



**WEST / CENTRAL AREA COMMITTEE**  
**CHAIR COUNCILLOR KIGHTLEY**



**AGENDA**

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

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

*Dispatched: Thursday, 23 December 2010*

**Date:** Thursday, 6 January 2011

**Time:** 7.30pm

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

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

**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 - 16)**

To confirm the minutes of the meeting held on 28 October 2010.

**4 MATTERS AND ACTIONS ARISING FROM THE MINUTES**

- 5 MEETING DATES: 2011/12 + 2012/13 (PROVISIONAL)** *(Pages 17 - 18)*
- 6 OPEN FORUM**
- Refer to the 'Information for the Public' section for rules on speaking
- 7 COMMUNITY DEVELOPMENT AND LEISURE GRANTS** *(Pages 19 - 26)*
- 8 SAFER NEIGHBOURHOODS** *(Pages 27 - 42)*
- 9 CAMBRIDGE COMMUNITY SAFETY PARTNERSHIP PLAN 2011-2014 – PRIORITIES** *(Pages 43 - 46)*
- 10 PLANNING APPLICATIONS**
- 10a 10/0938/FUL - 25 Oxford Road, Cambridge CB4 3PH *(Pages 47 - 62)*
- 10b 10/0805/FUL - 108 Barton Road, Cambridge *(Pages 63 - 76)*

## 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.

## REPRESENTATIONS ON PLANNING APPLICATIONS

**Public representations** on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

**Submission of late information** after the officer's report has been published is to be avoided. A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report.

Any public representation received by the Department after 12 noon two 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/democracy>

## **WEST / CENTRAL AREA COMMITTEE**

28 October 2010

7.30 - 10.05 pm

### **Council Members Present:**

#### **City Councillors for:**

Castle (Simon Kightley, Tania Zmura)

Market (Tim Bick, Mike Dixon, Colin Rosenstiel)

Newnham (Rod Cantrill, Julie Smith)

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

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

### **Council Officers Present:**

#### **Cambridge City Council:**

David Greening – Housing Options and Homeless Manager

Justin March – Recreation Officer

Peter Carter – Development Control Manager

John Evans – Planning Officer

Glenn Burgess – Committee Manager

#### **Additional attendees:**

Rachel Everitt - Street Outreach Team Leader (Crime Reduction Initiatives)

Jane Darlington – Chief Executive of Cambridgeshire Community Foundation

## **FOR THE INFORMATION OF THE COUNCIL**

### **10/46/WAC Apologies**

Apologies were received from City Councillors Hipkin and Reid, and County Councillor Nethsingha.

Councillor Rosenstiel arrived at 8.35pm and was present for the voting on items 10/51WAC, 10/52/WAC, 10/53/WAC, 10/54/WAC

**10/47/WAC Declarations of Interest**

<b>Councillor</b>	<b>Item</b>	<b>Interest</b>
Cantrill	10/51/WAC	Personal: Trustee of Winter Comfort
Dixon	10/52/WAC	Prejudicial: Lives near to the proposed new skate park at Donkey Common.
Smith	10/54/WAC	Personal: Employed by Cambridge University

**10/48/WAC Minutes**

26 August 2010

The minutes of the 6 August 2010 meeting were approved and signed as a correct record.

23 September 2010

Councillor Smith asked for the following correction to her response to question 18 (10/45/WAC - page 5):

“Councillor Smith confirmed that shortly before she became the Executive Councillor for that portfolio a tree survey had been undertaken. Prior to that, maintenance of trees on open spaces was entirely reactive. Following the survey, quite a lot work had been undertaken but the expectation was that this would reduce once the main issues had been resolved.”

Councillor Cantrill (Executive Councillor for Arts and Recreation) requested the following amendments to the agreed proposals (10/45/WAC - page 8/9):

Amendments underlined below:

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

- Area H: Lower Park Street Walk – with the species of trees and maintenance of the views along Lower Park Street delegated to officers in consultation with the Chair and Ward Councillor and after consultation with

the school regarding retention of the memorial tree (by 8 votes to 0: unanimous)

- Area J: Cherry Avenue – the replacement of trees as necessary with the same species was noted (by 8 votes to 0: unanimous)

It was also requested that the vote for Area L (page 9) be recorded in the minutes.

Subject to these amendments the minutes of the 23 September 2010 meeting were approved. It was agreed that the Chair would sign the minutes outside of the meeting.

### **10/49/WAC Matters and Actions arising from the Minutes**

26 August 2010

#### 10/37/WAC - Huntingdon Road 30mph speed limit

Councillor Brooks-Gordon confirmed that a further meeting with County Council officers had been arranged to discuss this issue. The relevant Cabinet Member for this area had agreed to support any decision made at this meeting.

#### 10/37/WAC – Preparations for cold weather

Councillor Whitebread confirmed that the County Council's 'Winter Policy Review' had been presented to a Cabinet Meeting on 26 October 2010. Copies were made available for the public and could also be accessed via the County Council website.

#### 10/37/WAC – Hoarding around the bus station

The Chair confirmed that an email had been received from the County Council on 28 October 2010, which indicated that the work should be completed during the week commencing 22 November.

#### 10/40/WAC – Safer Neighbourhoods: Increase in needle finds

Councillor Bick (Executive Councillor for Community Development and Health) confirmed that further multi-agency work had been undertaken on this issue.

The Cambridge Drug and Alcohol Group had designed two new posters – one instructing the public how to report needle finds, and one instructing drug users how to safely dispose of their needles. These posters would be displayed across the city in the coming weeks.

It was confirmed that Street Scene officers conducted inspections of playgrounds on a daily basis, and City Rangers and Estate Caretakers took an active role in reporting needle finds. There was also a commitment that, where possible, any reported needle finds would be dealt with and removed within 2 hours.

#### 10/41/WAC – Environmental Improvement Programme: Cycle racks at Fisher Square

The Chair confirmed that the County Council were proposing the installation of seven new cycle racks in Fisher Square. However, the scheme would still be subject to further consultation with the Lion Yard and the Grand Arcade.

23 September 2010

#### Area D: North Terrace and Brunswick Cottages

The Chair read out the following update from the Environmental Improvements Manager:

“Further consultation with the residents of North Terrace and Brunswick Cottages will take place from Monday 1 November to Monday 15 November. A letter and drawings explaining the current proposals will be delivered to all residents of North Terrace and Brunswick Cottages with boundaries that border Midsummer Common. Residents will be invited to meet officers on the Common on Wednesday 10 November at 2pm to discuss the proposals and attempt to resolve any issues raised. Individual meetings with objectors may also be arranged separately. Any written objections will be collated and summarised for the Chair and Ward Councillors to review and determine whether the current proposal or any proposed amendments should be implemented in line with the Committee decision.”

Councillor Cantrill confirmed that the Friends of Midsummer Common (FoMC) would also be involved in this process.



### Implementation of the Tree Protocol

The Chair read out the following update from the Environmental Improvements Manager:

“The trees proposed within the Areas approved by the Committee, which are not subject to the tree protocol procedure or further consultation, have been ordered and planting is planned to take place during the first two weeks of December.

The City Council Tree Protocol will begin shortly for the trees proposed for replacement. This will commence on Monday 15 November and end on Monday 29 November. Any objections will be presented to Planning Committee on 15 December 2010 to make a recommendation to the Executive Councillor for Arts and Recreation.

Any trees approved for implementation following the outcome of the tree protocol process would be planted early next year”

In response to a question from a member of the public, Councillor Cantrill reiterated that all Council owned trees were covered by the Tree Protocol.

### **10/50/WAC Open Forum**

**1) Roger Chatterton: Now that winter is here, and the possibility of another cold spell, what provisions are in place to keep inner city paths and roads clear, with particular reference to pedestrians and cyclists?**

A) The Chair noted that distribution of salt bags across the city was being considered and would alleviate the need for additional grit bins.

