



## Public Document Pack

### WEST / CENTRAL AREA COMMITTEE

Chair : Councillor Simon Kightley



## AGENDA

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

**Co-opted non-voting members:**

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

*Despatched: Wednesday, 20 October 2010*

**Date:** Thursday, 28 October 2010

**Time:** 7.30 pm

**Venue:** Wesley Methodist Church, Christs Pieces, Cambridge CB1 1LG

**Contact:** Glenn Burgess

**Direct Dial:**

## 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

Members of the committee are asked to declare any interests in the items on the agenda. In the case of any doubt, the advice of the Head of Legal should be sought **before the meeting**.

### 3 MINUTES *(Pages 1 - 22)*

To confirm the minutes of the meeting held on 26 August 2010 and the minutes of the Special Meeting held on 23 September 2010. *(Pages 1 - 22)*

### 4 MATTERS AND ACTIONS ARISING FROM THE MINUTES

### 5 OPEN FORUM

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

### 6 INFORMATION REPORT: SOCIAL CARE RESPONSES TO STREET-BASED ANTI SOCIAL BEHAVIOUR *(Pages 23 - 32)*

### 7 IMPROVE YOUR NEIGHBOURHOOD *(Pages 33 - 34)*

### 8 COMMUNITY DEVELOPMENT AND LEISURE GRANTS *(Pages 35 - 42)*

### 9 PLANNING APPLICATIONS

#### 9a 10/0822/FUL - Whittle Laboratory, Thomson Avenue *(Pages 43 - 62)*

## 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](mailto: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

26 August 2010

7.30 - 10.30 pm

### Council Members Present:

#### City Councillors for:

**Castle** (John Hipkin, Tania Zmura)

**Market** (Tim Bick)

**Newnham** (Sian Reid, Julie Smith)

#### Co-opted non-voting members:

**County Councillors:** Brooks-Gordon (Castle), Whitebread (Market)

### Council Officers Present:

#### Cambridge City Council:

Glenn Burgess – Committee Manager

Alastair Roberts – Safer Communities Manager

Andrew Preston – Environmental Projects Manager

Peter Carter – Principal Development Control Manager

Jo Dicks – Principal Pollution Officer

#### Cambridgeshire County Council:

Richard Preston – Head of Road Safety and Parking Services

Campbell Ross-Bain - Park & Ride Operations Manager

## FOR THE INFORMATION OF THE COUNCIL

### 10/34/WAC Apologies

Apologies were received from City Councillors Cantrill, Dixon, Kightley and Rosenstiel, and County Councillor Nethsingha. **Declarations of Interest**

Councillor	Agenda Item	Interest
Smith	10/41/WAC	Personal: As a Trustee of Fisher House

### 10/36/WAC Minutes

It was noted that Councillor Bick had been incorrectly recorded as the Lead Councillor for the Prospect Row Environmental Improvement Project.

With this slight correction the minutes of the meeting held on 26 June 2010 were agreed as a correct record and signed by the Chair.

### **10/37/WAC Matters and Actions arising from the Minutes**

#### 10/26/WAC – Signs indicating Trinity Street, Market Street and Sidney Street Circle as ‘one way’ only.

Councillor Whitebread confirmed that she had discussed this issue with County Council officers. It had been agreed that ‘one way’ markings would be trialled in one of the locations.

#### 10/26/WAC – Huntingdon Road 30mph speed limit

Councillor Brooks-Gordon confirmed that she had discussed this further with the Head of Road Safety and Parking Services and the issue was being looked into.

#### 10/26/WAC – Preparations for cold weather

Councillor Reid confirmed that discussions were ongoing between the City Council and the County Council regarding this issue.

The County Council had now written to all District Councils regarding their proposals for winter gritting, and copies of this letter were available from Ward Councillors. It has been requested that the public feedback any views via their District Council representatives.

It had been suggested that the City Council use existing staff resources to assist with the gritting of cycle and pedestrian ways, but officers were also keen that bagged salt be made available in the community for the use of local residents.

#### 10/26/WAC – Hoarding around the bus station

The Head of Road Safety and Parking Services confirmed that progress had been made to complete the building works and paving, and the hoarding would

be removed as soon as possible. He did emphasise that as the area was still an active building site, the hoarding was justified.

### **10/38/WAC Open Forum**

**Q) Ms Reiner: I am very pleased about the new 20mph speed limit in the city centre but I wonder if the signage could be improved, particularly along the approach from Victoria Avenue. Buses also seem to be speeding in that area. Will the police make this a priority for enforcement?**

A) The Head of Road Safety and Parking Services confirmed that the current signage complied with government regulation. He emphasised that it was difficult to balance the need for adequate signage with the wish not to affect the visual environment of the street.

The Police Inspector confirmed that enforcing speeding in the city was a challenge, but schemes such as 'Speed Watch' were being looked at. He also agreed to raise the issue with the bus providers.

The Park & Ride Operations Manager confirmed that speed checks had been conducted in this area over a 19 day period - extending to Maid's Causeway and Trumpington Street.

The Head of Road Safety and Parking Services also confirmed that perception surveys would be conducted in the next few months with a formal review of the 20mph limits in the spring.

Councillor Reid stated that for a number of years many Councillors had campaigned to remove unnecessary signage. She agreed that the County Council were in a difficult position balancing the need for adequate signage and the wish to remove street clutter.

Highlighting that the Government had just launched a campaign to reduce street clutter, Caroline Gohler (Cambridge Past, Present and Future) also felt that it was a difficult balance.

**Q) Mr Richard Taylor: The Council charges some groups for the use of its open spaces – would the Friends of Midsummer Common (FoMC) be charged for their recent picnic?**

A) Councillor Smith confirmed that charging was at the discretion of the Council. Charges would normally be levied for large-scale commercial events, which required infrastructure and clean up costs. Smaller community events, such as the FoMC picnic would not normally incur a charge.

**Q) Mr Dick Baxter: As the views across the common will be affected, FoMC should have been consulted on the recent application by Barclay Homes to erect advertising boards around their site. I have also been contacted by the Council regarding access to the site by the developers in order to remove a wall and cut a hedge to improve visibility of the advertising boards. I believe a Condition on the application states no construction vehicles on the common and ensures protection of the wall and hedge.**

A) The Development Control Manager agreed to look into this issue and contact Mr Baxter outside of the meeting.

**Q) Mr Anthony Bowen: There is an additional West/Central Meeting on 23 September to discuss tree planting on Jesus Green and Midsummer Common. It would be helpful to have any paperwork or plans prior to this meeting.**

A) Councillor Bick confirmed that this meeting was open to the public and papers would be available five clear working days before the meeting. He also agreed to speak with the Executive Councillor for Arts and Recreation to ensure that all relevant information would be included with the agenda paperwork.

### **10/39/WAC Air Quality in the City - Presentation**

The Principal Pollution Officer gave a presentation on Air Quality in the City. A copy is available via:

[http://www.cambridge.gov.uk/democracy/Published/C00000117/M00000383/AI00001631/\\$westcentralAirQualityPresentatonAug2010.pptA.ps.pdf](http://www.cambridge.gov.uk/democracy/Published/C00000117/M00000383/AI00001631/$westcentralAirQualityPresentatonAug2010.pptA.ps.pdf)

The Park & Ride Operations Manager confirmed the following:

- 12261 bus journeys were undertaken in the city centre
- 98% of those journeys were made by buses meeting the Euro 2+ standard



- Bus companies were encouraged to use their highest specification vehicles in city centre
- Speed checks had been conducted over 19 days in the city centre, with 32 incidents of speeding being recorded
- All incidents of speeding were reported to the bus company with appropriate disciplinary action taken against the drivers

**Q) Mr Barry Higgs: There seems to be a lot of buses in the city centre with very few passengers on. Having larger buses, but with more people travelling (as with the Park and Ride), would reduce both pollution and traffic density.**

A) The Park & Ride Operations Manager agreed that improved bus and passenger management was needed and that 'bus hubs' (as at the Park and Ride sites) could be an option.

**Q) Mr Lawton: Where are the monitoring points?**

A) The Park & Ride Operations Manager confirmed that monitoring points were at the following locations:

- Regent Street
- Parker Street
- Elizabeth Way
- Newmarket Road
- Maid's Causeway

He confirmed that the three city centre locations regularly exceed the pollution limits, whereas the other two did not. All historic data had been made available on the Council's website.

**Q) Mr Lawton: What are the sanctions that the Council can face if they exceed the legal limits on pollution?**

A) The Principal Pollution Officer confirmed that it was DEFRA's responsibility to ensure standards were met. Under European law there could be a potential fine for the UK of £300 million.

**Q) Councillor Hipkin: Does congestion and the resulting slow moving traffic worse have an adverse affect on air quality?**

A) The Principal Pollution Officer confirmed that both very slow moving traffic and very fast moving traffic caused the worst pollution. The optimum speed for limiting pollution was 20-30mph.

The Head of Road Safety and Parking Services confirmed that the Local Transport Plan should be adopted by March 2011.

### **10/40/WAC Safer Neighbourhoods**

In view of his upcoming retirement, the Chair thanked the Safer Communities Manager for his hard work and dedication, and for building a successful partnership between the Council and the Police.

