Section 30 of the Anti-Social Behaviour Act 2003) within its limits for the first time since 2004, following the withdrawal of the remaining area in City West during the period. This decision was made following extensive analysis and public consultation in-keeping with the recently revised protocol between Police and the City Council concerning such legislation.</p> <p>Officers still have powers under separate legislation to disperse persons from areas who have been acting anti-socially and whose behaviour is linked to the consumption of alcohol.</p> <p>These preventative powers were used effectively during The Big Weekend event on Parker's Piece where large groups of Streetlife community drinkers were causing unacceptable disruption and concern for families during the early stages of each event day. The use of these powers ensured there were minimal issues relating to drunken disorder or criminal offences committed as the day wore on.</p> <p>Daily patrols of public spaces continue to be undertaken by neighbourhood staff. There is strong evidence that residents and traders are reporting to the Police directly their concerns to allow informed patrolling to take place to engage the more problematic and challenging individuals and groups.</p>
<p>Current Situation</p>	<p>Although officers and Street Outreach Services continue to monitor, identify and patrol hotspot areas across City West and East borders and some reports remain of anti-social congregation. Though there has been a marked decrease in calls for service and public feedback on this issue.</p> <p>It remains desirable to maintain patrols and continue work in hotspot areas and engagement with more problematic individuals through multi-agency channels.</p>
<p>Continue or Discharge?</p>	<p>Suggest continue</p>

Engagement Activity

Engagement events permitting members of the public to meet the City West and other Cambridge City Neighbourhood Policing Teams are listed on the Constabulary's website.

They include monthly surgeries at The Central Library, Co-op, Histon Road and The Newnham Croft School

For more private matters, officers will be happy to arrange a meeting at your convenience or discuss matters via telephone.

For further details please visit www.cambs.police.uk and look for the "My Neighbourhood" link or call 0345 456 456 4.

3. An Introduction to Anti-Social Behaviour (ASB) in Cambridge City

It has been noted from recent Cambridge City Neighbourhood Panel Meetings that Anti-social behaviour (ASB) issues are at the forefront of public concern. To address these concerns, this document will now provide more information about the types of ASB issue faced in each Ward

through the inclusion of an additional breakdown of ASB types. A summary of emerging issues within crime will still be provided.

When an incident is reported, it is given a Closure Class which groups the incident under specific categories. The specific closure classes for those incidents defined as ASB are included in Table.1

Table.1 ASB Closure Class Definitions

ASB	Description
AS02.2	Street Drinking
AS03.1	Begging/Vagrancy
AS04.1	Prostitution related activity
AS05.1	Abandoned Vehicle (not stolen/obstruction)
AS05.2	Vehicle Nuisance/Inappropriate Veh use
AS06.0	Noise
AS07.1	Litter/Drugs Paraphernalia
AS07.2	Inappropriate - Use/Sale/Possession of Fireworks
AS07.5	Rowdy/Nuisance - Neighbours
AS07.6	Rowdy or Inconsiderate Behaviour
AS08.1	Hoax Call to Emergency Services
AS09.1	Animal Problems
AS10.1	Malicious/Nuisance communication
AS10.2	Regular caller - HIST INFO
AS11.1	Trespass
AS12.1	Prejudice Incident

4. Emerging Issues

Neighbourhood trends

Total crime in City West Neighbourhood has increased during the March to July period, compared to the preceding 5 months (2232 and 1908 offences respectively). This current level is also higher than the same comparative months last year where there were 2187 recorded offences. There have been increases in all crime types but the increases have been most substantial in thefts of cycles, both dwelling and non-dwelling burglaries and robberies. Levels of reported ASB are also higher than those experienced in the preceding period but lower than those for the same period in 2009.

Newnham

- Total crime in Newnham has increased compared to the previous period but levels are lower than the same period last year.
- There were 23 dwelling burglaries in this period compared to 11 offences in the previous period and 27 offences in the same period last year. This increase is largely attributable to 10 burglaries which occurred in the Colleges. It is believed that these offences may have been committed by a known individual who tends to target student rooms but has now been arrested.

- Violent crime offences have decreased by 3 compared to the previous period and are a third of those experienced in the comparable months last year. There were no notable trends but two offences have involved a male exposing himself around the area of Fen Causeway.
- There has been an increase in vehicle crime compared to the preceding months and the same period last year. This has been particularly noticeable in thefts from vehicles which have nearly doubled compared to levels between October 2009 and February 2010. There appears to be a hotspot around Cranmer Road with one stolen vehicle and six thefts from vehicles. Offences have occurred at a variety of times and windows have typically been smashed and cash stolen from inside. There have also been a number of offences around the area of Wilberforce Road and Clarkson Road.
- Cycle theft offences have increased from 40 to 63 which is also higher than the same period last year. Over half of these occurred at colleges in the area.
- ASB incidents have increased from 49 offences in the previous period to 74 offences in this period but this level is lower than that experienced last year (98). Most incidents appear to be fairly dispersed in location and content but with the warmer weather, there has been a recent increase in incidents around the Mill Pond area with youths gathering and jumping into the river.

Environmental Issues:

Between March and June 2010 there were 10 reports of abandoned vehicles in the ward, compared with 7 during the same period the previous year. This included 3 vehicles, which were later claimed by their owners and 2, which were not on site following inspection. In addition, illegally parked stickers were applied to a further two vehicles. There were no specific hotspots during either period.

Between March and June 2010 there were 12 reports of fly tipping in the ward compared with 21 during the same period the previous year. All were removed within 24 hours and there was sufficient evidence to issue warning letters to 3 domestic offenders. In addition, waste transfer documentation was requested from 2 trade offenders. Hotspots during the 2010 period were Lammas Land (4, compared with 14 during the same period the previous year) and Fen Causeway (3). The offences at Fen Causeway all resulted in warning letters.

16 derelict cycles were dealt with between March and June 2010, compared with 27 during the same period the previous year. During the 2010 period, Lammas Land (5) was a hotspot compared with Cranmer Road (4), Grange Road and Barton Road (both with 3) during the same period the previous year.

Between March and June 2010, there were no needles reported, compared with 33 during the same period the previous year.

Castle

- Total crime in Castle shows a higher level than the preceding period and for the same time frame last year. This increase is mainly attributable to elevated levels of 'burglary other', cycle theft and violent crime. Other crime types have remained quite stable.
- Levels of non dwelling burglaries have increased from 10 to 25 over the last 5 months. A third of these have related to burglaries of sheds or garages but the majority were from a mixture of commercial premises, offices or departments at the University.
- There has been an increase in thefts of vehicles from none in the preceding period and only 1 this time last year to 4 between March and July this year. One offence involved the theft of a motorcycle and two offences occurred on consecutive days at the Madingley Road Park and Ride site.
- Cycle theft offences have increased from 52 in the previous period to 70 in this one, a level higher than the comparable period in 2009 (65). Frequently affected locations include the

colleges as well as the streets closest to the main routes of Huntingdon Road, Castle Street and Magdalene Street.

- ASB incidents have increased compared to the preceding period (56 and 74) but are slightly lower than last year (80). ASB incidents have been quite dispersed during this period although there is a small cluster around the streets off Huntingdon Road, many of which refer to complaints of anti-social noise or issues with parking and vehicles causing obstructions.

Environmental Issues:

Between March and June 2010 there were 11 reports of abandoned vehicles in the ward, compared with 4 during the same period the previous year. This included 3 vehicles, which were not on site following inspection and one vehicle, which was referred to the Council's Housing Department. Another vehicle was referred to the police. In addition, 3 CLE26 notices were issued to offenders on behalf of the DVLA for not displaying road tax on a public highway and will result in a fine issued by the DVLA. Another vehicle was impounded on behalf of the DVLA for not having valid road tax, but was subsequently released following payment by the owner of the DVLA fine. Oxford Road (3) was a hotspot during the 2010 period, but there were no hotspots during the same period the previous year.

Between March and June 2010 there were 8 reports of fly tipping in the ward compared with 13 during the same period the previous year. All were removed within 24 hours and there was sufficient evidence to issue a warning letter to a domestic offender. There were no specific hotspots during either period.

38 derelict cycles were dealt with between March and June 2010, compared with 27 during the same period the previous year. Madingley Road (10, from the Park and Ride site), St Stephen's Place, Sherlock Close/Road and Huntingdon Road (all with 3) were the hotspots during the 2010 period, compared with Shelly Garden/Row (8) and Huntingdon Road (3) during the same period the previous year.

Between March and June 2010, there were no needles reported, compared with one during the same period the previous year.

Market

- Total crime in Market Ward has increased from 1614 offences to 1784 in the current period and this level is slightly higher than that experienced between March and July last year (1735). This is largely due to increases in burglaries, violent crime, robbery and cycle theft.
- There has been an increase in both dwelling burglaries and non-dwelling burglaries compared to the preceding 5 month period but levels are somewhat comparable to those experienced last year. There were three burglaries around the area of Park Street but mainly offences have been quite spread out geographically. Offences have predominantly occurred during daylight hours and laptops appear to have been frequently taken. The non-dwelling burglaries have mainly occurred in commercial properties and temporarily occupied student accommodation.
- Violent offences have increased from 306 in the preceding period to 327 and are also higher than the comparable months in 2009 (307). Over half of offences have been classified as Actual Bodily Harm or Common Assaults and there have been 60 offences crimed as causing the public fear, alarm or distress, which have largely involved drunken behaviour or individuals swearing at members of the public. Locations were concentrated around night-time entertainment establishments such as The Regal, The Fez Club and Ballare particularly on Friday and Saturday nights and in the early hours of the morning.
- There were 20 robberies in this period compared to 14 in the previous period and 27 in the same period last year. These offences were at their highest level in April and have largely

occurred around the green spaces in the City, particularly Jesus Green although Christ's Pieces, Midsummer Common and Parkers Piece have also been affected. Most offences have occurred during the evening through to the early hours of the morning, especially on Fridays and Saturdays. Items such as cash, iPods and mobile telephones were typically taken.