Councillor Whitebread further highlighted the County Council Cabinet Report of 26 October 2010 and also noted that the use of quad bikes for gritting pavements was being considered.

The Chair agreed to forward these concerns to the City Council’s Executive Councillor for Environmental and Waste Services.

**2) Wendy Andrews: When is enforcement of the 20mph speed limit on Maids Causeway going to happen?****2) Wendy Andrews: When is enforcement of the 20mph speed limit on Maids Causeway going to happen?**

A) Councillor Bick confirmed that he had met with the Senior Police Superintendent to discuss this issue. He had been assured that, with some practical limitations, the Police could enforce the 20mph speed limit with hand held devices. Enforcement could not be done by Fixed Penalty Notices, but by summons to attend court. The Police said they would respond as well as they could to the enforcement of the limit being identified as a Neighbourhood priority. However, they would ideally like to see the County Council leading with some preparatory work on education and environment. Their understanding was that neither the County Council nor the Safety Camera Partnership regarded this area as a priority and would not support enforcement activity in the area.

Councillor Bick also confirmed that he had tried to arrange a meeting between the County Council, Police representatives and Ward Councillors to seek a more co-ordinated approach, but he regretted that the County Officer was not prepared to be involved.

Councillor Whitebread noted that, as this was an important bus route within the city, the County Council might be under pressure not to enforce the 20mph speed limit. She thanked Councillor Bick for pursuing this issue and agreed to liaise further with her County Council colleagues and officers.

**3) Roger Chatterton: Regarding enforcement of the 20mph speed limit – signage may also be part of the problem. We need some clarity on this.**

A) Councillor Dixon agreed that the signage on Maids Causeway was of some concern and could be made clearer.

**4) Tim Brown: Are councillors aware of how much traffic congestion is caused by ineffective or badly designed traffic lights and pedestrian crossings? Of main concern are:**

- **Victoria Road pedestrian crossing**
- **Traffic lights for turning left at top end of Victoria Road onto Castle Street**
- **Traffic lights on Gilbert Road**

A) The Chair agreed that this would be forwarded onto the County Council and a response requested for the next meeting.

**5) Morcom Lunt: Licensing and ASB on local streets – could this be the specific topic of an Open Forum session at a future meeting?**

A) As Chair of the Licensing Committee, Councillor Smith confirmed that as part of the Licensing Act 2003 the City Council was required to review its Licensing Policy every three years. Unless objections were received to a licensing application there was a presumption that it would be approved. It was noted that applications could be turned down on one of the following four issues:

- I. crime and disorder
- II. public safety
- III. public nuisance
- IV. protection of children from harm

If problems did occur, a request could be also be made for a review of the licence.

The Chair agreed to look into the possibility of a future Open Forum session dedicated to this issue.

**6) Richard Price (Park Street Residents Association) – Park Street is a popular through route and residents are suffering from alcohol related anti-social behaviour. We regularly have to put up with vomiting in the street and people urinating on our properties. Whilst we acknowledge that by living within the city centre we have to expect increased noise and disturbance, the problem seems to have gotten worse since the introduction of the Licensing Act 2003 and extended opening hours. We understand the pressures on the local police force so are unwilling to waste their time unnecessarily every time there is an incident.**

**We responded to both the City Council's Licensing Consultation and the Home Office Consultation, and would welcome an Open Forum session dedicated to this issue.**

A) These comments were noted.

**7) Dick Baxter (FoMC) - CCF gave FoMC a grant to create the Community Orchard on condition that the tools and equipment be kept in a secure place. The Council kindly provided a locked store in the public toilet block on the Common for this purpose.**

**This is proving less than ideal. The store is a long way from the orchard making frequent transfers very frustrating; the key holder must always be present. As a result, some of the commonly used tools are being kept in volunteers' houses nearby. This only adds to the difficulties. It would be better to have a small shed in the orchard in which to store the tools and equipment.**

**FoMC has searched for a secure and vandal proof shed and found an ideal model costing about £500. Berkeley Homes have been approached and seem willing to buy one for us but need a letter from the Council giving permission for their contractor to deliver it to the site. Tentative discussions with officers made it clear that they need Councillor approval before they can proceed.**

**Time is of the essence, so FoMC is asking this Area Committee meeting to approve the placement of a small shed in the Community Orchard area of the Common.**

**A picture of the proposed shed, the required position and details on the legal position was distributed to the Committee.**

**A) Councillor Cantrill agreed to discuss this issue with the relevant officers and contact Mr Baxter as soon as possible.**

**Councillor Brooks-Gordon also suggested that the issue should be discussed with the Crime Prevention Officers. This comment was noted.**

**The Committee agreed that subject to approval by the Executive Councillor for Arts and Recreation, they would be happy to approve this proposal.**

**10/51/WAC Information Report: Social care responses to street-based anti social behaviour**

Councillor Bick introduced the item. He confirmed that the aim of the report was to highlight the role of the City Council and its partners in addressing street-based anti-social behaviour and to further highlight the root causes of the issue.

The committee received the report from the Housing Options and Homeless Manager.

The Street Outreach Team Leader read out the following statement from a service user:

“I am sorry that I am not here to say this to you myself – and hope you understand that it would have been difficult for me to come to something like this meeting.

I have had alcohol detox in the past which I have not been able to finish, the difference this time was that I was introduced to Malcolm (Alcohol CPN) by street outreach who I already know – they have helped me more than once – so I didn’t have to start at the beginning explaining myself again – also the detox was with my usual GP at the Access Surgery so again – the history was all there. This felt like the planned detox was about me – not me just being told I had to do it.

I felt like they listened to what I had to say – and explained everything properly so I knew where I was with it.

Malcolm came and saw me every day in my accommodation, and I was able to phone him up when I was worried – he didn’t always answer but always got back to me. I felt like he really wanted me to do well.

The other thing that has made a difference has been that the support is there afterwards as well – I now see Malcolm twice a week to help me avoid relapse and I know I can phone if I need to.

This if the first time I have felt I can move forward”

It was noted that a service specifically tailored to the needs of individuals resulted in better outcomes for service users.

**1) Wendy Andrews: Is a service tailored to the needs of individuals more expensive, and is there a possibility that cuts will result in this service being reduced or lost?**

A) The Housing Options and Homeless Manager confirmed that the service was funded through a partnership approach and that he was keen to move forward and secure continued funding.

**2) Wendy Andrews: In the report it mentions ‘educating members of the public on begging and how to best support positive progress for those who choose to beg’. Would you advise that the public give to street beggars or not?**

A) The Street Outreach Team Leader suggested that the public donate to homeless organisations as oppose to individuals. This would ensure that donations were spent in the most appropriate and beneficial way.

**3) Richard Price (Park Street Residents Association): I would like to congratulate you on this valuable work. The inward migration of homeless individuals to Cambridge seems to increase the problem – why is this?**

A) The Housing Options and Homeless Manager confirmed that some work had been undertaken recently to determine why Cambridge was prone to inward migration by homeless service users and those who exhibit a street based lifestyle. The main reasons included the amount of general accommodation and the high number of hostel bed spaces. It was noted the hostels in Cambridge were not initially set up based on migration patterns and that, whilst the Reconnection Policy has not stemmed the inward migration, it has helped to manage the numbers.

**4) Councillor Smith: The report highlights two other university cities (Oxford and Brighton) and this could indicate that the presence of students is also a reason for inward migration by homeless service users.**

**In the report it mentions ‘the social responsibilities of off licences is important – selling alcohol to street drinkers, already inebriated, is a challenge for the enforcement authorities to address’. It is important to note that any concerns need to be reported back to the City Council so that they can be addressed. As the Licensing Authority we are unable to**

**appeal against our own licences, so it is important that others do so if there is an issue.**

**5) Street Pastor: Throughout our work we talk to many beggars. This inter-personal interaction and a service based on the needs of the individual is very important.**

**6) Richard Price (Park Street Residents Association): I feel it important to note that the alcohol related anti-social behaviour I discussed earlier is not as a result of the homeless or the street life community.**

**7) Councillor Cantrill: I would like to thank the officers for doing a great job in managing this partnership approach.**

**Cambridge currently benefits from high levels of donations and volunteers - for example 50% of the funding for 'Winter Comfort' comes directly from donations. However we need to be conscious that possible social changes as a result of the economic situation could put extra pressures on these services.**

These comments were noted by officers.