The Police Sergeant presented a report on crime and policing for the three wards and made a recommendation of targeting the following for prioritisation in the forthcoming period:

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

**Q) Mr Richard Taylor: It has been requested that people text reports of anti-social behaviour to the CCTV control room number. Are these incidents included in the reported figures?**

A) The Police Inspector confirmed that the figures do take into account those incidents reported by text. However the public are now encouraged to report direct to the police where possible.

**Q) Mr Lawton: Anti-social use of vehicles, mainly speeding on East Road roundabout and Arbury Road traffic lights, needs to be looked at by the police.**

A) The Police Sergeant confirmed that the police would always look at speeding regardless of whether it was highlighted as a priority by this committee.

**Q) Councillor Smith: With the new academic year starting soon it is important that students are educated on road safety etc.**

A) The Police Sergeant confirmed that Student Liaison Officers conducted talks and presentations with new students to highlight issues such as crime prevention and road safety.

**Q) Councillor Smith: There has been a spate of car crime in Newnham – has there been any progress in addressing this?**

A) The Police Sergeant confirmed that this issue was being looked into with the help of dedicated officers and Police Community Support Officers.

**Q) Councillor Bick: The Police report mentions an increase in the amount of needles found in the area around the Grafton Centre car park. What work is being done to tackle this?**

A) The Police Sergeant confirmed that multi-agency work was being undertaken to look at intervention and education of the drug users in that area.

It was agreed that the Police would participate - along with other agencies - in a combined pooling of knowledge and ideas to ensure we were collectively doing all we could to enable, encourage and provide for safe disposal of needles as a means of minimising their being abandoned in public spaces.

Councillor Whitebread proposed the following additional priority:

- Speeding and anti-social use of vehicles

**Decision: APPROVED (by 7 votes to 0 - unanimously) the following priorities for the next reporting period:**

- Continuation of work to tackle anti-social congregation in public spaces across Market Ward.
- Reducing cycle thefts across City Ward.
- Speeding and anti-social use of vehicles.

## **10/41/WAC Environmental Improvement Programme**

The Environmental Improvements Manager introduced the report to members and gave an update on the approved schemes.

Fitzroy/Burleigh Street Refurbishment

It was confirmed that the removal of some existing phone boxes had not been possible. Agreement had been achieved to remove five phone boxes out of a total of twelve and negotiations with the providers were ongoing.

Members felt it was important that officers continue to pursue this issue with the phone companies.

The Environmental Improvements Manager gave a commitment to continue efforts to secure a further reduction in phone boxes.

**Decision: APPROVED (by 5 votes to 0 - unanimously)** a contribution of £100,000 to implement the scheme, which consisted of:

- Removal of five telephone boxes (with more if possible)
- 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.

#### New Environmental Improvement Schemes for 2010/2011:

##### Fisher Square

**Q) Ms Bev Nicholson: What is the reasoning behind the decision not to install cycle racks in Fisher Square? There is quite clearly a need for them and I am also concerned about the proposal to remove bikes that park on the railings. If the cycle park is full, which it often is now, where else can people park?**

A) The Environmental Improvements Manager confirmed that, due to the limited space in Fisher Square, there was a potential for conflict between cyclists and pedestrians. It was therefore felt that cycle parking could not operate safely in this area.

Members raised concern about the seemingly high cost of the works for Fisher Square and the adverse affect it would have on the already limited provision for cycle parking.

**Decision: DEFERRED (by 5 votes to 0 – unanimously)** to allow further discussion and a site visit to be arranged. This decision would then be brought back to the next meeting.

### Belmore Close

Members discussed the need for further consultation and agreed that, due to the support already shown by local residents and Ward Councillors, it was not necessary.

**Decision: APPROVED (by 5 votes to 0 - unanimously)** that the following scheme for Belmore Close be adopted and implemented at a total estimated cost of £3000.

- New street nameplates for Belmore Close incorporating 'no through road' symbol.
- Cycle barriers to improve safety along the alleyway between Belmore Close and Badminton Close.

### **10/42/WAC Planning Applications**

#### **10/0607/FUL - Rectory Farm Barn, Madingley Road**

The committee received an application for full planning permission.

The application sought approval for the change of use of an agricultural/storage building to 10 holiday accommodation units.

**Resolved (by 5 votes to 0 - unanimously)** to accept the officer recommendation and approve planning permission for the following reasons:

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.

### **10/0583/FUL - Land between 23 and 25 Kings Road**

The committee received an application for full planning permission.

The application sought approval for the erection of one 3-bed dwelling.

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

- Keith Murray

The representations covered the following issues:

- Proposal would not respect/enhance the rural character of site
- Overshadowing and loss of privacy for number 23.
- Loss of habitat for wildlife

The applicant (John Scott) addressed the committee in support of the application.

**Resolved (by 5 votes to 0 - unanimously)** to accept the officer recommendation and approve planning permission for the following reasons:

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

The meeting ended at 10.30 pm

**CHAIR**

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**WEST / CENTRAL AREA COMMITTEE**

23 September 2010

7.30 am - 10.40 pm

**Present:** Councillors Kightley (Chair), Bick (Vice-Chair), Cantrill, Hipkin, Reid, Rosenstiel, Smith, Zmura and Brooks-Gordon

**FOR THE INFORMATION OF THE COUNCIL****10/43/WAC Apologies**

Apologies were received from City Councillor Dixon and County Councillors Nethsingha and Whitebread.

**10/44/WAC Declarations of Interest**

None.

**10/45/WAC Environmental Improvement Programme: Midsummer Common & Jesus Green Tree Planting Scheme**

The Executive Councillor for Arts and Recreation thanked members of the public for attending and emphasised that, as custodian for the city, the Council was committed to preserving and enhancing green spaces for residents and visitors.

The Historic Environment Manager gave a short presentation on historic context, followed by a presentation by the Environmental Improvements Manager on the public consultation and the resulting proposals.

Questions, comments and observations from the public

**1) Ann Garvey: The proposed removal of the Leylandii hedge will have an effect for the users of the swimming pool. It currently provides screening and acts as both a noise and wind break. Why does question 13 of the consultation document not give an option for retaining the Leylandii hedge?**

The Principal Arboricultural Officer confirmed that the proposal was to gradually reduce the height of the Leylandii hedge, which would then allow the Limes to become established. A hedge would then be established underneath the Limes to provide longer-term screening.

It was confirmed that the pool users that responded to the consultation were in favour of this proposal.

**2) Ann Garvey: The Conifer trees around the tennis courts are pleasant and healthy specimens. It is proposed that these are replaced by Lime trees, but this will result in the sticky residue falling into the courts and affecting their usage.**

The Principal Arboricultural Officer confirmed that the Limes would not affect the tennis courts as any debris shed would fall during times that the courts were not traditionally used. The Council had also recently approved that the tennis courts be moved.

**3) Member of the public: The proposed additional planting seems to concentrate solely on the use of Lime trees and takes a very uniformed approach. The planting of a more natural landscape, with less uniformity, would be more appropriate.**

The Principal Arboricultural Officer confirmed that a number of factors needed to be considered when choosing a species. These could include mixture/type of soil, and the 'role' the tree would take. Many options had been looked at including Oak, Ash and Beech, but Lime proved to be the most suitable.

**4) Rosemary Jones: Healthy trees should not be cut down.**

These comments were noted.

**5) Donald Holm: It is essential that the Council take a long-term view of tree management. I feel these proposals are very well advised by Council officers, and are exactly right for the future of the city.**

These comments were noted.

**6) Member of the public: After speaking to a Psychologist in Criminal Behaviours it seems that incorrect tree planting could result in an increase in anti-social behaviour and crime.**

The Environmental Improvements Manager confirmed that these issues had been taken into account when the proposals were being developed. It was also noted that careful consideration would be given to the exact positional of the planting when the proposals were agreed.

Councillor Brooks-Gordon noted that, whilst the fear of crime was a very important issue, she knew of no evidence to support the view that trees affected anti-social behaviour or crime. The lighting, and its affect on fear of crime, was however an important issue and she would be happy to work with officers on this issue.

**7) Member of the public: I have concerns that the consultation document was badly designed.**

These comments were noted.

**8) Member of the public: Houses in the close vicinity of large trees have difficulty with getting insurance due to the potential damage they cause.**

These comments were noted.

**9) Member of the public: The residents of North Terrace object to the proposals for Area D and have started a petition.**

The Chair confirmed that further consultation would be taking place with residents concerning this part of the scheme.

**10) Caroline Evans: A single species of tree should not be used. The easiest way to introduce disease is to introduce a monoculture.**

These comments were noted.

**11) Caroline Evans: Trees are living beings and there is no excuse for their felling simply for aesthetic or fashionable reasons. Trees should only be felled if they are dangerous.**

The Executive Councillor for Arts and Recreation emphasised that the Council were committed to the preservation and enhancement of the open spaces in the city. The Council were the custodians of the city and it had an obligation to future generations to protect these spaces. It should be recognised that the Council and the public were working towards the same goal.

**12) Caroline Evans: A lot has been said about the need to fell diseased trees. If left, diseased trees can recover and develop their own immune system. There have been examples of this with Sweet Chestnut trees in Switzerland.**

The Principal Arboricultural Officer confirmed that it was very unusual for trees to recover from disease.