- As seen in Newnham and Castle Wards, thefts of cycles have also increased in Market from 274 in the preceding period to 383 between March and July this year. This is also an increase compared to levels last year. Thefts peaked in June and were highest on Saturdays and during afternoons and evenings. Common locations for thefts of cycles were Parkside and around Parkers Piece (31), Regent Street (22), Trumpington Street (21), the Grafton Centre (17) and St Andrews Street (16).
- Levels of reported ASB incidents in the Market area have increased compared to the preceding months but are lower than the comparable period in 2009. There were 74 incidents of begging or vagrancy reported, largely in the area of Regent Street, Sidney Street and Burleigh Street but levels are not increasing and have remained quite consistent each month. Incidents are a mixture of people sleeping rough, individuals begging and some groups of people drinking in the street. Over half of the rowdy and inconsiderate incidents were reported between Friday and Sundays, particularly during the evening and early hours of the morning in the main areas associated with the pubs and clubs.

Environmental Issues:

Between March and June 2010 there was one abandoned vehicle reported compared with 5 during the same period the previous year. There were no hotspots during either of these periods.

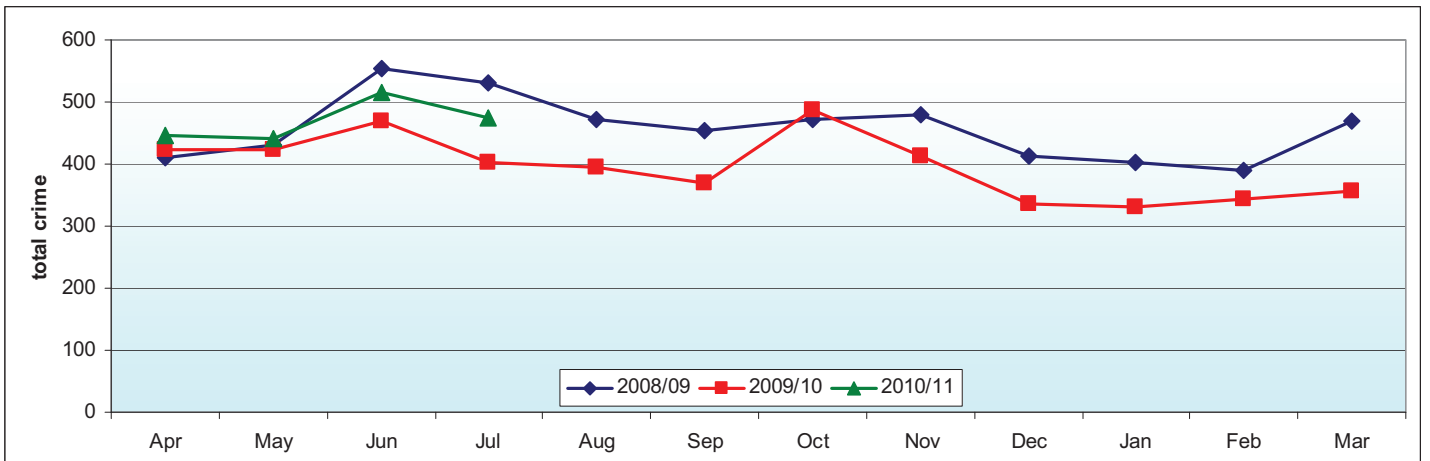
Between March and June 2010 there were 86 reports of flytipping in the ward compared with 145 during the same period the previous year. All were removed within 24 hours and there was sufficient evidence to issue warning letters to 6 domestic offenders. In addition, 2 verbal warnings were issued to trade offenders and waste transfer documentation was requested from a further 8 trade offenders. Market Hill/Square/Street was a hotspot during the 2010 period with 12 reports, compared with 19 during the same period the previous year. Sidney Street (5) and St Andrews Street, Regent Street, Jesus Lane and Miltons Walk (all with 4) were also the main hotspots during the 2010 period. Offences in Miltons Walk and St Andrews Street resulted in two of the formal warning letters being sent. During the same period the previous year, Corn Exchange Street (9), Trinity Street, Market Passage, Market Hill (all with 7) and St Mary's Passage and Regent Street (6) were the main hotspots.

236 derelict cycles were dealt with between March and June 2010, compared with 297 during the same period the previous year. The main hotspots during the 2009/10 period were Sidney Street (37), Market Hill/Square/Street (19), Downing Street (18), Guildhall Street (15). Main hotspots during the same period the previous year were Downing Street (16), Trumpington Street, Sidney Street, Market Hill/Square/Street (all with 14) and Trinity Street, Parkside, East Road (12).

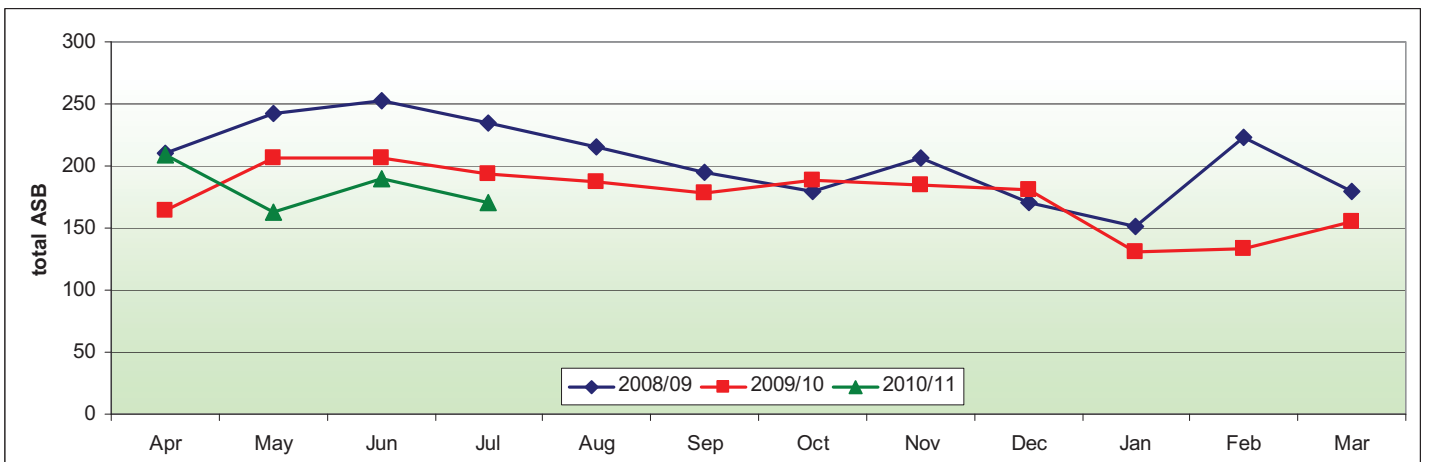
Between March and June there were 161 needles reported, compared with 96 during the same period the previous year. In the 2010 period this included a large one off report of 50 needles at garages in King Street and another of 20 needles outside a church in Trinity Street. In addition, 18 needles were removed from Salmon Lane, 11 from Wellington Court, 8 from the Grafton West Car Park and 6 from Fair Street. In the 2009 period this included 36 needles, which were removed from the Grafton West Car Park, 15 from Parkside, 14 from Adam and Eve Street, 10 from Post Office Terrace and 8 from Christ Pieces.

5. Current Crime and Incident Levels

Total Crime



Total ASB



Current Crime and Incident Levels in Neighbourhood, by Ward

Neighbourhood	Wards	Period	Dwell. Burg.	Other Burg.	Violent Crime (excl. Robbery)	Robbery	Theft of Vehicle	Theft from Vehicle	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
City West		Mar 10 – Jul 10	68	78	351	24	12	86	516	347	134	616	2232	887
		Oct 09 – Feb 10	47	42	327	15	5	66	366	329	128	583	1908	818
		Mar 09 – Jul 09	77	68	357	30	11	69	428	332	163	652	2187	950
Newnham		Mar 10 – Jul 10	23	14	10	3	5	41	63	2	11	59	231	74
		Oct 09 – Feb 10	11	8	13	0	1	22	40	2	10	26	133	49
		Mar 09 – Jul 09	27	18	30	1	7	30	44	1	26	61	245	98
Castle		Mar 10 – Jul 10	29	25	14	1	4	22	70	2	13	37	217	74
		Oct 09 – Feb 10	28	10	8	1	0	18	52	2	19	23	161	56
		Mar 09 – Jul 09	32	16	20	2	1	22	65	4	17	28	207	80
Market		Mar 10 – Jul 10	16	39	327	20	3	23	383	343	110	520	1784	739
		Oct 09 – Feb 10	8	24	306	14	4	26	274	325	99	534	1614	713
		Mar 09 – Jul 09	18	34	307	27	3	17	319	327	120	563	1735	772

ASB Incident Types in the City West Area Neighbourhood, by Ward

Please Note

Incident levels for each of the wards may not be consistent with the official figures that will be published by the Force and Home Office. This is because the data system used to draw the level of detail needed for the ASB type breakdown for this report may not contain precise locations due to the way incidents are reported e.g. ASB reported where ward boundaries lie could initially be recorded in the neighbouring ward but subsequently corrected.

These figures should only be used as a guide and not regarded as official statistics for publication.

Wards	City West		Mar 10 – Jul 10													Grand Total
	Wards	City West	Abandoned Vehicle	Animal Problems	Begging/Vagrancy	Hoax call to emergency services	Litter	Malicious/Nuisance Communication	Noise	Prejudice Incident	Rowdy & Inconsiderate Behaviour	Rowdy/Nuisance Neighbours	Rowdy/Nuisance Use/Sale/Fireworks	Street Drinking	Trespass	
Newnham	10	27	3	82	7	3	22	32	4	620	16	1	26	1	35	73
Castle	9	3	1	5	1	0	8	5	1	30	6	1	0	0	6	73
Market	8	1	1	74	6	3	9	21	3	553	5	0	26	1	23	733

6. Recommendations

The following Neighbourhood Priorities are recommended for consideration:

- Continuation of work to tackle anti-social congregation in public spaces across Market Ward
- Reducing cycle thefts across City West

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Report by: Head of Streets and Open Spaces

To: West/Central Area Committee 26 August 2010

Wards: Castle, Newnham and Market

Environmental Improvements Programme

1. **DECISIONS TO BE MADE: -**

- **Fitzroy/Burleigh Street**

Decision: Determine whether to implement the scheme at a cost of £100,000

- **New Environmental Improvement Schemes for 2010/2011**

Decision: To agree Belmore Close and Fishers Square for adoption and implementation subject to positive consultation at a total estimated cost of £11,000.

2. **BUDGET (see over)**

3 APPROVED SCHEMES – PROGRESS

3.1 Lammas Land pavilion

This scheme is being led by Active Community Officers who have indicated that £35,000 would be available as an additional funding contribution from Section 106 monies. However the current estimated cost of the scheme stands at £75,000. Officers propose to continue sourcing further funding, possibly from public art S106 and return to West/Central Area Committee once the necessary funding has been secured.