**8) Councillor Bick: As councillors and members of the public how can we help?**

A) The Housing Options and Homeless Manager suggested further engagement with community groups and organisations such as the Street Pastors would be beneficial.

**The Street Outreach Team Leader stated the continuation of public donations to the local homeless charities was essential.**

Councillor Bick thanked the officers for their hard work and for presenting a very comprehensive report.

### **10/52/WAC Improve Your Neighbourhood**

The committee received a report from the Recreation Officer.

It was emphasised that permission was being sought from the committee for officers to further investigate the viability of these projects and to then take out to full consultation with the public and relevant user groups.

The committee and members of the public were encouraged to access the 'Improve Your Neighbourhood' section of the City Council's website to get more information and to view updates on all of the current schemes across the city.

It was noted that the proposal for the new skate park on Donkey Common was incorrectly noted as a 'West Central' area project and should have been noted as a 'Citywide' project.

#### BMX/skate park or climbing bolders – Lammas Land play area

In response to a member's question the Recreation Officer confirmed that the proposal had been put forward by a local family with teenage children.

Slight concern was raised by members that, whilst there was a demand across the city for climbing bolders, Lammas Land might not be the most appropriate location. As new play equipment had already been installed on Lammas Land the available space for additional projects was also questioned.

The Recreation Officer noted these concerns.

**Decision: APPROVED (by 7 votes to 0: unanimous)**

#### Joint facility upgrade at Kelsey Kerridge & Parkside Pools

Concern was raised by members that a joint project between the current contract provider at Parkside Pools and Kelsey Kerridge could be difficult to manage.

**Decision: REFUSED (by 0 votes to 5)**

#### Sand beach volleyball court – in public car park

**Decision: APPROVED (by 6 votes to 0)**

#### Installation of Parkour outdoor sites



Members welcomed this idea, but felt one of the challenges may be to get young people to use this site instead of the current unauthorised sites in the city.

**Decision: APPROVED (by 5 votes to 0)**

#### Tree planting Scheme – Jesus Green and Midsummer Common

It was noted by Councillor Cantrill that, as S106 projects were only looked at on an annual basis, unfortunately this could not have been brought to committee any early. The proposed planting would therefore not be completed this year – but this, along with other resources and a co-ordinated management plan, could be beneficial for succession planting.

**Decision: APPROVED (by 7 votes to 0: unanimous)**

#### Cambridge Climbing Centre

**Decision: APPROVED (by 7 votes to 0: unanimous)**

#### New skate park – Donkey Common

Councillor Dixon left the meeting and did not vote on this item.

It was noted by the Recreation Officer that, whilst there was an existing facility on Donkey Common, ideas were being looked at to improve the site and to make it more accessible.

Members noted that there was an ongoing demand for this type of facility as many users still had to use facilities outside of the city.

**Decision: APPROVED (by 6 votes to 0: unanimous)**

Councillor Cantrill confirmed that, whilst the current S106 process was conducted on an annual basis, he was looking at ways that it could be done more frequently. It would also be beneficial to have more involvement with local residents and young people about the design and implementation of the

projects. A good example of this was the Jesus Green skate park that had involved user groups to influence the overall design and layout of the project.

### **10/53/WAC Community Development and Leisure Grants**

The committee received a report from the Chief Executive of the Cambridgeshire Community Foundation.

#### St Augustine's Church

Grant of £1,500 to pay for various events in the autumn and spring, to be held at the church. Covering the cost of musicians and publicity.

Members of the committee noted that all previous events had been very well attended by the local community, and were wide-ranging and inclusive.

Decision: APPROVED (by 7 votes to 0: unanimous)

### **10/54/WAC Planning Applications**

10/0822/FUL - Whittle Laboratory, Thomson Avenue

The committee received an application for full planning permission.

The application sought approval for the erection of two extensions to the Whittle Laboratory (laboratory extension to the west of the existing laboratory and office extension to the east of the current office block).

The applicant's architect (John Blair) addressed the committee in support of the application.

**Resolved (by 6 votes to 0)** 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: 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

The meeting ended at 10.05 pm

**CHAIR**

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## West/Central Area Committee – Meeting dates

### 2011/12

Thursday 16 June 2011  
Thursday 25 August 2011  
Thursday 3 November 2011  
Thursday 5 January 2012  
Thursday 1 March 2012  
Thursday 26 April 2012

### 2012/13 (provisional)

Thursday 21 June 2012  
Thursday 23 August 2012  
Thursday 1 November 2012  
Thursday 10 January 2013  
Thursday 28 February 2013  
Thursday 25 April 2013

All meetings to start at 7.30pm with venues to be confirmed.

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**Report by:** Cambridgeshire Community Foundation

**To:** Area Committee – West/Central, 6<sup>th</sup> January 2011

**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: £2,630</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>
WEB17747	Friends of Midsummer Common (FoMC)	To fund the group's AGM and to purchase and install a storage shed	850	850	0
<b>Total</b>			<b>850</b>	<b>850</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: £2,090

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
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
<b>Total</b>			<b>£2,090</b>
<b>Remaining</b>			<b>£2,630</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	£20,000
WEB12297	Cambridge Street Pastors	to pay a coordinator for 2 months	Grassroots Small Grants Cambridgeshire	£1,000

**4.3 Grant application background information**

<b>West/Central Area Committee 2010-11 grants</b>	<b>CCF ref WEB17747</b>
<b>Date received by CCF: 07/12/2010</b>	
<b>Applicant:</b> Friends of Midsummer Common (FoMC)	<b>Ward(s) :</b> Market
<b>Purpose of group: Ensure good management of Midsummer Common, to protect the environment and to follow the principles of sustainable development</b>	
<b>Project:</b> to cover the costs of the group's AGM and to purchase a shed. <b>Breakdown of costs:</b> <i>Office, overhead, premise costs:</i> Hire of the hall for the AGM £50, <i>Publicity costs:</i> leaflet printing £100, <i>Other costs:</i> purchase and installation of a storage shed £700	
<b>Total cost: £850</b>	<b>Requested: £850</b>
<b>Expected benefits or outcomes as a result of funding as described by the applicant:</b> The FOMC has had a very successful year and we have seen big improvements in the general maintenance for MC. There is great enthusiasm for the new Orchard project and many people have given freely of their time to plant trees and deal with the general maintenance of the Orchard area. We hope that our members will keep this enthusiasm for hard work, but this is not so easy if they have to carry equipment large distances each time they come. Also, we run on a very low budget and do not waste money: we do not want to have to ask everyone involved to increase their financial support to pay for essential administrative costs if this can be avoided. <b>Number of beneficiaries: 100</b>	

**Background information:** This organisation has been running since 2006. They received funding in 09/10 for the Community Orchard project on the premise that they should identify a secure area for keeping equipment – so far the group has been using the public toilet block on the Common. The shed will be kept in the corner of the Orchard and the group has thoroughly researched what permissions should be obtained in order to erect it – no planning permission is required because the shed will be small and a temporary fixture. Although the site is reasonably isolated at night, it is overlooked by several houses and is positioned near to several allotments and near to a path, both of which are regularly used. The AGM will be held in the Wesley Church in March 2011 and the agenda will include a report on the progress of the Orchard’s planting scheme and member participation, a report on tree planting on the Common and a discussion of public events held on the Common this year and any problems which arose as a result. It is hoped that 60 to 100 people will attend the AGM and will be comprised of both members and interested parties.