Trees would be monitored every three years with a variety of methods used to detect disease. It was noted that the council would only fell a tree when the disease or decay was at an advanced stage and the tree was deemed dangerous to the public. Unless a diseased tree was deemed dangerous to the public it would not be felled – and there were examples of this on Coe Fen and Sheeps Green.

**13) Suzanne John-Alan: If the Horse Chestnuts are simply replaced they may become diseased again. Should we take an ‘all or nothing’ approach to this area?**

The Executive Councillor for Arts and Recreation confirmed that the results of the consultation supported retaining these trees and only replacing them if necessary.

The Principal Arboricultural Officer confirmed that the micro-moth was an infestation as appose to a disease of the tree and could be effectively managed.

**14) Simon Brown: Open spaces after dark can be scary and dangerous places and the type and layout of the planting could have an impact on crime.**

**These areas of open space are frequently used at night by people travelling home from pubs and clubs in town, and they should be consulted.**

These comments were noted.

**15) Richard Taylor: I am concerned that some of the proposed planting encroaches too far onto the common, and this may affect sight lines and use of the space.**

The Principal Arboricultural Officer confirmed that the results of the consultation indicated a desire for way faring trees to be planted.

It was also noted that discussions had taken place with the relevant officers and the planting would not affect the current use of the space.

**16) Richard Taylor: The results of the consultation indicated support for more variety in the species of trees planted. The proposals however suggest strong lines of single species trees.**

These comments were noted.

**17) Richard Taylor: I would proposed a meeting to discuss the City Wide Tree Strategy – as suggested by Councillor Smith during her time as Executive Councillor.**

The Executive Councillor for Arts and Recreation stated that whilst a commitment has been made to hold a tree seminar, the overwhelming view of the public was that the Council should deliver tree planting this autumn. A decision could be taken to put the whole project on hold and have further discussions, but that would go against the views of the public.

**18) Val Cornish: Over the last few years there seems to have been a wide scale Council agenda for felling mature trees across the city – is this the case?**

Councillor Smith confirmed that 6 years ago the Council conducted a full survey to monitor the health of its tree stock. As a result of this survey it may have appeared that more trees were being felled across the city.

**Val Cornish: I do not think the majority of the public realised that this survey had taken place. Thank you - I am now reassured that a set agenda is not in place.**

Councillor Reid confirmed that in the last year a full public consultation had taken place on the Council's new Tree Protocol. When taking decisions on trees the Council was fully committed to being as transparent and accountable to the public as possible.

**19) Member of the public: What form of further consultation will take place with residents of North Terrace?**

The Environmental Improvements Manager confirmed that all residents would be asked for their views and a meeting arranged to discuss any issues in detail.

**20) Dick Baxter (Friends of Midsummer Common):** I have lived facing the common for fourteen years and over the last ten years trees have been disappearing and not being replaced by the Council. This is an ideal opportunity to replant.

I am concerned that over the years a number of surveys to map the trees on Midsummer Common have been conducted. These have all been placed on a shelf somewhere and now we have just done a further mapping exercise.

The Friends of Midsummer Common met this week to formulate our response to the proposals.

Mr Baxter tabled and spoke to a pre-prepared response document (attached for information)

**21) Peter Constable (Chair of Jesus Green Residents Association):** The consultation received a good response rate and the suggested proposals are a good way to move forward. However I do feel that the options within the consultation document could have been better written.

These comments were noted.

**22) Peter Constable (Chair of Jesus Green Residents Association):** One of the trees proposed for felling on the Lower Park Street end of the Riverside Path is a memorial tree. This issue needs to be looked at sensitively.

The Principal Arboricultural Officer confirmed that discussions would take place with the family prior to any work being carried out.

**23) Peter Constable (Chair of Jesus Green Residents Association):** Three new trees are proposed near Jesus Ditch. The felling of the existing trees will affect the view. This is also the case with the Leylandii at La Mimosa and the trees on the towpath between the swimming pool and the bridge. It is our opinion that views across the open spaces should be protected.

These comments were noted.

**24) Peter Constable (Chair of Jesus Green Residents Association): Which trees are outside of the Council's Tree Protocol?**

The Environmental Improvements Manager confirmed that all Council owned trees were covered by the Tree Protocol.

**25) John Lawton (Save our Green Spaces): The proposed London Planes to screen the public toilet will be too large and dwarf the other species.**

**We would support strategic planting along Victoria Avenue with a vertical line of Chestnuts and an infill.**

**As this is an historic line of trees, we would also support row planting for North Terrace. This would also provide a root barrier and prevent future problems.**

These comments were noted.

Discussion by Councillors followed by a vote on the officer's recommendation

Councillor Smith gave some historical context to the Council's funding of tree works. It was noted that some of the proposals included the replacement of trees as and when they became diseased and unsafe, and the ongoing funding for this would need to be looked at carefully.

The Executive Councillor for Arts and Recreation confirmed that, whilst there was pressure on the tree planting budget, the Council had made a clear commitment to the planting and replanting of trees. It was agreed that discussions would take place with the new Head of Service regarding a possible shift in the budgets to further support tree planting.

Councillor Hipkin recommended that, whilst it would mean missing this years planting season, the committee should vote on the option of postponing the project and holding further discussions.

The Committee resolved by 7 votes to 0:

- not to postpone the project until next year

Members thanked officers for their hard work and dedication and highlighted their high level of expertise in the subject area.

Some concern was expressed that the 'strategic and succession' elements of the scheme had now been lost. Whilst recognising that this was an emotive issue, it was felt that this type of tree management would result in a better long-term solution.

In response the Principal Arboricultural Officer confirmed that replacing trees 'piecemeal' would lose the uniformity. It was also noted that a full strategic approach would cost considerably more than the allocated £50,000.

In response to some concerns regarding the options included in the consultation the Principal Landscape Architect confirmed that, whilst it was difficult to achieve a balance, the options had been developed as a result of the workshop in July. The public were also given an opportunity within the document to add extra comments and suggestions.

Further concern was raised regarding the possible affect on the sight lines on Butt Green and the loss of the memorial tree. It was also noted that an attempt to plant double avenues of trees on New Square had failed. Officers noted these comments.

The Committee agreed to vote on the proposals for each area separately.

The Committee resolved to:

Support the following proposals:

- **Area A:** Fort St George Riverside (by 7 votes to 0)
- **Area B:** Riverside Path (by 8 votes to 0: unanimous)
- **Area C:** Brunswick Development Site (by 8 votes to 0: unanimous)
- **Area F:** Victoria Avenue (by 7 votes to 0)
- **Area G:** London Plane Avenue (by 7 votes to 0)



- **Area H:** Lower Park Street Walk – with the species of trees delegated to officers in consultation with the Chair and Ward Councillor and after discussion with the school (by 8 votes to 0: unanimous)
- **Area I:** Park Parade Boundary (by 7 votes to 0)
- **Area J:** Cheery Avenue (by 8 votes to 0: unanimous)
- **Area K:** Swimming Pool Area - with the species delegated to officers in consultation with the Chair (8 votes to 0: unanimous)
- **Area L:** Jesus Green towpath – with consideration to be taken by officers (in discussion with the Chair and Ward Councillors) of the need to maintain the views where possible.

Councillor Rosenstiel proposed the following amendment to the proposal for Area E: Butt Green:

- To remove the Lime trees in order to increase safety of the cycle route

The amendment was lost by 1 vote to 7

The Committee resolved to:

Support the following proposal:

- **Area E:** Butt Green (7 votes to 0)

Subject to further consultation with local residents, the approval of proposals for **Area D** (Southern Boundary) was delegated to the Chair in consultation with Ward Councillors.

Councillor Bick requested that, given the degree of public interest in this subject and the welcome agreement for a large number of additional trees, that officers define and pursue opportunities for community involvement in the planting and nurturing of the new stock, thinking particularly about young people. He suggested co-ordination with the Council's Community

Development service. The Executive Councillor for Arts and Recreation agreed to ensure that this happened.

The Executive Councillor for Arts and Recreation thanked the public, officers and members of the committee for their input.

The meeting ended at 10.40 pm

**CHAIR**



To: West/Central Area Committee  
28<sup>th</sup> October 2010  
Report by: The Director of Community Services  
Wards affected: All  
Subject: Social care responses to street-based anti social behaviour

## 1. Executive summary

- 1.1 This report aims to inform Members of the role the Council has and is continuing to have in addressing the support and social care needs of street drinkers and beggars in the City and the impact that these interventions are having in maintaining reductions in street-based anti social behaviours in the City.
- 1.2 A number of reports relating to the role of the Council and other partners have in addressing street based anti-social behaviour have been to various committees over the past few years although these have mainly focused on enforcement and control measures adopted.
- 1.3 The report contains a digest explaining some of the issues facing service users, details of the roles of the main agencies that support these individuals and goes on to note key milestone actions and interventions dating back to 2003.
- 1.4 Contained within this report is an assessment of progress made with this client group over the last 7 years and a perspective on some of the challenges and developments that are on the horizon.
- 1.5 The report demonstrates how the City and key partners have managed to make significant progress in ensuring that the enforcement and social care agendas around street-based activity can effectively complement each other to deliver safer and stronger communities. The Housing Options and Homeless section and Safer Communities section within the Community Services Department has worked closely together over the last 7 years to tackle these issues and will continue to do so.