3.3 Tree Planting on Midsummer Common and Jesus Green

An initial stakeholder workshop was held on 1st July, which was successful in collecting feedback regarding specific areas of both green spaces. The tables in appendix 1 of this report summarise the feedback received.

Proposals have now been put together based on the feedback from this workshop. A wider public consultation on the proposals is now taking place, which started on Wednesday 18th August and will end on Friday 10th September. The information is available on the City Council website and at the Customer Services Centre at Mandela House on Regent Street. Exhibitions will also take place throughout this period to give members of the public the opportunity to view and discuss the proposals with Officers.

The feedback from this consultation will be presented to a special meeting of West/Central Area Committee arranged for Thursday 23rd September 2010. A decision on implementation of the scheme will be made at this Committee.

3.4 Riverside Conflict Reduction and Environmental Improvement Scheme

This scheme has recently followed the City Council Tree Protocol Procedure in order to provide notification of the proposed removal of trees as part of the realignment of the carriageway on Riverside. There were no unresolved objections at the time of writing this report. Subject to any unresolved objections, construction is expected to commence in the autumn.

4 EXISTING SCHEMES REQUIRING DECISIONS

4.1 Fitzroy/Burleigh Street Refurbishment

The detailed design of this scheme has been completed by Cambridgeshire County Council in conjunction with the City Council and is shown on the plan attached to appendix 2 of this report.

The scheme consists of:

- Removal of five telephone boxes.
- Supply and installation of two surrounds to the base of two trees in Fitzroy Street where roots are lifting the existing paving.
- Planting of three new trees.
- Renewal of street furniture.
- Installation of street directory signs.
- Renewal of the existing 1980's street lighting at the lower end of Fitzroy Street with modern lighting to match lighting already replaced in Burleigh Street.

The scheme varies slightly from that published previously in as much as removal of some existing phone boxes as proposed has not proved possible. Agreement to remove five out of a total of twelve has been achieved and negotiations with providers are still ongoing and may prove more successful in the near future. However the phone boxes in question are re-instated on the plan for the interim and will be removed subject to any further agreements with the phone box providers. Particular efforts will be made to secure the removal of two existing boxes outside property number 60 on Burleigh Street.

Construction of the scheme would take place from late September to the end of October. The precise dates will be notified to the local residents and traders nearer the time.

The estimated total cost of the scheme is £184,290 and it is proposed that this is funded from a contribution from the West/Central Area EIP Fund of £100,000, from S106 contributions of £72,290 and the Environmental Safety Fund of £12,000.

Recommendation: For the Committee to determine whether the scheme should be implemented with a contribution of £100,000 from the West/Central Area Committee EIP fund.

Decision: Determine whether to implement the scheme at a cost of £100,000.

5 New Environmental Improvement Schemes for 2010/2011

5.1 Belmore Close

New street name plates for Belmore Close incorporating 'no through road' symbol. Cycle barriers to improve safety along the alleyway between Belmore Close and Badminton Close. Both proposals are illustrated on the plan in Appendix 3 of this report.

The estimated cost of this scheme is £3000.

5.2 Fishers Square

Introduction of litter bins and improvements to the existing tree grills. The proposal to provide cycle parking in this area is not recommended due to the lack of available space necessary for it to function appropriately. To minimise the issue of cycles being chained to the railings, it is proposed to erect signs attached to the railings notifying cyclists that their cycle will be removed if left against the railings. The estimated cost of this scheme is £8000.

Recommendation: *West/Central Area Committee to determine whether Fishers Square and Belmore Close should be adopted and implemented subject to positive consultation at a total estimated cost of £15,000.*

Decision: *To agree Belmore Close and Fishers Square for adoption and implementation subject to positive consultation at a total estimated cost of £11,000.*

5 BACKGROUND PAPERS

Appendix 1 - Summary of Workshop Feedback for Midsummer Common & Jesus Green Tree Planting Scheme.

Appendix 2 - Fitzroy/Burleigh St Proposed Layout Plan

Appendix 3 - Belmore Close Proposals

Appendix 4 - EIP Eligibility Criteria

6 IMPLICATIONS

- a) **Equal Opportunities Implications:** These are taken into account on individual schemes.
- b) **Environmental Implications:** All of the projects seek to bring about an improvement in the local environment.
- c) **Community Safety:** This has been included as one of the assessment criteria agreed by Committee and is considered on each project.

7 INSPECTION OF PAPERS

To inspect or query the background paperwork or report, please contact,

Andrew Preston

Environmental Projects Manager

Telephone: 01223 457271

Email: andrew.preston@cambridge.gov.uk

APPENDIX ONE

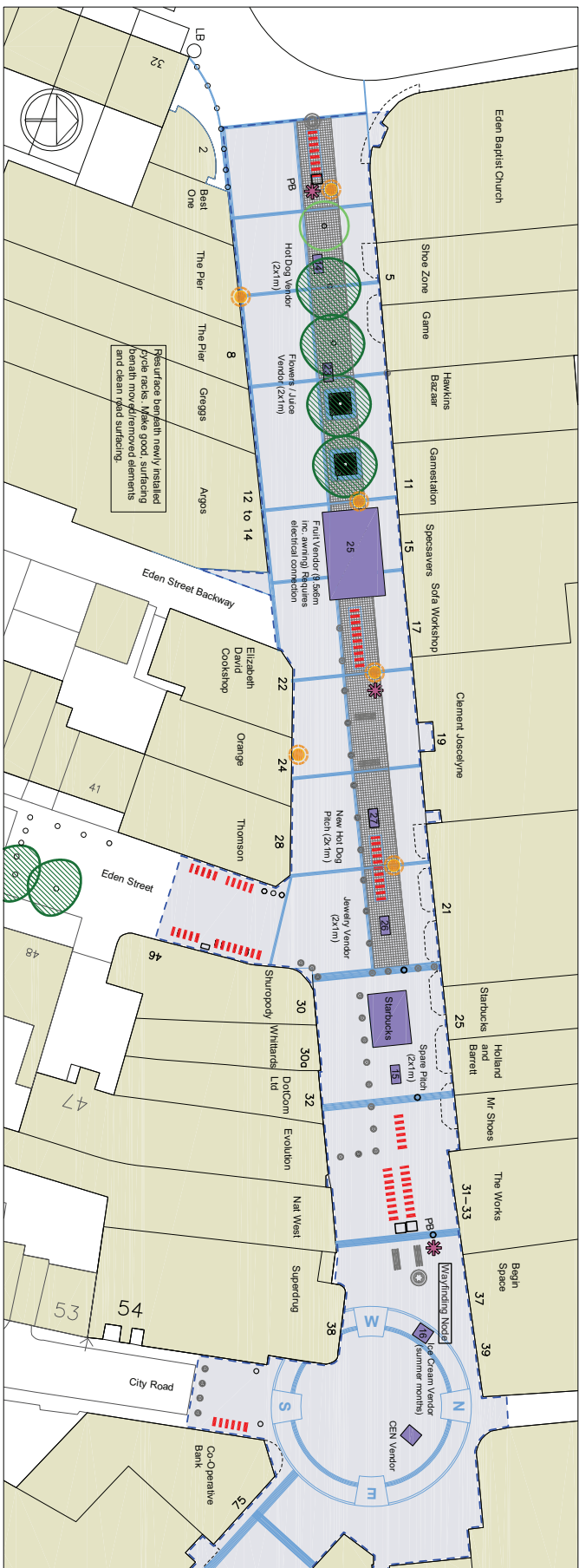
Summary of Workshop Feedback for Midsummer
Common & Jesus Green Tree Planting Scheme.

Tree management and planting on Jesus Green and Midsummer Common			
Workshop 1 July 2010 : Event Record			
JESUS GREEN			
Issues identified	Group 1 comments	Group 2 comments	Group 3 comments
Victoria Road Horse Chestnut Avenue	Co-ordinate with Midsummer common. Plant Oak + Elm in gaps between existing Chestnuts.	Follow same approach as Midsummer Common side of road.	Remove all existing chestnuts over next 5-15yrs to create gaps and replant to the outside of extg. Avenue with single large specie, e.g. London Plane, Oak.
London Plane avenue (Victoria Rd to Jesus Lock)	Replace London Plane in gaps as they fail.	Replace London Plane in gaps as they fail. Solve waterlogging problem.	
Path from Victoria Road to Lower Park St	Retain and replace cherries (not major structural planting). Plant more long lived trees in scattered planting.		
Bird cherry avenue (Jesus Lock to Park Parde)	Retain and replace bird cherries as they fail.	Allow to fail and replace in one activity.	
Riverside path trees	Retain views of river. Replace trees as extg. Fail. Replace lost trees with riverside specie.	Gap up and strengthen boundary.	Informal planting with some native species. Retain views across river.
Jesus Green pool boundary	Remove Leylandii + replace with appropriate specie. Continue informal planting (mixed).		Remove Leylandii + replace with evergreen hedge and manage Limes.
Existing open spaces	Retain as open spaces without tree planting.	Retain as open spaces without tree planting. Perimeter trees planted in informal style to follow Midsummer Common.	
Area around pavilion and lock keepers house	Area in need of enhancement (poor quality Birch).		
End of footpath adjacent to tennis courts.	Remove Leylandii.		
Path from Jesus Lock to Lower Park St		Plant new avenue.	

Tree management and planting on Jesus Green and Midsummer Common			
Workshop 1 July 2010 : Event Record			
MIDSUMMER COMMON			
Issues identified			
Group 1 comments	Group 2 comments	Group 3 comments	Group 4 comments
Victoria Road Horse Chestnut Avenue*	Plant succession trees in gaps as far forward to road as poss. Elm/Oak?	Undecided on approach to planting location. Species choice - Carpinus, Tilia cordata, Fraxinus	Remove all existing chestnuts over next 5-15yrs to create gaps and replant to the outside of extg. Avenue with single large specie, e.g. London Plane, Oak.
Central open spaces	Keep existing areas clear of any tree planting with mixed species perimeter planting		Screen traffic movement. Retain avenue. Could fell all and start again.
Area around footpaths to the north of Parsonage St and Auckland Rd	Plant single, long lived trees informally, particularly at junctions of paths, e.g. Oak + Elm.		Retain open spaces and focus on boundaries. Do not jeopardise meadow areas.
River edge path	Replace recently felled Beech with large species tree	Plant clusters of trees to create soft edge.	
Butt Green (Maids Causeway)	Screen toilet block	Consider green corridor and not formal line of trees with views kept to opposite bank. Suitable native species such as Willow. Arrange in clusters of trees with understorey and seating. Play with light and shadow. Plant between boat houses on opposite bank.	Informal planting and could be done in phases with Willow, London Plane, Black Poplar.
Elizabeth Way bridge	Plant specimen trees from orchard towards Elizabeth Way bridge		
Brunswick development	Plant to screen development from Common.		Replant avenue in front of Brunswick development and possibly in front of allotments
Southern boundary	Plant on contour line. Consider bold line or groups of large species trees but protect views from houses.		Possible conflict between views for residents and users of common. Preserve views to river.
Area around Fort St. George	Plant groups of native specie trees.	Consider new planting.	
Specimen Trees		Plant large, broad canopied trees such as Oak as shown on drawing. Plant at path junctions and bridge points as waymarkers.	
Walnut Tree Avenue			Plant Walnut trees.