**CCF Comments:** The group operates a formal constitution and equal opportunities policy.

**Previous funding from this Area Committee:** £750 in 06/07 to cover start-up costs of resident’s group, £1,853 in 09/10 to fund a long-term Community Orchard project including insurance for volunteers.

**CCF recommendation:** 850



**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	2,940	1,780
Leisure	1,250	0	1,250
Total	5,970	2,940	3,030

**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.

## Neighbourhood profile update Cambridge City West Neighbourhood

December 2010



Jayne Drury, Neighbourhood Policing Sergeant

Lynda Kilkelly, Safer Communities Manager, Cambridge City Council



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## **1. Introduction**

### **Aim**

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

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

### **Methodology**

This document was produced using the following data sources:

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



## 2. Previous Priorities & Engagement Activity

### Previous Priorities

At the neighbourhood panel meeting on 26<sup>th</sup> August 2010, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities which were set:

<b>&lt;Priority&gt; Theft of Cycles – Market Ward</b>	
<b>Objective</b>	<p>1. To reduce theft of cycles from Market Ward between 01/09/10 and 01/12/10 compared to the same period in 2009 and compared to the 3 month period immediately prior to the period.</p> <p>2. To promote crime prevention initiatives including physical measures, promotion of immobilise and other methods to aid identification and recovery of stolen bikes.</p>
<b>Action Taken</b>	<p>The action plan records 97 hours of Market-based patrol time from the local neighbourhood team, in addition to daily tasking from the pool of reactive officers who patrol the city. This reflects the status of cycle crime as a city-wide priority of the Community Safety Partnership.</p> <p>The latter reactive patrols resulted in approximately 350 hours of patrol time invested in cycle crime patrols in Market and adjacent wards notably Trumpington (Newtown) and Petersfield during the period.</p> <p>A range of tactics have been used including both uniform and plain-clothes staff. A number of successful operations have netted low to medium scale handlers of bicycles identified as stolen from the City Centre area through search warrants. A number of suspects have also been identified from web based sites used to sell stolen bikes and parts.</p> <p>As a result of significant investment in the development of community intelligence around cycle thefts and proactive use of officers, the detection rate for cycle theft is improving and now stands at its highest point for many years and double that of the year to date detection rate in 2009. However, despite such activity, the volume of cycles stolen remains high with a peak in October in keeping with previous year's profile.</p>

	Objective two is still being pursued by the work of the City Community Safety Acquisitive Crime Task Group, who are currently working in six areas across the City identified from 3-5 year analysis as cycle crime hotspots. The focus is target-hardening, engaging residents and commercial partners and seeking to focus on prevention.
<b>Current Situation</b>	Objective one was not achieved, with a notable increase in thefts, peaking in October. 533 cycles were stolen in the period, compared to 358 in the same period last year. Of note and in keeping with the seasonal profile, thefts of cycles in December have been significantly lower with only 24 taken at the time of writing in the 20 days.
<b>Continue or Discharge?</b>	Continue

<b>&lt;Priority&gt; Anti-social Congregation in Public Spaces – Market Ward</b>	
<b>Objective</b>	<p>1. To reduce reports of anti-social behaviour and Streetlife - related crime in the target areas compared to the same time period immediately before action plan activity and a reduction compared to the same period last year.</p> <p>2. To seek to evidence qualitative improvements in the quality of life of those resident, working and visiting the areas where the congregation and alleged behaviour is occurring.</p>
<b>Action Taken</b>	<p>104 hours of dedicated Streetlife-related patrols have been logged in the action plan, in addition to the deployment of two full-time officers.</p> <p>The plan initially focused on key locations in and around the Grafton Centre and Eden Chapel but sought to encompass all areas of the ward where officer observation and community feedback evidenced problematic congregation.</p> <p>Specific patrols have resulted in 10 arrests for drunken and aggressive behaviour, 10 reports for summons for begging and the use of Section 27 dispersal powers on 15 occasions</p>

<b>Current Situation</b>	<p>There has been a decrease in numbers of Streetlife-based anti-social behaviour incidents (see below) compared to the immediately previous period. Both periods share both inclement and clement spells of weather conditions but the very recent 'cold snap' has been significant in reducing reports.</p> <p>A recent meeting with the commercial sector in the Grafton area reveals some improvements and some positive feedback, but focus needs to continue.</p>
<b>Continue or Discharge?</b>	Continue.

**Other Key Issue - speeding and anti-social use of vehicles across the city west area**

It was unclear to some attendees whether this issue was agreed as a third priority. Whilst it was not formally prioritised it was nevertheless agreed that action would be taken to clarify issues of enforcement and monitoring of the new 20mph limit in the city centre.

Whilst it is felt by the police that the ownership of the 12 month 20mph limit trial in the city centre is owned by the County Council and should include elements of education and road engineering to reduce mean speeds, it has been agreed that the police will help the trial by undertaking some speed checks where it is felt they are needed.

In the last period 26 hours of specific speeding enforcement time was undertaken during the period with focus on the new 20mph zone in Maids Causeway and the main city-bound route from the A14 along Huntingdon Road.

Fifteen motorists were issued warning letters following exceeding the 20 mph limit in Maids Causeway during checks there. The highest speed recorded was 34 mph. There were no cases of excess speed recorded during the Huntingdon Road checks.

In addition to static speed checks, mobile patrols of other traffic related hotspots were conducted based on feedback. Eleven tickets were issued

during the additional hotspot patrols with notable issues remaining at the St Andrew's Street taxi rank along with parking concerns at Elm Street.

Two notices were issued to drivers for the anti-social use of vehicles for particularly unsafe examples of driving. The notices permit the seizure of the vehicle (or any other vehicle) if used by the driver in a further anti-social way.

## **Engagement Activity**

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

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

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

For further details please visit [www.cambs.police.uk](http://www.cambs.police.uk) and look for the "My Neighbourhood" link or call 0345 456 456 4.

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

It has been noted from recent Cambridge City Neighbourhood Panel Meetings that Anti-social behaviour (ASB) issues are at the forefront of public concern. To address these concerns, this document will now provide more information about the types of ASB issue faced in each Ward through the inclusion of an additional breakdown of ASB types. A summary of emerging issues within crime will still be provided.

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

*Table.1 ASB Closure Class Definitions*

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

## 4. Emerging Issues

### Neighbourhood trends

Total crime in City West has increased during the last four months, with each month recording higher levels of crime than in the same months last year. Crime was also significantly higher than in the preceding four months (555/1401, 40% increase). This increase can be seen across all three wards, but in particular, Market ward. The two crime types that have seen substantial rises (in comparison with the preceding months and the same period last year), are cycle theft and theft from vehicles, and this has been seen across all wards. Levels of reported anti-social behaviour have increased in comparison with the previous period, but have fallen in comparison with the same period last year.

### Newnham

- Total crime in Newnham ward has increased compared to the previous period and the same period last year.
- There were eight dwelling burglaries this period, which although is lower than the previous period (17), it is similar to the same period last year (7). A common MO for these offences was to force open doors or windows to gain entry.
- Non dwelling burglaries were relatively high, with 15 recorded. Bikes were stolen from sheds in most offences; however there were three separate offences of metal stolen from a college laboratory.
- Theft from vehicles has almost doubled to 37 (from 19 in the preceding period) and more than doubled in comparison with the same period last year (16). Five offences occurred on Cranmer Road and three at Ridley Hall. Typically, vehicle windows are being smashed and handbags and small portable items are being taken.
- Cycle theft offences remained high, with colleges being targeted: Robinson College, Kings College, Clare College, Queens College and Ridley Hall. Offences occurred at all times of the day/night.
- ASB incidents increased to 45 from 37 in the previous period. Seven incidents related to rough sleepers in the grounds of Kings College, which appears to be a regular problem.