## 2. Recommendations

- 2.1 Members are offered this report for information and are invited to comment on and/or endorse the Council's dual role in addressing the social care needs of this group whilst reducing the street presence and adverse impact on the community that this group sometimes has.

## 3. Background

- 3.1 Street drinkers are characterised by low levels of contact with their families, low life expectancy and poor physical health. A significant proportion have mental health problems and while reasonably high numbers have their own tenancies (25% - Street Outreach Team Survey July-November 2006), many have housing problems and have multiple bans from local hostels.
- 3.2 The majority of street drinkers are dual dependent with drug misuse being an issue to address along with alcohol. In Cambridge we have found that alcohol intake increases markedly amongst individuals within the street population once the person becomes scripted as part of a treatment package for opiate dependency. Naturally, this can have hugely negative impact on the individual's drug treatment as this often leads to a pattern of losing and regaining scripts. This is evidenced by the following references:
  - 1) Griffith E, Marshall J & Cook C (2003) *The Treatment of Problem Drinkers: a guide for the helping professions* - Cambridge University Press.
  - 2) Stasny D & Potter M (1991) Alcohol abuse by patients undergoing methadone treatment programmes. *British Journal of Addictions*, 86, 307-310.
- 3.3 It is, therefore, important that alcohol interventions are made at an early stage during the drug treatment process and that services work closely together to coordinate care packages for their service users.
- 3.4 Those involved in street begging often have similar life experiences and are, to a large degree, comprised of individuals who also form part of the street drinking community. A report from the Street Outreach Team in May 2005 revealed that 50% of those found begging have no contact with their families and that 100% found begging in Cambridge over the previous 2 years has had some form of substance misuse issue. The same report revealed that one third had a history of mental illness and that 17% have had psychiatric hospital admissions. 1 in 3 beggars had experienced physical

violence, 30% have been sexually harassed and 60% have received verbal abuse. However, it is also interesting to note from this report that 90% of those that beg have an employment history, 43% of those that beg have educational qualifications and 75% have a trade or profession. (1. Dancuzk (Crisis 2000) Walk on by.....begging, street drinking and the giving age 2. A Murdoch, L. Connell, J. Davis & J. Maher (Crisis1994)We are Human Too – a study of people who beg)

- 3.5 The community that engages in street-based anti social behaviours such as rough sleeping, street drinking and begging is of a transient nature. In the calendar year 2008 there were exactly 300 service users who were assessed under the Reconnections Policy for local connection to Cambridge. Of these 199 (66%) had no local connection to Cambridge and 101 (34%) had a local connection. These figures have remained broadly consistent since the onset of the Council's Reconnections Policy in June 2007. Of those not locally connected, 14.67% had local connections with other districts in Cambridgeshire, 23.33% elsewhere in the Eastern region, 14% elsewhere in the United Kingdom, 1.33% outside the United Kingdom and 13% with no identified local connection anywhere. Comparable figures for Oxford and Brighton are contained at appendix 1
- 3.6 A survey of street drinkers carried out on behalf of the city council in 2004 by Crime Reduction Initiatives (CRI) found that of those with dual alcohol and opiate dependency 50% were engaged in some form of treatment programme as opposed to only 12.5% of those who were only dependent on alcohol. The same survey found that less than half of the respondents were engaged in some form of treatment but 77% expressed a desire to be. The survey partly provided a basis for the development of an Alcohol Community Psychiatric Nurse (CPN) focused on street drinkers in Cambridge as it clearly demonstrated a gap in provision for this group.
- 3.7 Most of the respondents were unhappy with their current level of drinking and would be very keen to cut down or give up. Several mentioned the need to have diversionary activities to help them do this. One said that he would like to see 'any activity at all that would keep people's mind off drink'.
- 3.8 Service user involvement – in 2009/10 the Street Outreach Team asked service users for views on reducing street based anti social behaviour. The views expressed were mixed and can be summarized as follows:
  - There should be clear exclusion zones in the City especially the Market Square, the aggression is distressing to the general public

- Cambridge should have a zero tolerance policy to any street based drinking like some other towns.
- Provision should be made for street drinkers in the City, such as a controlled environment like a regulated beer garden.
- Street drinking should not be an issue, people should be allowed to drink and not be moved on unless there is problem behaviour.
- Street drinking would not be a problem if there was somewhere to go
- There should be a hostel which does not permit any alcohol
- Street based anti social behaviour should be linked to your accommodation and be part of your tenancy agreement.

### 3.9 The main contributors to tackling street drinking, begging and rough sleeping in Cambridge are:

- Crime Reduction Initiatives (CRI) who currently holds the contract for the Street Outreach Team in Cambridge and has a remit to address all three of these areas via a contract with the City Council. This contract is currently being re-tendered jointly with the County Council and will involve additional mental health services to enhance the work that is being done in this area
- Cambridgeshire Constabulary – The Council has funded a street life Police Officer since 2003 and the Constabulary has matched this commitment by providing an additional officer in this role. This has enhanced the liaison between the police and homelessness agencies in Cambridge.
- Addaction, who currently holds two contracts with the County Council (drugs service) and Cambridgeshire Primary Care Trust (alcohol service). It has only held the alcohol service since 1<sup>st</sup> July 2010 and, although it is too early to report on progress, the service is committed to meeting its contracted obligations to the street drinking client group via regular clinics at the primary health care service for homeless people – Cambridge Access Surgery (CAS), regular visits to key hostels in the City and effective liaison with the Street Outreach Team and the Alcohol CPN, in particular.
- Jimmy’s Night Shelter – provides emergency accommodation to the single homeless and rough sleeping client group and is undergoing significant change at present. Both the building and the service are being transformed and into a 20 bed Assessment Centre offering a 24-hour service. It is envisaged that the service will continue to help to address rough sleeping but will also allow for greater opportunities to engage this client group in the daytime.
- English Churches Housing Group (ECHG) – There are a number of organisations in the City that provide move on accommodation for service users who may potentially engage in street-based anti social behaviour but ECHG has provided much of the tenancy sustainment support for this group. With exceptions in some specialist areas, floating

support services will be developing on a more generic basis following a recent Supporting People (County Council tendering exercise).

- Wintercomfort – is the contract holder for the learning and development service for homeless or formerly homeless people and provides a range of meaningful activities, educational and training opportunities, support into employment and a social enterprise. It, therefore, offers the client group access to important diversionary activities, which can form a crucial part of a treatment plan to tackle addictions.

#### 4. Progress made by agencies tackling the issues

##### Rough sleeping

4.1 The 2009-10 CRI annual report for the street outreach service revealed that weekly hotspot counts show the number of people rough sleeping to average a 5 for the last two years. More significantly perhaps, of the 443 individuals found rough sleeping in Cambridge from 1.4.2008-31.3.10 only 47 (10.6%) have returned to rough sleeping for a period of more than 2 weeks. On formal rough sleeping counts Cambridge City has only missed the Government-set target of 10 for the area once in the last three years.

4.2 A significant improvement in the turnover of bed spaces at Jimmy's has meant improved availability for rough sleepers. In 2003 there were a significant minority of residents at the night shelter who had lived there for several years. Most recent figures in 2010 show that 80% of residents are moving on within 28 days and this is set against a backdrop of steadily improving positive move on performance and reductions in the numbers of bans and exclusions from the night shelter.

##### Reconnections

4.3 The Reconnections Policy has not stemmed the inward migration of homeless service users and those who exhibit a street based lifestyle into Cambridge. However, it has meant that accommodation for move on beyond Jimmy's has been easier to obtain for locally connected service users. This has helped to free up spaces at Jimmy's Night Shelter and, in turn, contributed to the maintenance of low rough sleeping numbers.

4.4 The number of reconnection outcomes had declined from 143 in 2004/05 to 68 in 2008-09 but then rose back up to 144 in 2009-10. The initial dip in reconnection placements is probably explained by the fact that other local authority areas were developing reconnection or local connection approaches at the same time as Cambridge City and placements outside of Cambridge became harder to make. However,

the Street Outreach Team annual report puts recent improvements in placements down to the following:

- Full and comprehensive assessment, including gathering information from current or previous professionals involved with the client.
- Transparency with the client regarding the options available.
- Support for the client in preparing for and attending interview.
- Openness with the accommodation provider regarding the clients' support needs.
- Full communication and liaison with treatment services in Cambridge to ensure transfer of scripting (if necessary).
- Written handover to housing provider.
- More than 40 different housing providers are now used across the country – this does not include successful homeless applications, private renting placements, direct placements with registered social landlords, drug or alcohol rehabilitation placements, return to partner, family or former tenancy and successful homeless applications (total of 50 individual placements)

4.5 From November of this year Jimmy's will assume responsibility for the reconnections process for its service users in preparation for the transformation to the Assessment Centre in January 2012.