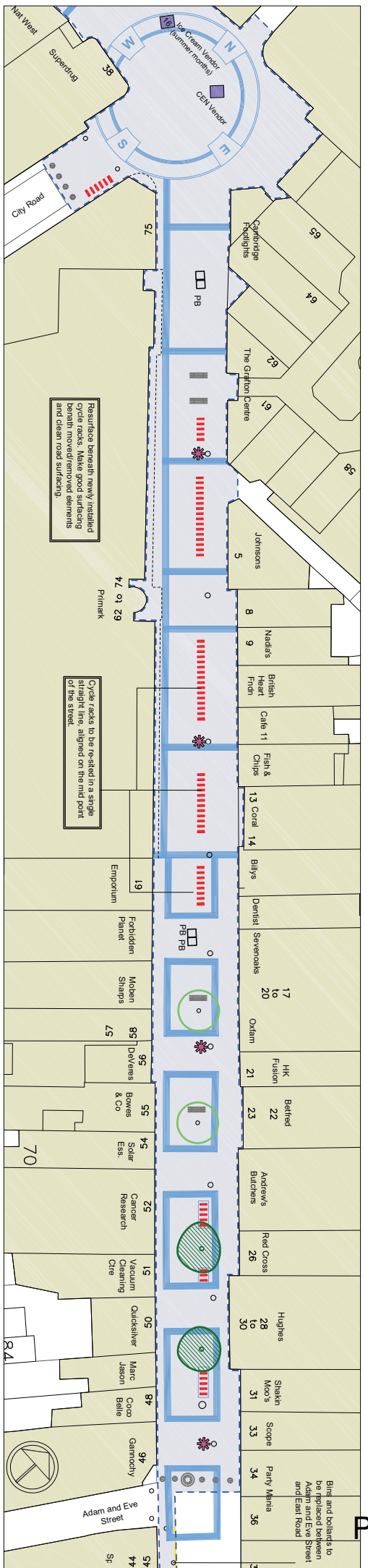
APPENDIX TWO

Fitzroy/Burleigh St Proposed Layout Plan



- Legend**
- Existing tree canopy
 - Proposed tree planting
 - New stainless steel bike racks
 - New street light to match existing contemporary light
 - New stainless steel litter bin
 - New stainless steel bollard
 - New tree pinth
 - New stainless steel seat
 - New signage
 - Re-located wall mounted telephone box
 - Resurfaced footway (if budget allows)
 - Street vendor
 - Existing street light / signage
 - Proposal Boundary

Fitzroy Street



Burleigh Street

CAMBRIDGE CITY COUNCIL

ENVIRONMENT AND PLANNING DEPARTMENT

Simon Payne, Director of Environment and Planning
 CAMBRIDGE CITY COUNCIL
 The Guildhall, Cambridge CB2 3QJ
 Tel: 01223 457200 or 457201

Scale: 1:250@A1

Project: **Fitzroy / Burleigh Street**

Drawing: Returbishment Proposals

Job Ref / DWG No: EIP-020-151-001

By: AJ

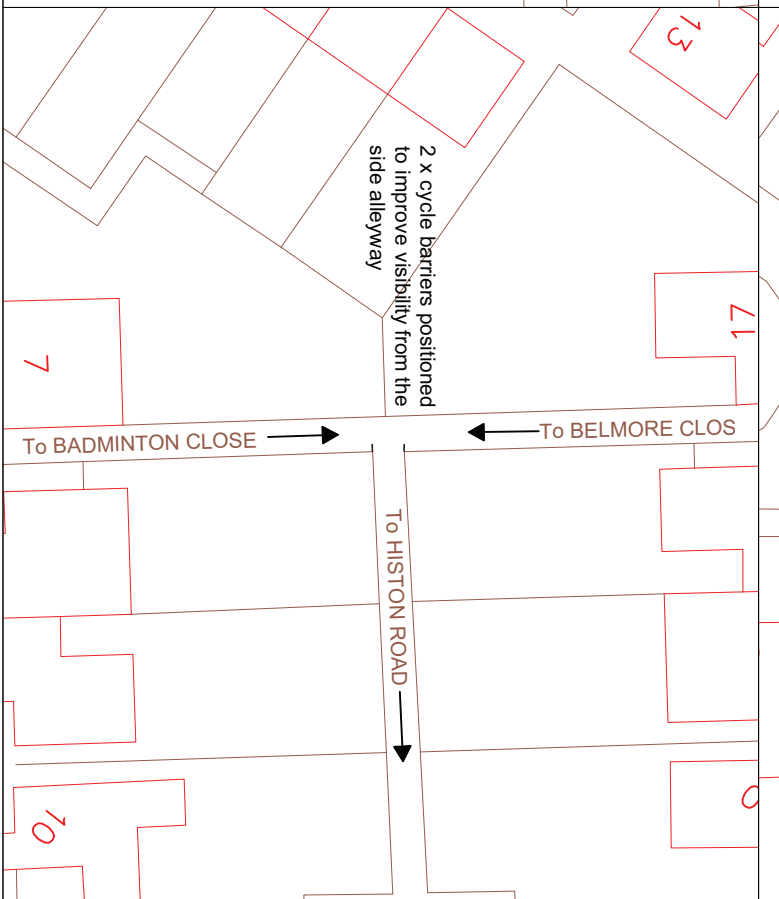
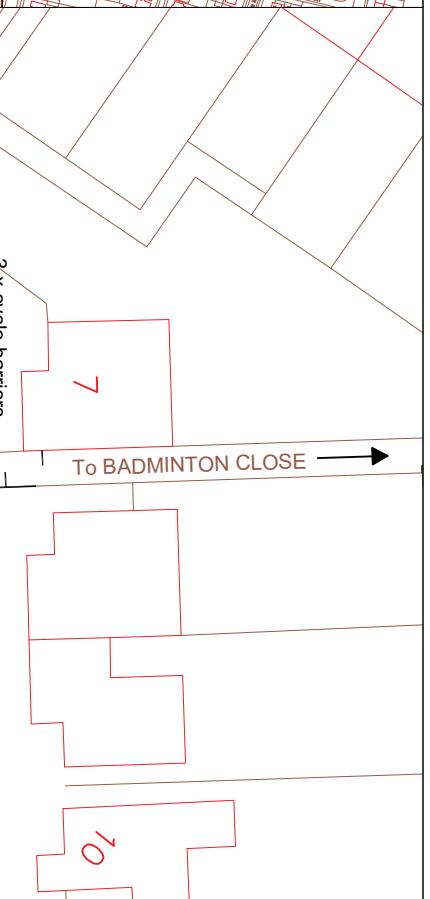
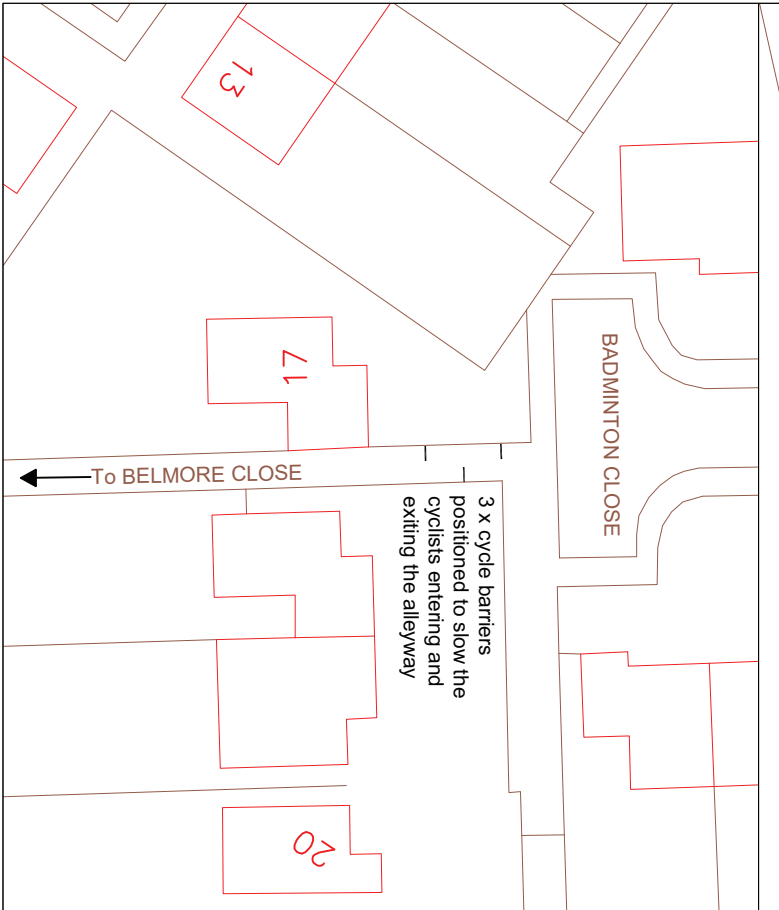
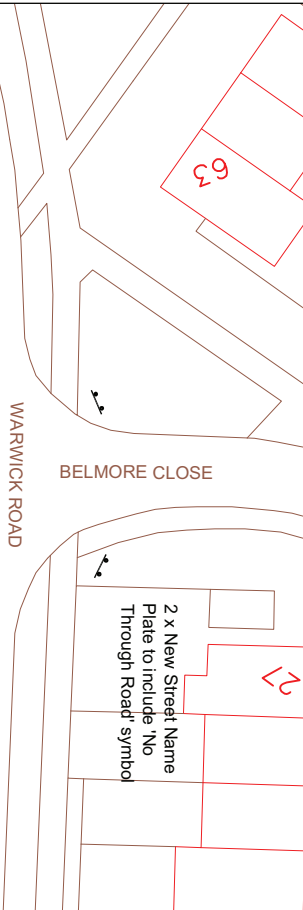
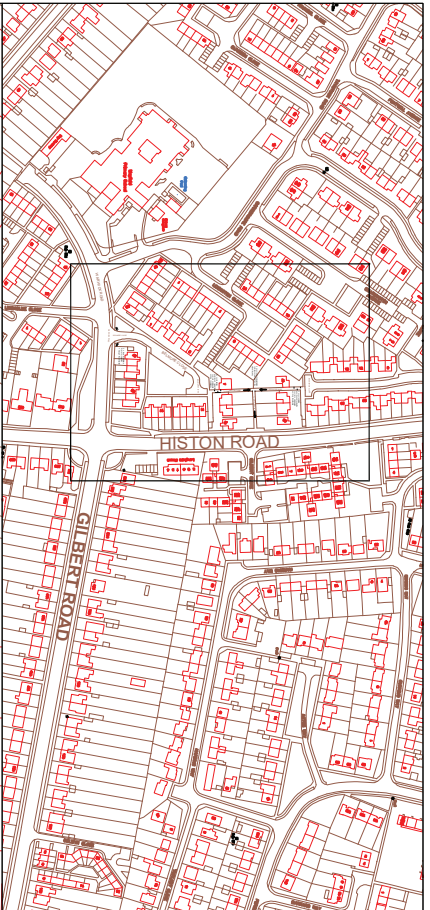
Date: Jan 10