### Environmental Issues

- Between July and October there were 7 reports of abandoned vehicles in the ward, compared with 13 during the same period the previous year. This included one vehicle, which was later claimed by its owner

and another vehicle, which was not on site following inspection. In addition, 3 CLE26 notices were issued to offenders on behalf of the DVLA for not displaying road tax on a public highway and will result in fines issued by the DVLA. Two vehicles were also impounded and are currently pending further investigation. There were no hotspots during the 2010 period, but Clerk Maxwell Road was a hotspot during the same period the previous year with 3.

- Between July and October there were 15 reports of flytipping in the ward, compared with 13 during the same period the previous year. There was sufficient evidence to issue a warning letter to a domestic offender and a verbal warning to a trade offender. In addition, waste transfer documentation was requested from two trade offenders. Lammas Land was a hotspot during both periods with 7 during the 2010 period and 5 during the same period the previous year.
- 32 derelict cycles were dealt with between July and October, compared with 10 during the same period the previous year. Hotspots during the 2010 period were Queen's Road (6), Cobbalts Corner and Lammas Land (both with 5) and Barton Road (3)
- Between July and October during both years, there were no needles reported.

## Castle

- Total crime in Castle ward is higher than the previous period and the same period last year. Dwelling burglaries were lower than in the preceding period and the same period last year, with 17 recorded. Most offences occurred during the day, with a hotspot of four offences on Windsor Road. A common MO used by the offenders was to obtain garden implements from the shed and then use them to break in. Insecurities were also seen, and two student flats at St John's College were targeted.
- There were 19 thefts from vehicles which similar the preceding period and the same period last year. These were evenly spread out over the period, with most occurring in the evening or overnight. Two cars and a van had property stolen whilst parked in St John's College (different times). Most often, windows were smashed and laptops and sat navs taken.
- Theft of cycles was high, with multiple offences recorded at Trinity College (8), St John's College (6), New Hall (5) and Churchill College

(3). Most bikes stolen were secured to a permanent fixture, but some had been locked to the bike frame only, and some had been left in front/rear gardens. Bikes also had parts stolen from them, such as wheels or handlebars.

- Anti-social behaviour levels have increased to 50 incidents in the current period, which is 15 incidents fewer than in the same period last year. Four incidents were recorded at Trinity College: two relating to trespassers and two regarding buskers. There were seven incidents of abandoned vehicles/vehicle nuisance in the residential streets near Huntingdon Road.

## **Environmental issues**

- Between July and October there were 4 reports of abandoned vehicles in the ward, compared with 12 during the same period the previous year. This included one vehicle, which was later claimed by its owner and 2 vehicles, which were impounded on behalf of the DVLA for not having valid road tax, but were subsequently released following payment by the owner of the DVLA fine. There were no specific hotspots during either period.
- Between July and October there were 12 reports of flytipping in the ward, compared with 11 during the same period the previous year. There was insufficient evidence to pursue formal enforcement action and there no were specific hotspots during either period.
- 11 derelict cycles were dealt with between July and October, compared with 6 during the same period the previous year. Windsor Road (3) was a hotspot during the 2010 period and there were no specific hotspots during the same period the previous year.
- Between July and October there were 36 needles reported, compared with none during the same period the previous year. This was largely on account of two reports at St Giles churchyard, one of which resulted in 31 needles.

## **Market**

- Total crime in Market ward has increased from 1,122 offences in the previous period to 1,583 offences in the current period, and is also an increase on the same period last year when 1,385 offences were recorded. This increase is largely due to the rise in cycle thefts and violent crime.



- Of the eleven dwelling burglaries, two occurred on house boats on Midsummer Common and Jesus Green. Generators were stolen from both boats, along with smaller items.
- Non dwelling burglaries increased to 27 offences, the same figure as the same period last year. Almost all of them were shops or bars that had been broken into and damage caused or cash/other items stolen. The majority occurred during the night.
- Violent crime rose, to 284 offences. Approximately half were classified as Common Assault or Actual Bodily Harm, twelve of which were assaults on police officers. Offences continue to be concentrated around the night time entertainment venues and occurred late night/early in the morning. The Regal, Revolutions, The Place, Niche Bar, Fez Club and Ballare were all hotspots.
- Robberies increased to 23 in this period, eight of which have been detected. Seven offences occurred on Christ's Pieces and one on Midsummer Common. A repeated MO has been to request cigarettes or money in the first instance and to then use force. Several mobile phones were also grabbed very quickly by offenders.
- Theft from vehicles doubled to 31 offences this period (from 15 in the previous period). The offences are spread throughout the ward and are typically 'smash and grab' offences at all times of day and night.
- Theft of pedal cycles increased to 393 offences this period (from 260 in the previous period and 276 in the same period last year). The offences are spread out throughout the ward and there is no particular peak time when offences occurred. Hotspots were Parkside/Parker's Piece, St Andrew's Street/Regent Street, Grand Arcade, Trumpington Street and Fitzroy Street/Burleigh Street.
- Levels of anti-social behaviour increased from 479 incidents in the previous period to 525 incidents in the current period. A large number related to begging/vagrancy and hotspots for this were around the Grafton Centre and the Market Square. There were also a number of incidents regarding street drinking and almost all of these occurred around the Grafton Centre. As expected, many of the rowdy/inconsiderate incidents occurred at pubs/night clubs late at night/early in the morning.

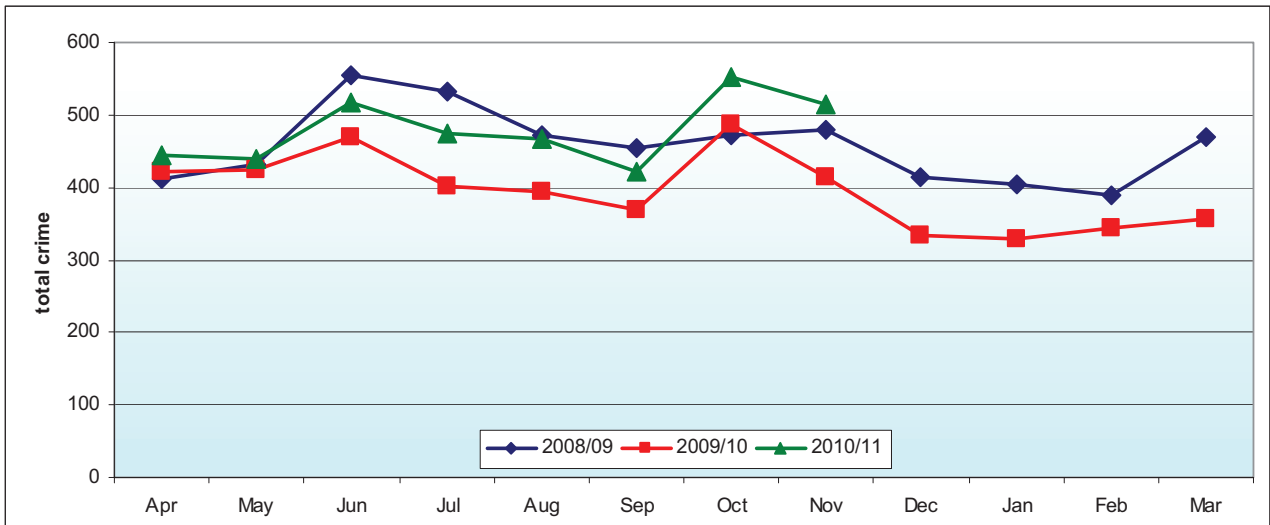
## **Environmental Issues**

- Between July and October there were 3 reports of abandoned vehicles in the ward, compared with 6 during the same period the previous year. This included one vehicle, which was later claimed by its owner and 2 vehicles, which were not on site following inspection. There were no specific hotspots during either period.