### Street Drinking

4.6 As highlighted in the report to this Committee in June, street drinking numbers have been steadily declining – 'This impression of a recently improving situation is supported by the count of street drinkers, which is carried out weekly by the Street Outreach Team. In the period August 2009 to February 2010, the team reported an average of 19 individuals a week engaging in street drinking at the time the count took place. By comparison, in the counts conducted during May 2010 this average had fallen to less than eight.' It should be noted that these counts represent a bench marking process and are not necessarily a confirmation of absolute numbers at any one time.

4.7 As a comparator, figures taken from July to November 2006 show the average number of individuals seen in any one week at 29.5.

4.8 The introduction of the Alcohol CPN seems to have had a significant impact on the numbers of service users and frequency of street drinking activity in the City. Outcomes have improved due to the clinical work and input of the Alcohol CPN, thus ensuring the client is more likely to sustain a healthier lifestyle and avoid a return to street based drinking and anti social behaviour.



- 4.9 The Alcohol CPN has, over the past 12 months, engaged 52 clients in positive meaningful activities, 16 clients have been able to complete a community detox and a further 6 have completed inpatient detoxification. It is a key factor that these individuals were previously resistant and avoidant of any alcohol treatment. These outcomes would not have been possibly previously without the dedicated Alcohol CPN. From July 2009-10 86 individuals have had a reduced street presence
- 4.10 The police has noted the positive impact this role has had. 'I have talked with several difficult to engage clients who have spoken enthusiastically about the contact they have with the CPN within Street Outreach, their goals for reducing consumption and the positive outcomes they hope to achieve. These are individuals who otherwise would have become targets for Police enforcement action.' (Quote from street life police officer on the impact of the Alcohol CPN).
- 4.11 The primary health care service for homeless people in Cambridge has also noted some improvements. 'We have been able to do many more community detoxifications at the surgery. This avoids more expensive inpatient admission and is often preferred by the patients. Continuing support to patients is offered post-detoxification, which has resulted in fewer relapses.' (Lead General Practitioner at CAS)
- 4.12 Milestone actions since 2003/4:
- 2003 – Cambridge Access Surgery (CAS) established at a refurbished surgery in Newmarket Road along with a number of other homelessness services
  - April 2003 – The street outreach contract specification was comprehensively rewritten to include a requirement to assertively tackle street based anti-social behaviour
  - October 2003 - Task and Target Group was formed – homelessness services, the Police and other partners began to develop focused plans to address street-based anti-social behaviour on a case-by-case basis.
  - Feb 2006 – The Council produced a report on 'Wet Centres ' (places where street drinkers could congregate and receive services during the day). The report looked at existing research on Wet Centres in the United Kingdom and incorporated the views of stakeholders and service users. However, officers did not come forward with a recommendation to pursue this option for three reasons: 1) Wet Centres are very expensive to run and it is difficult to obtain a site that is acceptable to the community 2) Existing research was inconclusive on the benefits of having such a facility 3) There is a fear that a wet centre would attract even more service users with complex needs to Cambridge.
  - June 2007 – Cambridge City Council introduced a reconnections policy following a consultation with stakeholders. A reconnections policy aims to

resettle those with no local connection to an area to another area where a sustainable housing solution can be offered.

- 2008 - CRI secured funding from the Local Public Service Agreement (LPSA) Reward Grant for 2 years (2009-2011) for an Alcohol CPN to join the CRI Street Outreach Team to respond to the identified need.
- October 2008 – The Learning and Development Service began – the City and County Council have a contract with Wintercomfort who successfully tendered to run the service
- 2009 – The City Council, CRI and Cambridgeshire Constabulary were awarded ‘Rough Sleeping Champions’ status by Communities and Local Government for partnership working in tackling rough sleeping and street-based anti-social behaviour
- May 2009 Alcohol Community Psychiatric Nurse post began
- July 2010 – Addaction began a contract as the new alcohol service providers in the County, commissioned by the PCT.

## 5. Outlook

5.1 The following areas continue to present challenges for the City Council in addressing this the needs of service users:

- Service users with no recourse to public funds – the Street Outreach Team has worked with 30 people in this situation in the last 12 months and there is potential for the problem to increase
- Inward migration patterns are still high for Cambridge City – the availability of direct access (or self-referral) bed spaces is seen as a significant draw but the City has been, and will continue to, reduce the number of these
- The social responsibilities of off licences is important – selling alcohol to street drinkers, already inebriated, is a challenge for the enforcement authorities to address
- The need to further educate members of the public on begging and how best to support positive progress for those who choose to beg
- Continued funding for the Alcohol CPN service – funding for this role is due to run out at the end of March 2011

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## Appendix 1

### Oxford

	Oct 08-Oct 09
<i>Reconnection</i>	
Number of new arrivals/referrals to this service.	573
Number of assessments	389
Actual and % figures of new arrivals on the streets with <b>no</b> local connection	219 (56%)
Actual and % of new arrivals on the streets with a local connection	170 (44%)
Number of clients successfully reconnected	72
Number of clients disappeared/ relocated independently	253
Number of clients who returned to Oxford following reconnection	28
Number of clients who refused to engage with the service	---
Number of clients who were excluded from services	60
Number of clients who appealed	4
Number of clients given an exemption due to appealing	1
Number of clients who were given an exemption:	30 Permanent (11 MH, 10 no LC, 5 Fleeing Violence, 4 other reason) 4 Temporary (1 MH, 2 PH, 1 Other)
Number of excluded clients selling the Big Issue	10 Average
Number of excluded clients sleeping rough in Oxford (average)	10 as at review date
Number of reconnections required but not possible due to no service available in area of local connection (please name authority)	4 (Hounslow, Kennet DC, Aylesbury, Royston, Herts & Allerdale, Cumbria)
Number of clients reconnected to Oxford	0
Number of new non UK national presentations	Minimum 4

### Brighton

Reconnections	1.4.2009 – 31.3.2010			
Number of service users worked with	560			
Locally connected	184 (32%)			
Not locally connected	376 (67%)			
Reconnections made in the year	202			
Area service user arrived from	London 13.3%	Scotland 1.7%	Ireland 0.5%	Wales 0.1%
	South East 12.6%	EU 1%	Abroad 0.3%	
	South West 5%			
	Midlands 11%			
	North East 2.1%			
	North West 1%			

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## WEST CENTRAL AREA Recommendations for New S106 Funded Projects

### 1.0 Background

The 'Improve your Neighbourhood' scheme was developed by Arts & Recreation as a process that gives members of the public an opportunity to suggest ideas for improving their existing recreation and open space facilities, or to suggest ideas for new facilities.

Project ideas are developed using S106 planning obligation funds and information on how the IYN process works is available through the City Council website - <http://www.cambridge.gov.uk/improveyourneighbourhood>

All ideas submitted are subject to a scoring process by representatives from six council sections. They must meet a minimum 30% of the required criterion in order to be recommended for potential development.

If an idea meets this standard then they are recommended as viable projects through Area Committees. Member supported ideas are added to a S106 project list and presented to scrutiny committee for potential adoption and further development.

### 2.0 Project Recommendations

Ward Councilors are asked to approve recommendations for new projects in their Area & Citywide.

#### **WEST CENTRAL Area Project Recommendations.**

1	BMX/ skate park - Lammas Land play area. To provide for teenagers through installation of a skate park or, failing that, a set of climbing boulders.
2	New skate park - Donkey Common.

#### **CITYWIDE Project Recommendations.**

1	Joint facility upgrade Kelsey Kerridge & Parkside Pools - Conversion of part of top floor (unused open air area) of existing multistorey car park to provide additional changing room facilities at Kelsey Kerridge and multi use "Dry Land" training facility for Cambridge Dive Development Centre for use by dive squads and also for wider community for trampolining, gymnastic conditioning, general exercise use.
2	Sand beach volleyball court - in a public park.
3	Installation of Parkour outdoor sites - In response to Police reported incidences of youth jumping and climbing over properties in the City and the general lack of targeted over 16 youth provision. The sites would allow a 'safe' place to practice free running. Sites can be supervised or free-to-access depending upon design requirements and there would be a code of practice and qualification structure introduced for any formal provision.
4	Tree planting scheme - Jesus Green and Midsummer Common.

5	Cambridge climbing centre.

**WEST CENTRAL AREA & CITYWIDE Project ideas not recommended for s106 funding**

1	Covering for skate parks/ tennis courts/ football pitches - to provide covered play area for children in bad weather.	
2		
3		
4		
5		
6		

Contact-  
Justin Marsh, Recreation Officer – Growth Projects  
Active Communities  
Hobson House  
44 St Andrews Street  
Cambridge CB2 3AS  
Email:- [justin.marsh@cambridge.gov.uk](mailto:justin.marsh@cambridge.gov.uk)

**Report by:** Cambridgeshire Community Foundation

**To:** Area Committee – West/Central, 28<sup>th</sup> October 2010

**Wards:** Castle, Newnham and Market

<b>Community Development Grants 2010-11</b>
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## 1. Introduction

This report sets out the process for the allocation of Community Development and Leisure grants by Area Committees, confirms the funds available, seeks approval for applications which have been assessed and lists further applications which are still under review.

The application process has been managed by Cambridgeshire Community Foundation (CCF) from April 09. CCF advertise available funds; support potential applicants; assess applications; present applications to an independent grant panel with local knowledge; present recommendations to Area Committees; advise applicants of Area Committee decisions; make grant payments and seek feedback and monitoring from the funded projects.