Revision: C

Print and rollouts to be placed between Adam and Eve Street and East Road

APPENDIX THREE

Belmore Close Proposals



DO NOT SCALE
 Figured dimensions must be taken in preference to scaled dimensions. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work to the ground. The contractor shall be responsible for ensuring that the contract administrators' / landscape architect's site plan.

Revision	Date	By	Details

Job Ref./DWG.No
 EIP 020-SK-004

Scale @A4 By: Date
 As shown AH Aug 10

CAMBRIDGE CITY COUNCIL
ENVIRONMENT AND PLANNING DEPARTMENT
URBAN DESIGN TEAM
 Simon Payne, Director of Environment and Planning
 CAMBRIDGE CITY COUNCIL
 The Guildhall, Cambridge CB2 3QU
 Tel: 01223 - 457200 or 457201

Project: Belmore Close Improvements

Drawing: **Layout**

This drawing is the property of Cambridge City Council. It is to be used for the purposes of the project for which it was prepared and is not to be used for any other purpose without the prior written consent of Cambridge City Council. It is to be returned to Cambridge City Council when it is no longer required.

APPENDIX FOUR

EIP Eligibility Criteria

ELIGIBILITY CRITERIA - as agreed by Executive Councillor (Environment) on 18 March 2003 with amendments agreed 22 March 2005

The essential criteria for consideration of funding of Environmental Improvement works are:

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

Desirable criteria – potential schemes should be able to demonstrate some level of:

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

Categories of scheme ineligible for funding:

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

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

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

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Application Number	10/0607/FUL	Agenda Item	
Date Received	23rd June 2010	Officer	Mr Tony Collins
Target Date	18th August 2010		
Ward	Newnham		
Site	Rectory Farm Madingley Road Cambridge Cambridgeshire CB23 7PG		
Proposal	Change of use of agricultural/storage building to 10 holiday accommodation units.		
Applicant	Mr And Mrs Roger Foster Rectory Farm Madingley Road Coton Cambridge Cambridgeshire CB23 7PG		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site lies at the extreme westernmost point of the city, on the south side of Madingley Road, adjacent to the slip road from the M11 to the A1303.
- 1.2 The Rectory Farm site is reached via a narrow driveway (with automatic gates) which leads off Madingley Road, immediately to the west of the exit slip road. The farmhouse stands at the southern end of this drive and is surrounded by a bungalow and a number of outbuildings, the largest and most distant of which is the application building, some 40m to the northeast.
- 1.3 The barn, which appears to be of mid-twentieth-century construction, takes the form of a central main space, with lean-to ranges running along the north and south flanks. The building, which has a timber frame, is clad in mottled red-and-white stock bricks to a height of about 1.5m from the ground. The remainder of the building is finished with horizontal softwood boarding, stained with a dark wood preservative. The roof is of asbestos or fibre cement sheeting.

1.4 The barn is separated from the curtilage of Rectory Farm Cottage to the north by a fence and trees. The outlook to the south and west is open across fields. About 100m to the east, a dense belt of trees screens the site from the M11 motorway.

1.5 The whole of the application site lies within the Green Belt.

2.0 THE PROPOSAL

2.1 The application seeks to convert the existing agricultural/storage building to provide 10 units of self-catering holiday accommodation.

2.2 The building is a barn, with a footprint 23m square. The central portion has a ridge at 6m above ground and eaves at 4.7m. A lean-to section runs along each side of the building with eaves at 2.7m above ground. Each of these sections is partly open-fronted. The building has large double sliding doors in each gable end, and translucent perspex/fibreglass panels in the roof.

2.3 The conversion would involve the insertion of an upper floor within the building, re-roofing with an insulated panel material, and insertion of glazing to the elevations as follows:

W elevation: glazing within the parts of the area of the existing door at ground floor level to provide a communal entrance, and at first floor to light two of the holiday lets - both recessed from the face of the building; the introduction of two ground floor windows – one to either side of the original doors, 2.15m tall by 1.3 wide

S elevation: two ground-floor single pane windows/doors 2.15m x 0.9m; two ground-floor double doors 2.15m x 12.2m; a recessed, glazed (3x2pane double doors) ground-floor central section 2.15m x 4.2m; two first-floor windows 1.2m x 1m: and two rooflights.

E elevation: glazing within the parts of the area of the existing door at ground and first floor levels- recessed from the face of the building – windows at ground and first floor levels;

N elevation: two pairs of double doors (4 panes in each pair) 2.15m x 2.5m at ground floor; one three pane

ground-floor window and door 2.15m x 1.8m; two first-floor windows 1.2m x 1m; and 2 rooflights.

2.4 The interior would be subdivided in such a way that there would be four, two-bedroom first-floor units, and six ground-floor units (5 x 1 bedroom and 1 x 2 bedroom), served by a communal entrance lobby in the west face of the building, with a stairwell and landing in the centre of the building. Bin storage would be encompassed in the southern lean-to and an open-fronted parking area for four vehicles would be incorporated in the lean-to on the north side of the building. Further car parking space would be provided on the existing gravelled surface outside, and cycle storage and rotary clothes dryers nearby. The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Supporting statement
3. UK Tourism Occupancy Statement
4. Environmental Noise PPG24 Assessment
5. Local List Statement
6. Structural Statement

3.0 SITE HISTORY

3.1

Reference	Site	Description	Outcome
02/0883/LDC	Rectory Farm Cottage	Continued use of dwelling without compliance with agricultural occupancy condition	Lawful use granted
02/0906/LDC	Rectory Farm Bungalow	Continued use of dwelling without compliance with agricultural occupancy condition	Lawful use not granted
08/0617/FUL	Rectory Farm	Extensions and dormers	Approved with conditions
09/0205/FUL	Rectory Farm Barn	Change of use to eight units of holiday accommodation	Withdrawn

services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.5 Good Practice Guide on Planning for Tourism (2006): Emphasises that tourism in all its forms is of crucial importance to the economic, social and environmental well-being of the whole country. Also recommends conditions to ensure that where holiday accommodation is seen as appropriate, premises are used for that purpose and not as permanent accommodation.

5.6 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.

5.7 Circular 05/2005 - Planning Obligations: Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.8 Cambridge Local Plan 2006

3/1 Sustainable development

3/2 Setting of the city

3/4 Responding to context

4/1 Green Belt

4/2 Protection of open space

6/3 Tourist accommodation

8/2 Transport impact

8/6 Cycle parking

8/10 Off-street car parking

5.9 Supplementary Planning Documents

Sustainable Design and Construction (2007)

5.10 **Material considerations**

Cambridge Green Belt Local Plan (1992)

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

- 6.1 Access details acceptable. Car parking space not sufficient to accommodate peak demand; one-for-one provision recommended. Occupancy rates used to assess WCATP contributions are too pessimistic. Conditions and informatives recommended.

Head of Environmental Services

- 6.2 Concerns raised regarding traffic noise. Conditions requested with respect to noise insulation, contaminated land and waste storage.

Cambridge City Council Access Officer

- 6.3 Recommend refusal because of insufficient information regarding disabled access.

Cambridgeshire Fire and Rescue Service

- 6.4 Fire hydrants required. Appropriate condition requested.
- 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 Representations have been received from Sustrans, the national cycling charity
- 7.2 The representations can be summarised as follows: Application underestimates car use by potential occupiers and provides inadequate cycle facilities. Increased cycle storage required, in more convenient location. Applicant should be required to provide cycle and pedestrian link across Madingley Road to the dual use footpath/cycleway. Occupancy rate underestimated.

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. Residential amenity
3. Disabled Access
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Pedestrian and cycle accessibility
8. Planning Obligation Strategy

Principle of development

8.2 Paragraph 3.8 of PPG2 states that the re-use of buildings inside a Green Belt is not inappropriate development provided that four criteria are met.

it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;

strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (eg because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);

the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and

the form, bulk and general design of the buildings are in keeping with their surroundings. (Conversion proposals may be more acceptable if they respect local building styles and materials, though the use of equivalent natural materials that are not local should not be ruled out).

8.3 I address each of these criteria in turn.

Materially greater impact

8.4 Like the previously approved proposal, 09/0673, this scheme involves no extension to the existing building, and only relatively small additions of fenestration, I do not consider that any impact on the openness of the Green Belt would result from the change of use.

Extensions and use of the surrounding land

8.5 No extensions are proposed. Although space for car parking is proposed, this is existing hardstanding which has clearly previously been used by vehicles. Following the proposed change of use, it is likely that vehicles might be positioned on this hardstanding more frequently and more persistently than was the case previously. The total number of such vehicles is likely to be small, however, even though two additional units are proposed in this scheme compared to that approved under 09/0673/FUL, and I consider their combined impact would not significantly diminish the openness of the Green Belt.