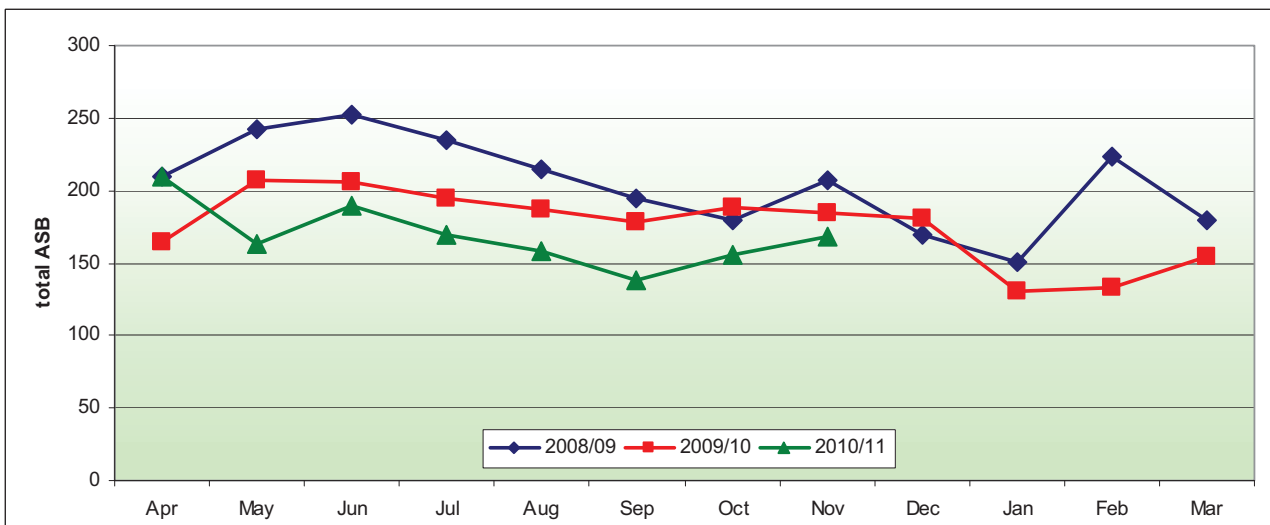
- Between July and October there were 99 reports of flytipping in the ward, compared with 154 during the same period the previous year. There was sufficient evidence to issue 5 warning letters to domestic offenders and 2 warning letters to trade offenders. In addition, 2 verbal warnings were issued and waste transfer documentation was requested from 10 trade offenders. One case was also referred to the Council's Environmental Health Department and 4 cases are currently pending further investigation. Hotspots during the 2010 period included the area of Market Hill/Street/Square (8), Regent Terrace/Street (6), Adam & Eve Street and City Road (each with 5), King Street, Petty Cury, Salmon Lane and Trinity Street (each with 4). Hotspots during the same period the previous year included the area of Market Hill/Street/Square (23), Kings Parade (13), St John's Street (10) and Corn Exchange Street (8).
- 258 derelict cycles were dealt with between July and October, compared with 384 during the same period the previous year. Hotspots during the 2010 period included Downing Street 30 (compared with 15 during the same period the previous year) Trumpington Street 26 (compared with 8 previously), Sidney Street 16 (compared with 25 previously), the area of Market Hill/Street/Square 16 (compared with 21 previously), Silver Street 13 (compared with 19 previously), Regent Street/Terrace 13 (compared with 19 previously) and St Mary's Passage 12 (compared with 9 previously). Additional hotspots during the 2009 period included Trinity Street (24), Bridge Street (22), and St Andrew's Street (19).
- Approximately 1,645 incidents of anti-social cycling occurred between July and October 2010, compared with approximately 1,766 during the same period the previous year. Hotspots included Trinity Street 371 (compared with 369 previously), the area of Market Hill/Street/Square 366 (compared with 284 previously), Bridge Street 337 (compared with 313 previously), Sidney Street 315 (compared with 388 previously) and Petty Cury 116 (compared with 143 previously).
- Between July and October there were 134 needles reported, compared with 278 during the same period the previous year. In the 2010 period this included one off finds of 32 near Silver Street toilets, 30 at Miltons Walk (also 30 during the same period last year) and 26 at the Walnut Tree Avenue edge of Midsummer Common (compared with 82 removed from Midsummer Common in the 2009 period). During the 2010 period, 24 needles were also removed from Christ's Pieces and 5 from East Road and Jesus Lane. Other needles removed during the same period last year included 61 from Grafton West Car Park, 17 from Eden Street and 15 from Trinity Street.

## 5. Current Crime and Incident Levels

### Total Crime



### Total ASB



### Current Crime and Incident Levels in Neighbourhood, by Ward

Neighbourhood	Wards	Period	Dwell. Burg.	Other Burg.	Violent Crime (excl. Robbery)	Robbery	Theft of Vehicle	Theft from Vehicle	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
City West		Aug 10 – Nov 10	36	52	306	27	5	87	533	296	113	501	1956	620
		Apr 10 – Jul 10	49	44	213	19	9	51	343	222	87	364	1401	562
		Aug 09 – Nov 09	42	48	280	11	6	59	358	280	125	453	1662	738
Newnham		Aug 10 – Nov 10	8	15	15	3	2	37	67	1	11	40	199	45
		Apr 10 – Jul 10	17	10	5	2	3	19	42	2	5	33	138	37
		Aug 09 – Nov 09	7	7	19	1	1	16	40	3	10	25	129	49
Castle		Aug 10 – Nov 10	17	10	7	1	1	19	73	7	12	27	174	50
		Apr 10 – Jul 10	21	14	10	1	3	17	41	2	10	22	141	46
		Aug 09 – Nov 09	23	14	7	3	0	17	42	3	18	21	148	65
Market		Aug 10 – Nov 10	11	27	284	23	2	31	393	288	90	434	1583	525
		Apr 10 – Jul 10	11	20	198	16	3	15	260	218	72	309	1122	479
		Aug 09 – Nov 09	12	27	254	7	5	26	276	274	97	407	1385	624

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

### Please Note

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

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

N'hood	City West		Grand Total															
	Aug 10 – Nov 10	Apr 10 – Jul 10	Abandoned Vehicle	Animal Problems	Begging/Vagrancy	Hoax call to emergency services	Litter	Malicious/Nuisance Communication	Noise	Prejudice Incident	Rowdy & Inconsiderate Behaviour	Rowdy/Nuisance Neighbours	Rowdy/Nuisance Use/Sale/Fireworks	Street Drinking	Trespass	Vehicle related nuisance/inappropriate Vehicle use		
Wards	Newnham	Aug 10 – Nov 10	9	0	5	0	4	0	0	0	21	0	0	0	0	5	44	
		Apr 10 – Jul 10	7	1	2	0	0	3	6	0	34	4	0	0	0	3	60	
	Castle	Aug 10 – Nov 10	6	0	2	0	4	2	0	1	25	3	0	0	0	1	7	51
		Apr 10 – Jul 10	7	1	3	1	0	4	5	1	22	5	1	0	0	3	53	
Market	Aug 10 – Nov 10	7	1	44	7	15	17	2	1	396	6	0	15	1	12	524		
	Apr 10 – Jul 10	5	1	57	4	3	6	21	2	466	5	0	22	1	20	613		

## **6. Recommendations**

The following Neighbourhood Priorities are recommended for consideration:

- Continue efforts to reduce theft of cycles
- Maintain focus on reducing anti-social behaviour by groups in public



To: West Central Area Committee  
Report by: Lynda Kilkelly Safer Communities Manager  
Relevant scrutiny committee: WEST CENTRAL AREA COMMITTEE 6/01/11  
Wards affected: West Central Area

Cambridge Community Safety Partnership Plan 2011-2014 – Priorities

## 1. Executive Summary

Cambridge Community Safety Partnership ('the Partnership') is currently consulting on new priorities following the production of a detailed public survey and Strategic Assessment of crime, disorder and anti-social behaviour across the City. These priorities will guide the work of the partnership over the coming three-year period from 2011-2014 although the plan will be refreshed annually to ensure it reflects the needs of the community.