## 2. Recommendations

To consider the grant applications and agree recommendations detailed below.

<b>Community Development current applications.</b>				<b>Available: £4130</b>	
<b>CCF ID</b>	<b>Group</b>	<b>Project</b>	<b>Requested £</b>	<b>Recommended from Area Committee Grants £</b>	<b>Offer from other CCF funds £</b>
WEB16458	St Augustine's Church	to pay for various events in the autumn and spring, to be held at the church, covering the cost of musicians and publicity	1,500	1,500	0
<b>Total</b>			<b>1,500</b>	<b>1,500</b>	<b>0</b>



### 3. Background

The Executive Councillor has approved the following allocation of 10% of the total Community Development grants budget and 5% of the total Leisure grants budget for area committee grants. It has been calculated using population levels and is also weighted to give additional funds to areas of economic disadvantage as defined by the City Council's *Mapping poverty* research report.

2010-11						
Area	Population	Mapping Poverty score	Combined score	Community Development £	Leisure £	Total £
North	29%	40%	36.5%	17,200	4,570	21,770
East	29%	35%	32.8%	14,930	3,970	18,900
South	21%	20%	20.4%	9,250	2,460	11,710
<b>West Central</b>	<b>21%</b>	<b>5%</b>	<b>10.3%</b>	<b>4,720</b>	<b>1,250</b>	<b>5,970</b>
<b>Total</b>				<b>46,100</b>	<b>12,250</b>	<b>58,350</b>

### 4. West/Central Area Committee 2010-11 Community Development applications

#### 4.1 Community Development spend to date: £590

ID	Group	Project	AC Grant
WEB11703	Oxford Road Residents Association (ORRA)	to go towards the Summer Fayre; costs of flyers, paper cups/plates, hire of the church hall, materials for decorations etc.	£340
WEB2636	Windsor Road Residents' Association	to pay the group's running costs.	£250
<b>Total</b>			<b>£590</b>
<b>Remaining</b>			<b>£4,130</b>

**4.2 Status of other applications from groups in West/Central area received since 1 April 2010**

				Sums awarded
2463	The PCC of St Mary the Less, Cambridge	to reconstruct and extend the existing parish room	Donarbon Community Fund	Under review
WEB12297	Cambridge Street Pastors	to pay a coordinator for 2 months	Grassroots Small Grants Cambridgeshire	£1,000
WEB16123	Cambridge Street Pastors	£900 for uniforms for street pastors		Under review

**4.3 Grant application background information**

<b>West/Central Area Committee 2010-11 grants</b>	<b>CCF ref WEB16458</b>
<b>Date received by CCF:</b> 07/10/2010	
<b>Applicant:</b> St Augustine's Church	<b>Ward(s) :</b> Castle
<b>Purpose of group:</b> Provides a programme of events including talks and concerts at the church hall. The church also offers a venue for about 20 local groups meeting regularly throughout the week.	
<b>Project:</b> series of events in the autumn 2010 and spring 2011	
<b>Breakdown of costs:</b> <i>Operational/activity costs:</i> Fees for speakers and musicians: £1,200 <i>Office, overhead, premise costs:</i> Including heating, lighting and other running costs normally included in hall hire charges but met by church for this programme: £400 <i>Publicity costs:</i> Cost of programme preparation and distribution plus posters and flyers for each individual event. These supplement publicity on web sites, the use of e-mail lists and publicity in church newsletters for which no charges are made: £400, <i>Other costs:</i> Refreshment costs offset by silver collections at most event: £500	
<b>Total cost: £2,500</b>	<b>Requested: £1,500 ( £1,200 for fees, £300 for publicity)</b>
<b>Expected benefits or outcomes as a result of funding as described by the applicant:</b> We aim to strengthen the local community by bringing together a diverse range of people on a regular basis to share events of a high standard. <b>Number of beneficiaries: 500</b>	

**Background information:** This Church has been running for over 120 years and is a staple in the community of the Castle area. Many of the attendees at these events are elderly or socially isolated, and it provides an opportunity for learning and enjoyment at no cost. These projects have been running for many years and are totally dependent on grant funding. They form part of the Church's wider aims to develop themselves as a community centre, working with residents' associations to strengthen local community ties.

**CCF Comments:** Autumn programme of 5 talks and 4 concerts before Christmas, 6 talks and 3 concerts in the Spring and are finalising their programme for the summer. Around a third of the costs for events will be covered by donations. The group do not have a Vulnerable Adults policy, but are willing to consider if invited to put one in place.

**Previous funding from this Area Committee:** St Augustine's Church received a total of £1,110 (£200 for talks, £500 for holiday clubs and £410 for concerts) in 08/09. In 2009/10 they were awarded £750 towards a New Year Gala Concert.

**CCF recommendation:**

The project fits the criteria advertised, namely "a project which provides services or activities to benefit people living in one of the four areas of Cambridge City."

The project will benefit a large number of local people and, given the successful track record of delivering the programme of events, a grant of £1,500 is recommended.

However, if there is concern about providing ongoing support to ongoing activities, the group could be offered a grant now but advised they need to start to charge for events (a modest sum, with option for those that can pay more to do so) to enable a small reserve to be created this year. This reserve and other minor fundraising activities in year might enable cost for next year to be covered without the need for a city grant.



**5. West/Central Area Committee 2010-11 Leisure applications**

**5.1 Leisure 2010-11 spend to date: £0**

If the above recommendations are agreed, the following budget will be available for later applications

<b>2010-2011</b>	<b>Budget £</b>	<b>Allocated £</b>	<b>Remaining £</b>
Community Development	4,720	2,090	2,630
Leisure	1,250	0	1,250
Total	5,970	2,090	3,880

**BACKGROUND PAPERS** and research used in the preparation of this report:

Grant applications.

Telephone interview.

To inspect these documents contact Marion Branch on 01223 410535 or [marion@cambscf.org.uk](mailto:marion@cambscf.org.uk)

**Appendix 1**  
**Area Committee grant conditions**

Community development grants enable projects which provide services or activities to benefit people living in one of the four areas of Cambridge City. Priority will be given to projects that are aimed at those people whose opportunities are restricted by disability, low income or discrimination.

1. Funds may also be used to meet any needs specific to its area as determined by the area committee.
2. Each area committee may decide to reserve part of its budget for one or more of these purposes. Grants may be awarded for capital or revenue expenditure.
3. Applications will be invited from:
  - constituted voluntary and not-for-profit organisations.
  - groupings of local residents able to meet basic accountability requirements.
  - partnerships of constituted group(s) and local residents.

Statutory agencies (such as Parish Councils and Schools) and commercial ventures are not eligible to apply.

4. There is no upper limit on application or grant award levels.
5. Members will generally be asked to consider and decide on applications twice a year.
6. Grants may be made between meetings if the applicants can demonstrate that they are unable to wait for the next scheduled grants meeting. CCF will consult with the Chair and, where relevant, ward members. The full committee will be notified at the next appropriate meeting.
7. Grants will not generally be made retrospectively.
8. Grants will be publicised, administered and monitored by CCF.

<b>Application Number</b>	10/0822/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	23rd August 2010	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	18th October 2010		
<b>Ward</b>	Newnham		
<b>Site</b>	Whittle Laboratory Department Of Engineering 1 J J Thomson Avenue Cambridge Cambridgeshire CB3 0DY		
<b>Proposal</b>	Erection of two extensions to the Whittle Laboratory (laboratory extension to the west of existing laboratory and office extension to the east of the current office block).		
<b>Applicant</b>	C/o Michael Bienias RIBA Director Of Estte Management Trumpington St Cambridge CB2 1RW		

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## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The West Cambridge Site is located close to the Western tip of the district and is a University of Cambridge, 66.9 hectare site allocated for higher education; the expectation is that it will provide for D1 University Faculty, B1b and sui generis research institute uses, staff and student housing, and sports and other shared facilities.
- 1.2 The area is allocated as Site 7.06 in the Cambridge Local Plan (2006) and has the benefit of outline planning approval for a Masterplan, granted in 1999, which dictates the uses and floorspace of those uses within each of the individual plots on the site. In 2004 the Local Planning Authority approved changes in a revision of the original Masterplan.
- 1.3 The site is bounded by Madingley Road to the north, the M11 to the west, residential properties to the east, and Green Belt land beyond the Coton footpath to the south. The proposed development, is at the Whittle Laboratory, a complex of

predominantly 2 storey research and office buildings to the north east of the campus, erected in 1970.

1.4 The site does not fall within a Conservation Area.

## 2.0 THE PROPOSAL

2.1 This application seeks consent for the erection of 2 new extensions to the existing Whittle Laboratory.

2.2 One is a 2-storey extension to the west of the existing High Speed Laboratory. It has a square shaped footprint totalling about 265 sqm and is of a modern design and appearance.