8.6 The use of the area surrounding the building as an amenity area for those using the holiday accommodation raises a potentially difficult issue. The Environmental Health team recommend walls or fences around the amenity area which will protect that area from the noise created by traffic on the motorway. I recognize that such protection from noise is desirable, but in my view, the need to protect the openness of the Green Belt should carry greater weight. I do not consider that the failure of proposed fencing to form an entirely adequate acoustic screen would be a reason for refusal of the application: the residents of these units would be temporary holiday visitors, and if they found the motorway noise oppressive outdoors, they would have the option of retreating indoors, or spending more time in quieter parts of the city. I recommend a condition requiring the submission of details of boundary treatments, I

also recommend an informative stressing that the need to preserve the openness of the Green Belt will be an important consideration in the discharge of the condition.

Permanence of construction

- 8.7 Like the previously approved application 09/0673/FUL, this application proposes only minor changes to the existing permanent building, and I consider that it fully meets this test.

Suitability of design to surroundings

- 8.8 The application, like 09/0673/FUL, proposes only minor alterations to the existing building, and I consider that it fully meets this test.
- 8.9 As I have indicated above, the proposed alterations to the building are minor. I do not think they pose any threat to the setting and special character of the city, or the biodiversity or amenity of the urban edge. I do not consider that this proposal would cause any degree of merging of the community of Coton with the city, and I do not consider that it conflicts with any of the purposes of the Green Belt.
- 8.10 The Green Belt Local Plan 1992 policy GB3/1 states that, exceptionally, development for the purposes of informal recreation will be permitted within the Green Belt. Policy GB3/3 of that plan also states that redevelopment of existing buildings is preferable to new-sited development, and may be beneficial to the general appearance of the area. In my view, the proposal is in accordance with both these policies, and does not conflict with any other policies in the Green Belt Plan.
- 8.11 Policy 6/3 of the Cambridge Local Plan (2006) supports development which will strengthen and diversify the range of short-stay visitor accommodation in the city. I consider that this proposal provides such diversification.
- 8.12 PPS4 and the Good Practice Guide on Planning for Tourism (2006) advise that the provision of self-catering holiday accommodation in rural areas should be supported where it accords with sustainable development principles, and that wherever possible, such facilities should be provided within existing buildings. In my view, this application, by proposing the

re-use of existing buildings, and the location of accommodation where travel to the city by cycle or bus is highly feasible, is in accord with such principles. The Good Practice Guide also recommends 'holiday occupation' conditions to prevent holiday accommodation units being absorbed into the general housing stock. The three reasons cited by the Guide for such conditions (protection of the countryside from the intensive activity associated with permanent residential use, impact on local infrastructure, and preservation of a range of tourist accommodation) are all applicable in this case, and I recommend such a condition.

- 8.13 In my opinion, subject to conditions, the principle of the development is acceptable and in accordance with policies 3/1, 3/2, 4/1 and 6/3 of the Cambridge Local Plan (2006), and government guidance in PPG2, policies EC6, EC76 and EC12 of PPS4 and the Good Practice Guide on Planning for Tourism (2006).

Residential Amenity

Residential amenity of neighbours

- 8.14 In my view, the distance of the application building from Rectory Farm Cottage (approximately 30m), the orientation of the two buildings, and the presence of a number of screening trees are sufficient to ensure that there is no loss of amenity to the occupiers of the cottage in terms of noise or privacy. No other residential building is close enough to suffer any significant impact.
- 8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and I consider that it is compliant with Cambridge Local Plan (2006) policy 3/4.

Residential amenity of future occupiers

- 8.16 The traffic noise from the M11 is of concern to Environmental Health officers. Following a noise survey, it is considered that this matter can be addressed by conditions. Although the EHO has suggested that acoustic conditions are necessary to protect occupants against noise both inside the building and in the outdoor amenity space, I recommend that the latter be addressed by a broader boundary treatment condition. If there

is a conflict between acoustic needs and the preservation of the openness of the Green Belt, I consider the second of these must take priority, and as I have indicated above, I do not consider that the level of noise in the outdoor space of holiday accommodation would justify refusal of the application.

Disabled Access

8.17 The application proposes one fully accessible unit on the ground floor. This is in compliance with paragraph 6.9 of the Cambridge Local Plan (2006). In considering 09/0205/FUL (which was similar in terms of the accommodation proposed) the Disability Access Panel expressed disappointment that more of the ground floor apartments were not fully accessible, especially in view of the suitability of the site for veterans visiting the American Cemetery. I recommend an informative on this matter, but the application's provision for disabled visitors is in my view fully compliant with policy.

8.18 The Access Officer recommends refusal because of his concerns about provision for disabled users. However, although no specific disabled parking space is shown, it is my view that there is so great an area of hardstanding around the barn that it is very unlikely that a disabled visitor would be unable to park satisfactorily. Flat thresholds are provided, and I do not consider that the application conflicts with any of the disability requirements of the local plan.

Refuse arrangements

8.19 In my view, the level of waste storage space shown is adequate, and the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway safety

8.20 The highway authority is satisfied with the access arrangements and visibility splays, and I do not consider that the application has any implications for highway safety. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and cycle parking

- 8.21 The application proposes four car parking spaces within the envelope of the building. The City's Car Parking Standards do not specify levels for self-catering holiday accommodation, but if the permitted levels for hotels outside the CPZ (two spaces for every three bedrooms) are applied, then up to ten car parking spaces could be permitted. The highway authority considers the level of car parking provided to be inadequate, and recommends at least one space per unit.
- 8.22 I do not consider there to be any policy basis for requiring that level of car parking. The site is accessible by cycle and by bus, and government guidance in PPG13 is that applicants should not be required to provide car parking space at a level above that which they themselves suggest. There is, in any case, considerable hard-surfaced space around the barn on which additional cars could be parked if this were to be found necessary. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/10.
- 8.23 The City Council's Cycle Parking Standards do not specify a level of provision for self-catering holiday accommodation. In my view, a reasonable level of provision would be somewhere between the 15 spaces which would be required if the units were treated as permanent dwellings, and the three spaces which would be required if the hotel bedroom rate were applied. In my view this can be secured by condition. I note the view put by Sustrans that the cycle parking should be provided closer to the entrance, and in a visible location. In my view, to provide covered cycle parking in a visible location outside the main entrance would conflict with Green Belt policy. I agree that the most desirable solution would be for cycle parking to be provided within the existing building envelope, but I do not consider the location proposed to be so inconvenient as to merit refusal. In my opinion the proposal, subject to such a condition, is compliant with Cambridge Local Plan (2006) policy 8/6.

Cycle and pedestrian accessibility

- 8.24 It is noted both by the Highway authority and by Sustrans that cycle and pedestrian access to the site is impaired by the absence of footway and cycleway on the south side of Madingley Road, the provision of a bus lane, the position of the

motorway slip road junctions, and the absence of a dedicated route across the kerb and verge on the north side of Madingley Road. I accept this, although in my view, it might be less of a disincentive to cycle use than the two agencies suggest. Sustrans state that a requirement to provide a pedestrian and cycle link across to the cycleway on the north side of the road would enable the withdrawal of their objection. The proposed link would be on highway land, outside the application site, but could be secured through a Section 106 agreement. I have not sought this for two reasons. Firstly I do not consider that the level of use of such a link could justify the imposition of its cost on this development alone. Secondly, such a requirement was not imposed on the development sanctioned by 06/0673/FUL, on which Sustrans made no comment, and to require it now, on the basis of two very small additional units (and no additional bedrooms) would expose the council to the criticism of inconsistency in decision-making.

Planning Obligation Strategy

- 8.25 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. Short-term visitor accommodation does not carry any requirement to contribute to open space, community facilities or education. The only aspect of the city's infrastructure which must be considered in this case is the Western Corridor Area Transport Plan.

Transport

- 8.26 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated.
- 8.27 The County Council uses a notional figure of 7.5 as the likely number of daily trips by all modes generated by a hotel bedroom. It seems reasonable to suppose that a unit of self-catering holiday accommodation will generate a similar number of trips. Multiplying by ten gives an expected daily trip rate of 75. This total would trigger a requirement to contribute to the Transport Plan. However, this assumes 100% occupancy. Although the present application only includes national occupancy figures, the applicants have previously referred to evidence from East of England Tourism. I have referred to that

organization's website, which shows that the average occupancy rate for self-service accommodation in the region in 2009 was 54% and in Cambridgeshire, 64% (lowest – December 48%; highest – August 88%). Average occupancy of the units would need to reach 67% for the threshold of 50 trips per day to be exceeded across the year. I accept that this is a relatively small margin, and I acknowledge that occupancy in this location might be higher than for the county as a whole. However, I have no available data to support that view, and I do not consider there is a sound basis for requiring contributions to the Transport Plan.

9.0 CONCLUSION

- 9.1 I do not consider that, compared to the arrangement permitted under 09/0673/FUL, the reconfiguration of the building to provide two additional units (but no additional bedrooms) raises any significantly different planning issues. In my view, the minor changes to fenestration involved are also not significant. I recommend approval.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. Prior to the commencement of refurbishment/ development works, a noise insulation scheme having regard to acoustic ventilation, comply with the requirements of Approved Document F, detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise as a result of the proximity of the bedrooms/living rooms to the high ambient noise levels on the M11 and A1303 facades (dominated by traffic and vehicle noise), be submitted to and approved in writing by the local planning authority.

The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and noise reduction for buildings-Code of Practice'. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

This scheme shall make reference to the Environmental Noise PPG 24 Assessment prepared by RC O'Duill dated 15 June 2009.

Reason: To avoid noise pollution to future occupants. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

3. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the local planning authority for approval.

(a)The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the local planning authority prior to investigations commencing on site.

(b)The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

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

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

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

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

Reason: To avoid pollution and to protect the health and amenity of future occupiers. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

4. The units hereby approved shall not be occupied until fire hydrants have been installed according to a scheme previously submitted to, and approved in writing by the local planning authority.

Reason: To ensure safe conditions for future occupants. (Cambridge Local Plan (2006) policy 3/7)

5. The units hereby approved shall not be occupied until cycle storage has been installed according to a scheme previously submitted to, and approved in writing by the local planning authority.

Reason: To ensure satisfactory cycle storage. (Cambridge Local Plan (2006) policy 8/6)

6. The units hereby permitted shall not be occupied until the vehicular access where it crosses the public highway has been laid out and constructed according to the Cambridgeshire County Council construction specification.