## 2. Recommendations

The Area Committee is asked to consider the priorities listed below and to advise the Cambridge Community Safety Partnership on the **three** priorities that they consider the Partnership should focus their resources on for the next financial year.

## 3. Background

The Cambridge Community Safety Partnership ('the Partnership') is made up of representatives from the following agencies:

Cambridge City Council, Cambridgeshire & Peterborough Probation Trust, Cambridgeshire Constabulary, Cambridgeshire County Council, Cambridgeshire Fire and Rescue Service, Cambridgeshire Police Authority, NHS Cambridgeshire, Cambridge Business Against Crime, Cambridge Council for Voluntary Service, Cambridge Magistrates, Cambridgeshire Drug and Alcohol Action Team and Cambridge University Hospitals NHS Foundation Trust.

The aims of the Partnership are to reduce levels of crime and antisocial behaviour, increase people's sense of community safety and effectively tackle alcohol and drug misuse across Cambridge by continuing to work together.

The values and strategic drivers of the Partnership are detailed in the three year Community Safety Plan, which is refreshed annually. The current plan comes to an end in March 2011. The progress made by the Partnership is recorded in the Annual Review 2010.

The Partnership is currently consulting on new priorities following the production of a detailed public survey and Strategic Assessment of crime, disorder and anti-social behaviour across the City. These priorities will guide the work of the partnership over the coming three-year period from 2011-2014, The draft priorities are to:

- Reduce Alcohol Related Violent Crime in the City Centre
- Reduce repeat victims of Domestic Violence
- Reduce cycle theft
- Reducing re-offending
- Reduce repeat incidents of Anti-social Behaviour

The Cambridge Community Safety Partnership is asking the public to help in deciding which THREE priorities, from the list of five above, it should focus its resources on over the next financial year.

The best outcomes have been achieved in the past by focusing on a small number of priorities where partnership working can add value. When choosing the five priorities that will be narrowed down to three, the Partnership took into consideration:

- The impact of the crime on the victim
- The views of the community
- The performance of the partnership over the past 12 months
- The value that partnership working could add to reducing these crimes
- The estimated cost of the crime based on Home Office model 2004 prices



Liz Bisset, Director of Community Services, Cambridge City Council, will be present at the meeting to lead the discussion and to explain what it means for the Community Safety Partnership to adopt an issue as a priority. She will also give assurance that non-prioritised issues will continue to feature in the core working of each of the partnership organisations.

Members of the public can also let us know their top three priorities by filling in the postcards available and returning them to a Council representative or, using our reply paid service. Alternatively, they can register their selection on-line at: [www.cambridge.gov.uk](http://www.cambridge.gov.uk). The deadline for responses is 14 January 2010

#### **4. Background papers**

County Crime Research Team – Strategic Assessment 2010  
Notes from Partnership Meeting – 2 November 2010  
Results of public Community Safety survey  
Annual Review 2010

#### **5. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Lynda Kilkelly, Safer Communities Manager  
Author's Phone Number: 01223-457045  
Author's Email: [Lynda.Kilkelly@cambridge.gov.uk](mailto:Lynda.Kilkelly@cambridge.gov.uk)

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## West Central Area Committee – 6<sup>th</sup> January 2011

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<b>Application Number</b>	10/0938/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	21st September 2010	<b>Officer</b>	Miss Amy Lack
<b>Target Date</b>	16th November 2010		
<b>Ward</b>	Castle		
<b>Site</b>	25 Oxford Road Cambridge Cambridgeshire CB4 3PH		
<b>Proposal</b>	Retrospective change of use from office to sui generis therapy room and office.		
<b>Applicant</b>	25 Oxford Road Cambridge Cambridgeshire CB4 3PH		

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### 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Oxford Road provides a link between Huntingdon Road to the southwest and Windsor Road to the northeast. The site is in a predominately residential street consisting of terraced housing dating from the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries. The properties are set back from the pavement with a small garden to the front with many of the properties incorporating original features.
- 1.2 The application relates to 25 Oxford Road a two-storey end of terrace building on the northwest side of the road. Formally a laundry, in operation from the 1920s until about 1980s, it was granted consent for office use in 1989, this being its current lawful use. The building extends to the rear of the site and maintains a pedestrian access to the rear of the neighbouring gardens at number 27 and 29. Parking is available for two cars off street.
- 1.3 The site is not in or close to any Conservation area boundary or within a Controlled Parking Zone.

## 2.0 THE PROPOSAL

2.1 This application seeks permission for a change of use from Office (Use Class B1) to a health clinic (sui generis). The Therapy Room offers a range of complementary health therapies and training for therapists.

2.2 This use has unlawfully been in operation since July 2007 and as such retrospective permission is sought for the current use of the site.

2.3 The operating hours as approved for the Office/B1 use under planning reference C/90/0543/FUL are;

Monday to Friday	0800 -1930
Saturdays	0900 -1300
Sundays and bank/public Holidays	Closed

2.4 The proposed sui generis use wishes to operate during the same hours.

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement

## 3.0 SITE HISTORY

Reference	Description	Outcome
C/88/0183	Change of use of part of ground floor from storage to office use.	A/C
C/89/0425	Use of building as part offices (178.6 sq m) and part residential, rear extension and refurbishment.	W/D
C/89/1119	Refurbishment of office building (class b1) including partial demolition and rebuilding works.	A/C
C/90/0543	Removal of condition 4 of c/1119/89 limiting hours of occupation of office building.	A/C
06/1214/FUL	Conversion of offices to 3 dwellings and retention of 1 dwelling.	REF

08/1273/S73	Variation of condition to amend opening hours from (8am to 7.30pm Monday to Friday and 9am to 1pm Saturday) to 9am to 9pm Monday to Friday and 9am to 5pm Saturday and Sunday.	W/D
08/1586/FUL	Retrospective application for change of use of office to sui generis therapy room.	W/D
09/0585/FUL	Retrospective application for change of use of office to sui generis office and therapy room.	REF Appeal Dismissed

3.1 This proposal follows a number of applications. Planning reference 08/1273/S73 sought to vary condition 4 of planning application reference C/90/0543 which restricted the hours of use at the site. However, the current use as 'The Therapy Room' does not fall within the approved Office/B1 Use Class and therefore the applicant was advised to seek retrospective permission for change of use to a sui generis use.

3.2 Further to this advice planning reference 08/1586/FUL was submitted which sought retrospective change of use and extension to hours of trade comparable to those permitted under the approved office use and planning reference C/90/0543. However, the application was considered misleading in its request for open periods for 'Emergency' appointments. Not considered an enforceable operation and pending an officer's recommendation of refusal this application was subsequently withdrawn.

3.3 The application which most recently preceded this current application (planning reference 09/0585/FUL) sought to deal with the retrospective change of use and vary hours of operation as follows:

Monday to Friday	0900 - 2100
Saturdays and Sundays	1000 - 1700
Bank/public Holidays	Closed

3.4 This application was refused for one reason. The proposed change of use was considered unacceptable as a result of the proposed hours of trade which would be likely to generate an excessive level of noise and disturbance to the residents of adjacent properties at times when those residents could reasonably expect to enjoy peace and quiet both in relation to comings and goings to and from the premises. The applicant appealed against the Council's decision, the appeal was dismissed. The Inspector considered the operation of a clinic during the hours proposed would result in pollution in the form of noise and disturbance to the detriment of the living conditions of neighbouring residents in that respect contrary to policy 4/13 of the Cambridge Local Plan (2006).