2.3 The second, smaller extension (approximately 150 sq m) is located to the east of the Whittle Laboratory and is a extension projecting east from the existing research offices, which has been designed to match the existing building.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Ecological Survey
3. Acoustic Assessment

## 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>
C/97/0961/OP	Outline application for the development of 66.45ha of land for University academic departments (73,000sq.m), research institutes (24,000sq.m), commercial research (41,000sq.m) and associated works
06/0830/REM	Infrastructure roadway, footway, cycleway, car parking, lighting, associated services including drainage and landscaping.
10/0315/REM	Phase 3 infrastructure works consisting of new access arrangements (extension of



Charles Babbage Road,  
realignment of access road A),  
car parking, new  
pedestrian/cycle routes, west  
square and forum, western  
balancing lake, and associated  
hard and soft landscaping.

#### 4.0 PUBLICITY

Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

#### 5.0 POLICY

##### Central Government Advice

**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.

**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.

##### Cambridge Local Plan 2006

3/4 Responding to context  
3/6 Ensuring coordinated development  
3/7 Creating successful places  
3/11 The design of external spaces  
3/14 Extending buildings  
4/4 Trees

4/13 Pollution and amenity  
4/15 Lighting  
7/6 West Cambridge, South of Madingley Road  
8/2 Transport impact  
8/4 Walking and Cycling accessibility  
8/6 Cycle parking  
8/10 Off-street car parking

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Transport)**

6.1 No information has been provided regarding the transport implications of the proposal.

Please require the applicant to provide such information for comment by the Highway Authority prior to determination of this application.

### **Cambridge City Council (Policy)**

6.2 The proposal is for the erection an extension of the Engineering Dept's Whittle Laboratory and is to provide additional academic/office floorspace to the east and an extension to their high speed laboratory on the north west side of the building which looks rather larger than the floorspace given. The laboratory extension looks to be around 274sqm GEA and the office extension around 153sqm GEA

This site is within Plot H and is outside the area covered by the Master Plan and Design Guidelines associated with the 1999 outline consent and the 2004 Master Plan Review.

There are no policy objections to the development proposed.

### **Cambridge City Council (Landscape Team)**

6.3 The landscape team have reviewed the Design and Access Statement submitted with this application.

It is considered that the application package is dominated by the architecture of the buildings, and lacks provision of planting to soften, humanise or ground the buildings. The landscape team would therefore ask that the exterior surroundings of the

proposed building extensions needs to be carefully considered in the development of the landscape scheme for this site.

It is indicated that the laboratory extension will be in close proximity to the existing mound and vegetation along the western and northern boundaries. We will therefore require relevant information to ensure the protection of the existing vegetation during construction. We will also require full construction details of the proposed extension to the mound and associated planting plans.

The landscape design of this site needs to consider its context as part of the entrance to the West Cambridge site. The design should therefore respond to the site on the opposite side of J J Thompson Avenue. Whilst this site is yet to be developed, the landscape design should consider its potential development. The design must also allow for the incorporation of the potential proposed building, immediately to the west of the laboratory, as identified on the Masterplan.

There does not appear to be any site-specific provision of amenity space for staff/students. The proposed office extension suggests that there could be the opportunity to create some outdoor area for staff to use. We would welcome the exploration of the possibility of creating a courtyard space in the northwest corner of the site to serve this purpose.

We will require full detailed landscape proposals for the whole site.

### **Cambridge City Council (Environmental Health)**

6.4 No objections. I have read the noise report D Maundrill, of WSP acoustics, dated July 2010, Project number 12104342.

The report undertakes a daytime (7am –11pm) BS4142: 1997 noise assessment that shows that the noise from the plant will be 20 dB below the existing background noise levels at the nearest residential properties.

However, from dealing with other wind tunnels I am aware of the need to operate at night when electricity is cheaper. At night the background noise level is significantly reduced so the noise from the wind tunnel will be more noticeable and may be

detrimental to the amenity.

A condition restricting the hours is therefore required to protect the amenity.

## **Design and Conservation Panel (Meeting of 1 September 2010)**

### **6.5 Presentation – Whittle Laboratory, West Cambridge.**

To facilitate ongoing research, the scheme comprises an extension to the High Speed Laboratory in the form of a contemporary structure, to create a large open plan, two-storey space to house test rigs and wind tunnels. The scheme also includes an office extension in a more traditional brick style. Presentation by John Blair of Saunders Boston Architects with John Clarke and Lionel Lambert of Cambridge University EMBS.

The Panel's comments are summarised as follows:

The Panel regretted that there was no indication of the relationship between the proposal and the entrance building envisaged for the West Cambridge site. The Panel was concerned that the two buildings might compete for attention and hoped that the gateway building would be modest in design.

The Laboratory Extension:

- The design concept is commonly used but the execution here appears oddly reminiscent of a sports-hall;
- The elevations suggest a two storey building but internally it is in fact a single volume;
- The self-conscious language of detailing relates neither to precedence nor to function;
- The Panel considered that the abutment between the strong forms of the extension and the existing lab needed to be considered further;

The Office Extension: the Panel agreed that the use of the existing formal language for the new offices was appropriate but considered that the success of this approach would depend on securing a common parapet line when the existing building has been repaired.

The Panel was concerned about the visual impact of the ventilation turrets and hope that a less obtrusive solution might be explored.

Site landscaping. The Panel hopes that when reviewing the facilities to be provided on site, additional covered cycle parking will be provided.

### Conclusion

The Panel were disappointed to see that those responsible for the Master Plan for West Cambridge had not been involved in the development of these proposals. This is an important site at one of the most visible entrances to the West Cambridge site. The Panel considered that the involvement of the Master Planners should be central to defining the brief for this area and the design, both of the buildings and the landscape.

### **VERDICT – REDS (6), AMBER (3)**

6.6 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 No representations have been received

### **8.0 ASSESSMENT**

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations

### Principle of Development

8.2 Local Plan Policy 7/6 states that development for University needs will be permitted on the West Cambridge Site, South of Madingley Road. The site provides a development opportunity during the plan period and beyond. Further development which accords with the provisions of the Masterplan will be permitted.

- 8.3 The application site is however outside, but adjacent to the Masterplan site area, which does not include the Whittle Laboratory. The proposal is for additional floorspace for the Whittle Laboratory which does not form part of the masterplan design guidelines.
- 8.4 The Masterplan does however envisage 2 rectangular blocks either side of JJ Thomson Avenue which would form a gateway into the site. That to the East of the Avenue is shown, at its nearest point, to be 32m from the western side of the proposed extension. The Design and Conservation Panel has expressed concern that the proposed extension and any new building to the frontage, may 'compete for attention', but given the distance between the two the banking and the potential for planting I do not consider that need be the case. On a practical level the gateway building envisaged in the Masterplan may be difficult to progress because it has a relatively narrow footprint and limited servicing space around it. That notwithstanding I am firmly of the view that if gateway buildings do proceed on either side of the JJ Thompson Avenue access, they will provide a very distinctive focus for the entrance and that what is proposed will not be in competition.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 7/6.

#### Context of site, design and external spaces

- 8.6 The key design issue relates to the detailed design and appearance of the 2 extensions in relation to main Whittle Laboratory and their surrounding context.
- 8.7 The main extension to the west of the Whittle Laboratory will be relatively prominent at the corner of the access into the West Cambridge Site. The design of the extension is a modern form, with polished aluminum walls to the upper level. Given the importance of the building for research and innovation, and given that the extension will accommodate a unique wind tunnel laboratory, I consider there to be justification for a more striking, innovative design to reflect this. In my view, the extension will successfully contrast with the more modest brick buildings of the Whittle Laboratory, in accordance with Local Plan policy 3/14.

- 8.8 The Design and Conservation Panel comment that the building resembles a sports hall, and that the design detailing relates, "...neither to precedence nor to function', is in my opinion rather harsh. Planning Policy Statement 1, advises local planning authorities not to be overly prescriptive or to impose architectural styles or particular tastes. There are no objections to the scale and massing of the extension, which I feel is more important. What is more, the fans and louvres are a direct functional requirement needed for the movement of large volumes of air at that level. The comparison of the extension with a 'sports hall' is an opinion and no more and not one I share.
- 8.9 The corner of site is partially obscured from view by the raised bank and some tree cover, the most notable being the Willow to the immediate west. The health of this tree is unlikely to be affected by the extension, and the planted bank is to be extended and regraded. The imposition of a suitable planning condition can ensure that the landscaped setting of the new extension is improved, to the overall benefit of the street scene along JJ Thomson Avenue and to reduce the presence of the building as seen from Madingley Road
- 8.10 As part of this scheme the plant and equipment that is currently very prominent on the roof of the secondary building, is to be screened. This would also improve the overall appearance of the building to the benefit of the street scene.
- 8.11 The second extension to the rear is far less prominent. The projection is a continuation of what exists and uses the same design and materials as the existing buildings, which is logical here. I do not share the view of the Design and Conservation Panel that the ventilation turrets will be overly prominent. I feel they will add visual interest to the rear of the building.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

#### Residential Amenity

- 8.13 The physical extensions will not impact on the amenity of any residential properties.

8.14 The Council Environmental Health team has considered this scheme and the potential noise that might be generated from the turbines within the research laboratory. There is some concern that there may be an impact on the nearest residential properties if the wind tunnel is operated at night. For this reason it is considered reasonable to impose a condition restricting its hours of use.

8.15 The Council's Environmental Health team also consider there is some risk from ground contamination from previous activities at the laboratory. The standard contaminated land condition is considered justified.