Reason: To ensure highway safety. (Cambridge Local Plan 2006 policy 8/2)

7. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary.

Reason: To prevent debris spreading on to the highway to the detriment of highway safety. (Cambridge Local Plan 2006 policy 8/2)

8. The access shall be constructed with adequate drainage measures to prevent the discharge of surface water on to the public highway, in accordance with a scheme submitted to and approved in writing by, the local planning authority.

Reason: To protect highway safety. (Cambridge Local Plan 2006 policy 8/2)

9. The manoeuvring space indicated on the drawings submitted shall be provided before occupation and maintained free from obstruction thereafter.

Reason: To ensure satisfactory car parking space. (Cambridge Local Plan (2006) policies 3/7, 3/11 and 8/10)

10. The units hereby approved shall not be occupied until boundary treatment to the amenity areas has been completed according to a scheme previously submitted to, and approved in writing by the local planning authority.

Reason: To ensure satisfactory amenity for future occupiers. (Cambridge Local Plan (2006) policy 3/11)

11. The units hereby approved shall be used for holiday purposes only, and no unit shall be continuously occupied by the same person or group for more than eight weeks and no unit shall be available for occupation for more than 48 weeks in any calendar year. The operators of the site shall keep accurate records of those occupying each unit, the duration of occupation and the times when the accommodation was not occupied, which shall be made available to the local planning authority on request.

Reason: To ensure that the units are not used as permanent residential accommodation because such occupation would require further assessment and would be likely to conflict with planning policy. (Cambridge Local Plan policies 3/2, 3/4, 3/7, 4/1 and 6/3)

INFORMATIVE: The applicant is advised that boundary treatments proposed for the amenity area may seek to offer some protection to occupiers from traffic noise, but are unlikely to be approved if they interfere with the openness of the Green Belt.

INFORMATIVE: The applicant is advised that access and facilities must be made available to the Fire Service in order to comply with Part B of the Building Regulations.

INFORMATIVE: The applicant is advised that any septic tank or cesspool may require discharge consent from the Environment Agency as well as Building Regulations approval. The applicant is advised to seek advice from both Building Control and the Environment Agency's National Customer Contact Centre telephone 08708 506506.

INFORMATIVE: The applicant is urged to consider making more than one of the ground floor flats fully accessible to those with disabilities.

INFORMATIVE: The applicant is advised that care needs to be taken when removing asbestos sheets from the roof in order to avoid release of fibres.

INFORMATIVE: The applicant is advised that the units hereby approved do not constitute 'dwelling houses' for the purposes of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), and that therefore any extension or further external alteration to the building would require specific planning permission.

INFORMATIVE: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works. It is an **OFFENCE** to carry out works within the public highway without the permission of the highway authority. It is the applicant's responsibility to ensure that necessary consents under the Highways Act 1980 and the New Roads and Street Works Act 1991 are obtained.

INFORMATIVE: The applicant is advised that public utility apparatus may be affected by this proposal. The applicant should contact the appropriate utility services to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

Reasons for Approval

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:

Cambridge Local Plan (2006): policies 3/2, 3/4, 3/7, 3/11, 4/1 and 6/3

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.

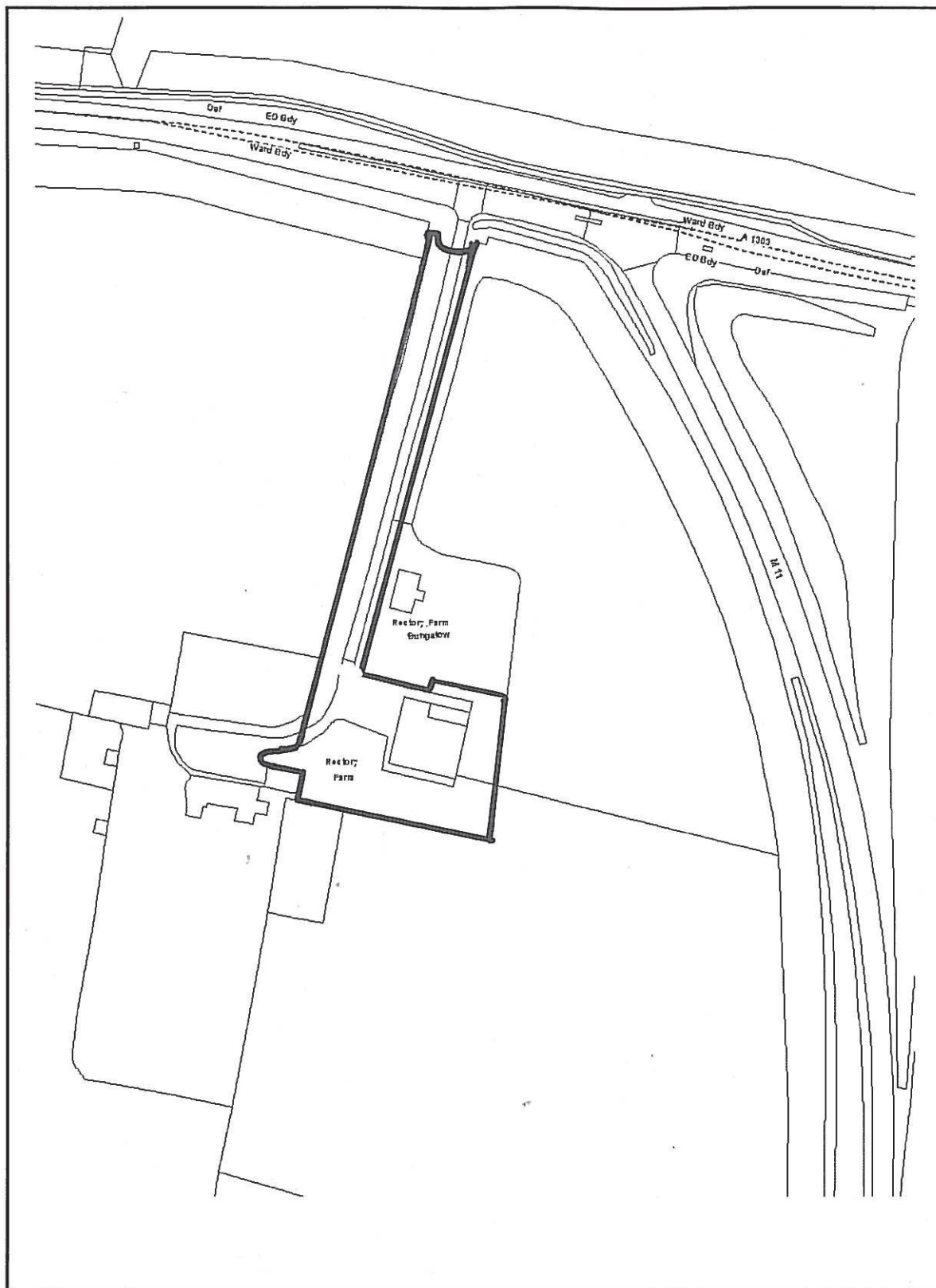
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



10/0607/FUL
Rectory Farm Madingley Road, Cambridge

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WEST/CENTRAL AREA COMMITTEE Date: 26th August 2010

Application Number	10/0583/FUL	Agenda Item	
Date Received	18th June 2010	Officer	Mr John Evans
Target Date	13th August 2010		
Ward	Newnham		
Site	Land Between 23 And 25 Kings Road Cambridge Cambridgeshire CB3 9HP		
Proposal	Erection of one 3-bed dwelling.		
Applicant	Mr John D. Scott 9 Kings Road Newnham Cambridge CB3 6TD		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a parcel of land approximately 570 square metres between numbers 23 and 25 Kings Road. The site has its access off the eastern side of Kings Road, which is an unadopted highway.
- 1.2 To the north of the site is the garden of 23 Kings Road with the dwelling beyond, and to the east, are the extensive grounds of the Japanese House. To the south, the site is adjoined by number 25 Kings Road and to the west is the Kings Road access track, which is not maintained by Cambridgeshire County Highways. The general context has a suburban/country lane character, with bungalows and dwellings of a domestic scale.
- 1.3 The site falls within the City of Cambridge Conservation area No. 2 (West). Within the site there are numerous fruit trees, with hedging to the front boundary.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the erection of one, three bedroom dwelling. The dwelling will have a square shaped footprint and will rise 3m to eaves level, with an overall ridge height of some 7m to the recessed southern section. The northern wing section rises to 7.5m to the roof ridge.

- 2.2 The dwelling will be constructed in a buff stock brick with areas of timber boarding. A plain red tile is proposed for the roof.
- 2.3 The application also proposes the erection of a single storey timber clad garage building to the front of the property, with an overall height of 3.5m.
- 2.4 The application is accompanied by the following supporting information:
 - 1. Design and access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
07/0612/FUL	Erection of a two storey dwelling house.	Refused
07/0159/FUL	Erection of 4 bed dwellinghouse	Withdrawn

The previous application 07/0612/FUL was refused at Committee, contrary to the advice of officers, for the following reasons:

- 1. The proposed development does not make appropriate provision for public open space or community facilities, in accordance with the following policies, standards and proposals 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006; policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004 and Guidance for Interpretation and Implementation of Open Space Standards 2006.
- 2. The proposed development, by virtue of the scale of the building footprint in comparison with the application site fails to reflect the character of this part of Kings Road, which is epitomised by buildings set within large landscaped plots. In addition the detailing of the proposed house does not draw sufficient inspiration from that of buildings in the surrounding area. In so doing the proposed house would fail to make a positive impact on its setting or to preserve or enhance the character and appearance of the Conservation Area. The proposal is therefore contrary to polices P1/2, P1/3 and P7/6 of

the Cambridgeshire and Peterborough Structure Plan 2003, policies 3/4, 3/12 and 4/11 of the Cambridge Local Plan 2006 and to advice provided by PPS 1 Delivering Sustainable Development and PPG15 Planning and the Historic Environment.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

5.2 Planning Policy Statement 1: Delivering Sustainable Development (2005): Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 Planning Policy Statement 3: Housing (2006): Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household

types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

- 5.4 **Planning Policy Statement 3 (PPS3): Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)
- 5.5 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.6 **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.
- 5.7 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

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.

5.8 **East of England Plan 2008**

ENV7 Quality in the built environment

5.9 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.10 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/10 Sub-division of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

4/4 Trees

4/13 Pollution and amenity

5/1 Housing provision

8/2 Transport impact

8/6 Cycle parking

8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities*)

5.11 Supplementary Planning Documents

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.

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.

5.12 Material Considerations

City Wide Guidance

Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010) Sets out how all residential developments should make provision for public open space, if not on site then by commuted payments. It incorporates elements from the Planning Obligations Strategy Supplementary Planning Document (2010) and the Open Space and Recreation Strategy (2006).

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

6.1 No vehicle to vehicle splays are shown on the drawings. The access track has relatively high levels of traffic, and, as such is considered unsafe.

Arboriculture

6.2 Awaiting comments.

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

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations: 23 Kings Road, 25 Kings Road, 5 Selwyn Road.

7.2 The representations can be summarised as follows:

- The government has recently announced proposed measures to stop the sale of gardens from property development.
- The plot has always been a 'secret garden' and it is unfortunate that it is now considered a building plot.
- The new 2 storey building does not preserve or enhance the Conservation Area.
- Loss of privacy to number 25.

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 parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

- 8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. 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 This plot has been subdivided for many years and therefore I do not feel that Local Plan policy 3/10 (subdivision of existing plots) is relevant. I do not consider the open space created by this vacant plot to be so important to the character and appearance of the Conservation Area as to constrain its development for a new dwelling, subject to design considerations, in accordance with policy 4/11.
- 8.4 I am conscious that the previous proposal was not objected to in principle and consider there to be no objection in broad principle to residential development. The proposal does however have 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, Cambridge Local Plan 2006.

Character and Appearance of the Conservation Area

- 8.5 The acceptability of this scheme in terms of design, turns on the detailed design and appearance of the new building, and its impact on the character and appearance of the Conservation Area. In addition, whether this revised scheme has addressed the previous reasons for refusal.

- 8.6 The previous application refused in 2007 was considered unacceptable by Committee because of the scale of the footprint of the building in relation to its plot. It was felt that the character of the area is epitomized by buildings set within large landscaped plots which would not be respected. This revised scheme does have a slightly reduced overall footprint, and, more importantly is set further back within this historically vacant plot.
- 8.7 Notwithstanding the above, in my view it is the scale and bulk of any building here which will have a greater impact upon the character and appearance of the Conservation Area, rather than the scale of its footprint as detailed within the previous reason for refusal. New buildings should have a positive impact upon their setting in terms of height, scale, form, materials, detailing and wider townscape views, in accordance with Local Plan policy 3/12. In addition, new buildings are required to preserve or enhance the appearance of the Conservation Area in accordance with Local Plan policy 4/11. The proposed dwelling has been carefully designed, with a recessed southern section and half-hipped roof to complement the appearance of the adjacent bungalow to the south. As such it will not in my view be unduly conspicuous within the street scene. The plot is of sufficient size to adequately carry the building in this context, in accordance with policies 3/4 and 3/12.
- 8.8 The previous reason for refusal also made specific reference to the detailed design of the building, which failed to draw sufficient inspiration from that of surrounding buildings. Local Planning Authorities are advised in PPS1 not impose architectural styles or particular tastes and there is a mix of building types in the area. The building is well sited back from the street and it has modest proportions, both in terms of height and footprint, in relation to what is quite a deep plot. The building is well articulated to break up its mass, which also provides some visual interest. Sensitive boundary treatment will also help to frame the new dwelling within this semi rural setting.
- 8.9 To the front of the plot, the cart lodge style garage would not be overly prominent in the semi rural street scene because of its low eaves level and screening from planting, and a new replacement tree. 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

- 8.10 The new dwelling will have greatest impact upon the neighbouring bungalow to the south, number 25 Kings Road. I recognise that the new dwelling will have some presence, but given its siting over 4m from the common boundary with number 25 I do not feel that it will create an overbearing sense of enclosure. The siting of the new dwelling is to the north of the existing bungalow, which ensures there will be no loss of daylight or sunlight.
- 8.11 To the north, the dwelling will create some overshadowing to the garden area of number 23 Kings Road, but I do not consider the harm to be so great as to justify refusal. It has been proposed to leave the existing conifers on the common boundary in place during construction, following which a suitable boundary treatment can be planted through the imposition of a planning condition, (condition 7).
- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.13 The property has a generous garden and the patio area takes advantage of the southerly aspect. Internally, the dwelling has been carefully arranged with non habitable rooms to the north elevation.
- 8.14 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Highway Safety

- 8.15 The County Council Highways Authority has been consulted on this scheme and has some concerns regarding the lack of sight

lines shown on the drawings from the proposed accessway. While those indicated are below what is recommended within the *Manual for Streets* I am confident that adequate sightlines could be demonstrated on the site. Kings Road is relatively secluded and an emerging vehicle is unlikely in my view to present a significant hazard to highway safety.

Refuse and Cycle Storage Arrangements

- 8.16 The garage/car port is of sufficient size to accommodate several bins and bicycles to serve future occupiers. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car Parking

- 8.17 The development provides car parking for 1 vehicle which is in accordance with adopted car parking standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.18 The majority of the points raised are covered in the above report.

Planning Obligation Strategy

- 8.19 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. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.20 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.

8.21 The application proposes the erection of 1 three-bedroom house. 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 children's play space 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 £
3-bed	3	238	714	1	714
Total					714

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3-bed	3	269	807	1	807
Total					807

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3-bed	3	242	726	1	726
Total					726

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3-bed	3	316	948	1	948
Total					948

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

Community Development

8.23 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 £
3-bed	1882	1	1882
Total			1882

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

Waste

- 8.25 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
Total			75

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

Conclusion

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

9.0 CONCLUSION

- 9.1 The proposed new dwelling would in my view sit harmoniously in its context and would not detract from the character and appearance of the Conservation Area. The design of the building responds to the specific constraints of this site and as such overcomes the previous design concerns of Committee. Approval is therefore recommended.

10.0 RECOMMENDATION

Approve subject to the satisfactory completion of the association S106 Agreement by 1 October 2010 and subject to the following conditions:

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

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

2. The choice of brick, bond, mortar mix design, pointing technique and use of render is to be submitted to and approved in writing by the Local Planning Authority by means of sample panels prepared on site. The approved panel is to be retained on site for the duration of the works for comparative purposes. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the Conservation Area, Cambridge Local Plan 2006 policy 4/11.

3. Full details of the roofing materials including the type, source, ridge, eaves and hip covering [if appropriate] to be submitted to the Local Planning Authority as samples and approved in writing. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the Conservation Area, Cambridge Local Plan 2006 policy 4/11.

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

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

5. 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)

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. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

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:

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/10, 3/11, 3/12, 4/4, 4/13, 5/1, 5/14, 8/2, 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.

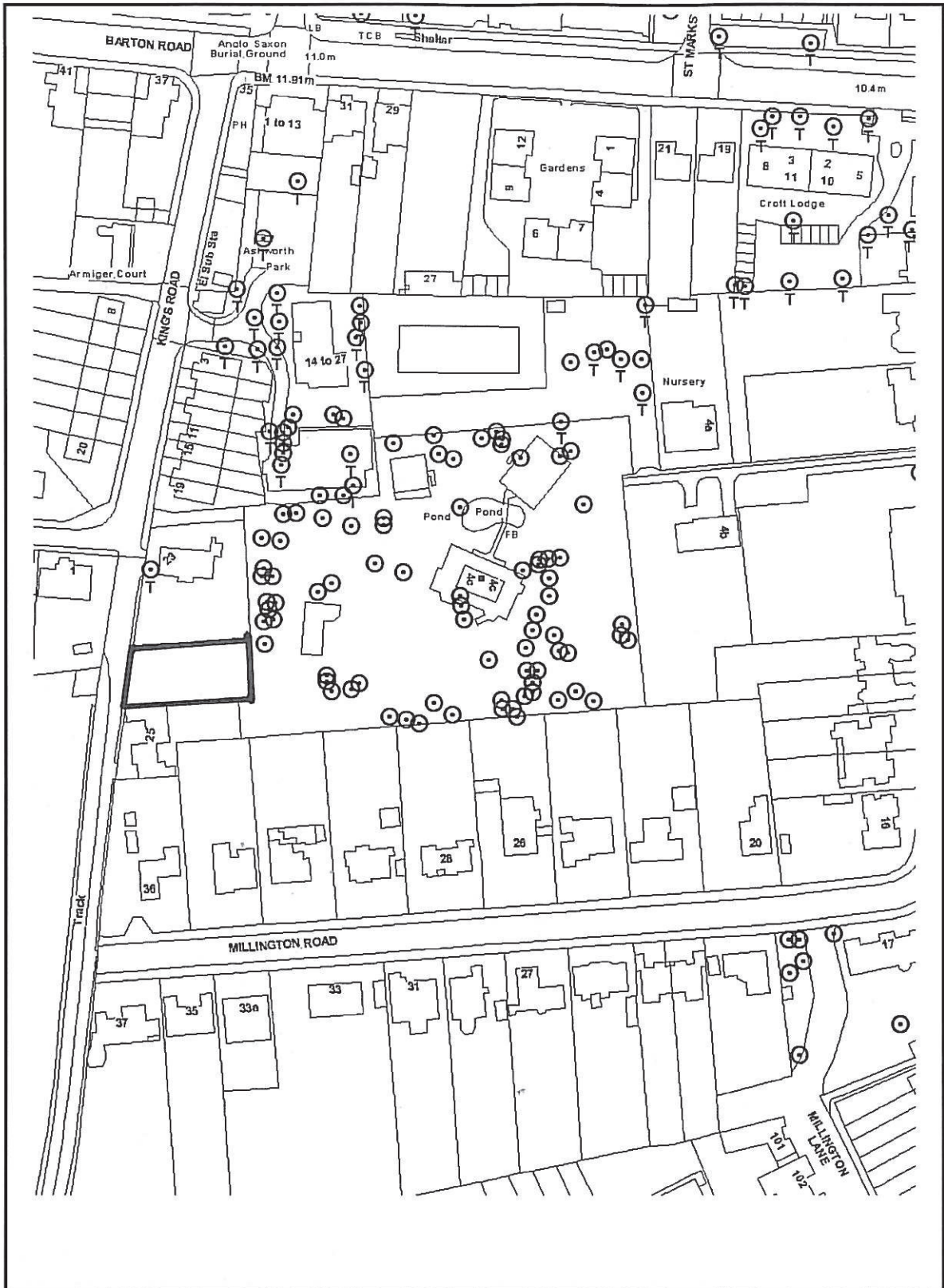
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



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Land Between 23 And 25 Kings Road Cambridge

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