#### Car and Cycle Parking

8.16 The Highways Authority has requested further information regarding the transport implications of the proposal. The proposal represents an improvement in facilities for the Whittle Laboratory, but will have no impact on the existing number of site users. As such the development does not need to provide any further car or cycle parking facilities which are already adequately provided on the campus.

8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

#### Third Party Representations

8.18 No representations have been received.

### **9.0 CONCLUSION**

9.1 The proposed extensions will improve the research facilities at the Whittle Laboratory, the most prominent of which will provide a distinctive, contrasting form to the existing buildings. APPROVAL is recommended.

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

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

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

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

4. 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 LPA for approval.

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

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

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

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

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

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

Reason: In the interests of the amenities of future site users, Cambridge Local Plan 2006 policy 4/13.

5. Prior to occupation of the extension, full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/14).

6. Prior to occupation of the extension, a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/14).

7. The wind tunnel(s) within the proposed new High Speed Laboratory extension shall only operate between the hours of 0700 and 2300 every day.

Reason: To ensure that there is no noise disturbance to the nearest residential properties during the night time, in accordance with the submitted noise report, Cambridge Local Plan 2006 policy 4/13.

**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:

Cambridge Local Plan (2006): 3/4, 3/6, 3/7, 3/11, 3/14, 4/4, 4/13, 4/15, 7/6, 8/2, 8/4, 8/6, 8/10

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](http://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**

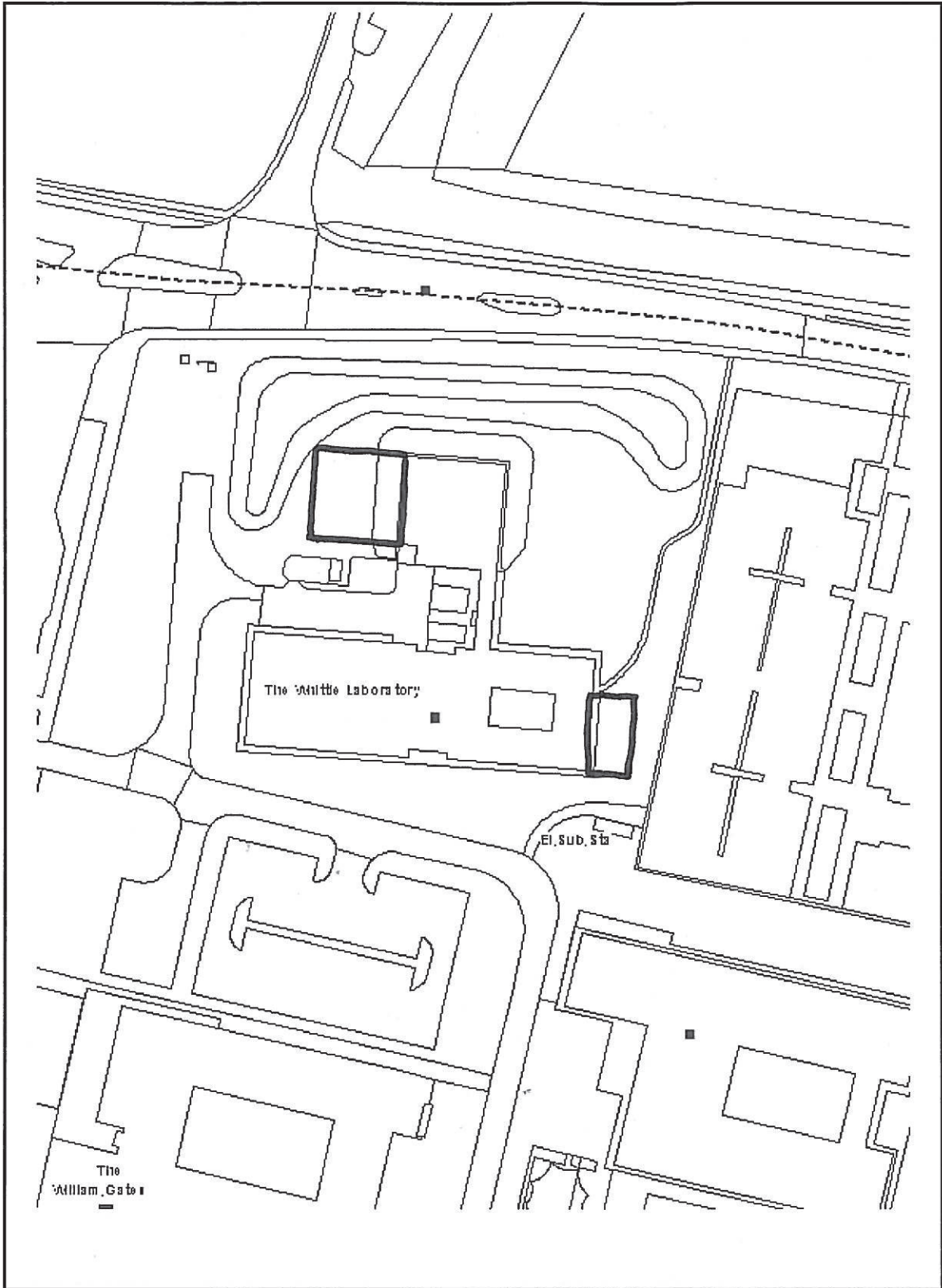
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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.

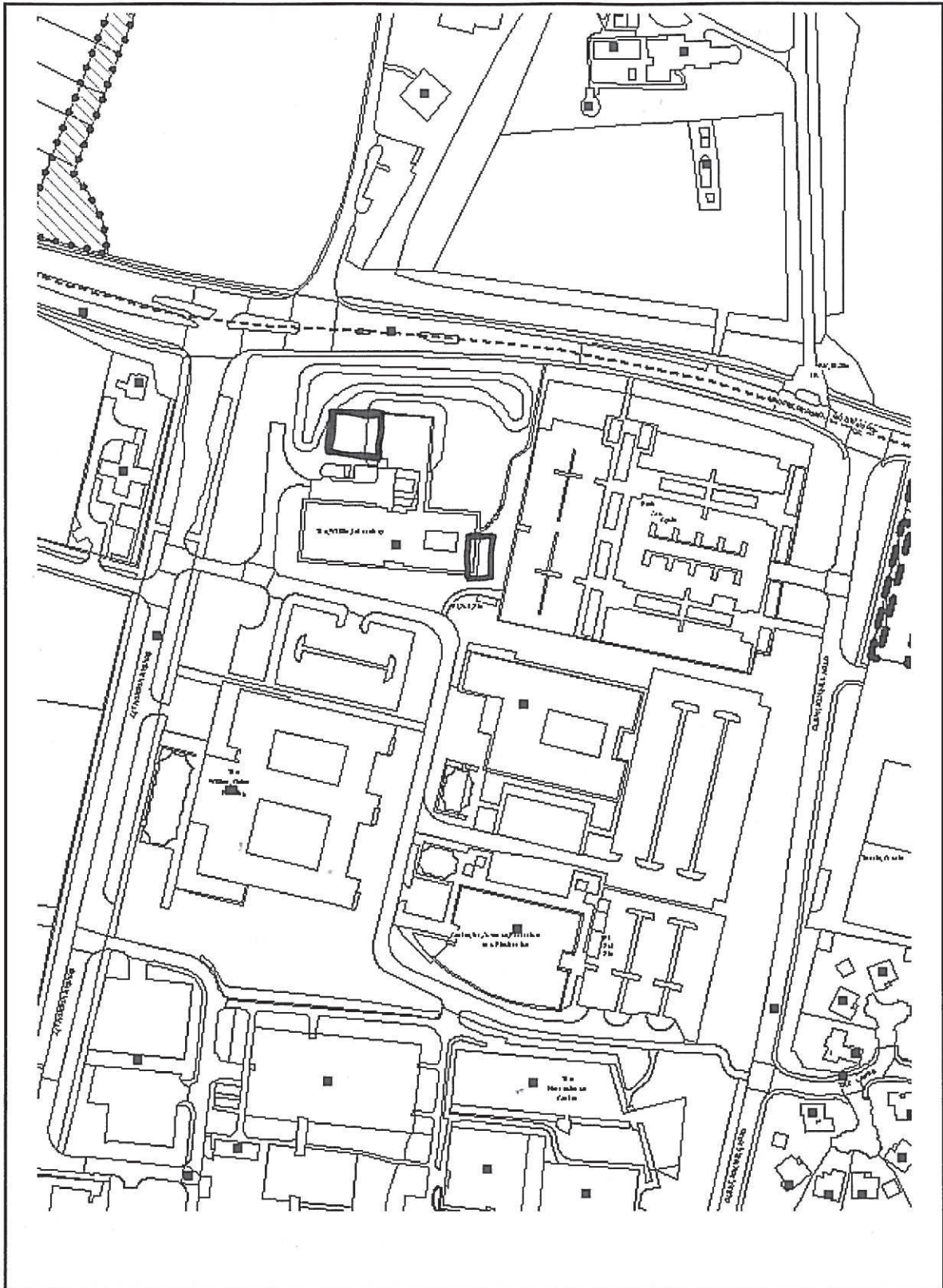
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