#### **4.0 PUBLICITY**

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

#### **5.0 POLICY**

##### **5.1 Central Government Advice**

Planning Policy Statement 1: Delivering Sustainable Development (2005)  
PPG24 Planning and Noise (1994)

##### **5.2 Development Plan Policy**

##### **5.3 East of England Plan 2008**

SS1 Achieving sustainable development  
T1 Regional transport strategy objectives and outcomes  
T9 Walking, cycling and other non-motorised transport  
T14 Parking  
ENV7 Quality in the built environment

## 5.4 Cambridge Local Plan 2006

- 3/1 Sustainable development
- 3/4 Responding to context
- 4/13 Pollution and Amenity
- 8/2 Transport impact
- 8/6 Cycle parking
- 8/10 Off-street car parking

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

- 6.1 No objection to the proposal but observes that the level of activity associated with the proposed use is likely to generate additional car parking demand above that of the permitted office use. This additional demand would be imposed upon the existing on-street provision which already experiences considerable competition for available space.

### Head of Environmental Services

- 6.2 No objection subject to the hours proposed by the application being conditioned.
- 6.3 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## 7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- 19, Oxford Road. Cambridge CB4 3PH
  - 21, Oxford Road. Cambridge CB4 3PH
  - 29, Oxford Road. Cambridge CB4 3PH
  - 38, Oxford Road. Cambridge CB4 3PW

7.2 The representations can be summarised as follows:

- Running teaching courses alongside the treatment business is going to result in serious inconvenience to neighbouring residents which is not appropriate during the hours proposed;
- There is very limited parking space on site and the competition for car parking spaces on the street is beyond capacity, packed with commuter's cars which in turn denies vital access to some elderly residents along the road;
- Those coming to attend courses will come by car, worsening the car parking situation and during break times will have nowhere to go and end up loitering around outside given that there is no café or pub near to this site;
- No objection if the premises is to operate 0900hours to 1900hours but on weekdays only.
- Given the Inspector's views on noise and disturbance no training should be allowed to take place on Saturdays at all;
- Standing within the rear garden area of the site for breaks and to smoke will cause significant noise and disturbance, most markedly to immediately adjacent 21 Oxford Road.

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

## **8.0 ASSESSMENT**

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

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



## **Principle of Development**

- 8.2 There are no policies in the Cambridge Local Plan (2006) that specifically relate to the running of small businesses in residential areas. As rehearsed above this application is retrospective and the current use on site as a health clinic has been in operation since July 2007. Prior to this the site was lawfully used as an office (Use Class B1), and prior to this a laundrette. As such, I believe the use of this site commercially has been established. Further to this no objections have been raised with regard to the principle of a change of use from B1 Offices to sui generis use as a health clinic by any of the third party representations received. The foremost objection is to the extension of the hours to which the business premises is open to trade, the proposal to run classes alongside the business which currently operates and the resultant impact that this combination will have upon neighbouring occupiers and their amenity. As such, I consider the principle of the change of use acceptable but the application must be considered on the specifics of the site and its material impact upon it and its surrounding context.

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

- 8.3 No internal or external changes are proposed as part of this application, accordingly, there would be no visual impact upon the appearance of the property itself or the wider street scene. As the premises would be unaltered visually, there will be no material impact upon the residential character of this property or upon its immediate setting. While I acknowledge that this is a business premises within a predominantly residential area I believe the main issue with regard to the impact of this change of use and the hours proposed is most pertinently considered under the heading *Residential Amenity* below. With regard to the physical form of the building and the impact this use has upon it I consider the proposal compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policy 3/4.

## **Residential Amenity**

- 8.4 From the consultation responses, representations received, my inspection of the site and also mindful of the recent comments received from the Inspector who considered and dismissed the recent appeal at this site, I consider the main consideration regarding the proposed use and hours that this use operates, is the impact upon the amenity of neighbouring residential occupiers given that the surrounding area is predominately residential.
- 8.5 This application is retrospective and as such the impact of both the use of the site as a health clinic and the hours of operation are already experienced by neighbouring residents. The representations received to the previously refused application generally conceded that whilst the use of the premises as a health clinic was acceptable the extended hours into the evening and at the weekends were not and this demonstrated that the premises, in a residential area, is not suitable if the clinic wished to expand. This was a point with which I was inclined to agree and was also considered valid by the Inspector. Accordingly, this current application has sought to address this concern by seeking the same hours of trade as imposed upon the consent for the lawfully permitted office use (planning reference C/90/0543).
- 8.6 Despite the reduction in the hours sought, third party representations in objection to the proposal still oppose the hours of operation. Particular mention is made to the site hosting training courses which will have greater potential to result in larger numbers of people coming and going from the site; parking in the street; and congregating outside in and around the site during break times.
- 8.7 In residential areas such as this it is standard practice to protect the noise environment in the evenings, Saturday afternoons, Sundays and Bank Holidays, when residents should generally expect to enjoy their homes and gardens without uncharacteristic noise, hence the hours which were approved for the extant Office use. By proposing that the clinic operates under the same hours of trade I consider activity, such as people and cars coming and going, late into the evening when the background noise of the day has decreased and will be more noticeable has been eliminated compared to that of the

two previous applications (planning references 08/1586/FUL and 09/0585/FUL).

- 8.8 Mindful of the concerns of neighbouring residents, the residential nature of the area, and the proximity of the commercial site to residential occupiers, I am content that if conditioned to only operate during the hours the application proposes the noise and disturbance as a result of the clinic's operations will be kept to a reasonable and acceptable level. Subject to such a condition I consider the proposal compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) Policies 3/4 and 4/13 and to guidance provided by PPS1 - Delivering Sustainable Development.

### **Car parking and Highway safety**

- 8.9 Located outside of the Controlled Parking Zone (CPZ) there is currently un-restricted on street car parking along Oxford Road. Many of the nearby dwellings do not have off street car parking though the application site does benefit from parking spaces for two cars within its curtilage.
- 8.10 Third party comments mention the additional pressure upon car parking in the street as a result of the customers visiting 'The Therapy Room'. No objections have been raised by the Highway Authority with regard to the Highway Safety impact of this proposed use but comments do draw attention to the increased competition of on street car parking on the road and the surrounding streets which already experiences considerable demand for available space and the proposals likelihood of increasing this. Whilst I acknowledge the inconvenience that this can cause local residents I must be mindful to the City Council's car parking standards. These are maximum requirements with a view to discourage car use and encourage more sustainable modes of transport. Further to this the Highway Authority advise that this proposal is unlikely to compromise Highway safety. As such, I consider the proposed change of use compliant with East of England Plan (2008) policies T1 and T14 and Cambridge Local Plan (2006) policies 8/2 and 8/10.

## **Cycle Parking**

- 8.11 An area to the rear of the site is indicated on the submitted plans for the provision of on site cycle parking. This must be secure and covered making a minimum provision for 13 cycles in accordance with the City Council's Cycle parking standards as set out in Appendix D of the Cambridge Local Plan (2006). Despite the lack of full details as to how this provision is to be met on site I consider there enough external space on site to accommodate this provision and suggest a condition is imposed which requires full details of secure and covered cycle parking to ensure this is realised on site. Subject to such a condition, in my opinion, the proposal is compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan (2006) policy 8/6.

## **Third Party Representations**

- 8.12 The concerns of local residents raised in the third party representations received have been addressed above under the sections 'Residential Amenity' and 'Car Parking and Highway Safety'.

## **9.0 CONCLUSION**

- 9.1 By proposing opening hours the same as that permitted under the existing lawful Office use I consider the application to have successfully overcome the previous reason for refusal under planning reference 09/0585/FUL and the concerns of the Inspector who considered the applicants appeal of this decision. Whilst mindful of the concerns of neighbouring residents, the residential nature of the area and the proximity of the commercial site to residential occupiers I am satisfied that if conditioned to only operate during the hours the application proposes the noise and disturbance as a result of the clinic's operations will be kept to a reasonable and acceptable level. Accordingly I recommend the application be approved.

## 10.0 RECOMMENDATION

Determined under delegated powers by:

Designation - Development Control Manager

Date:

(Include Below For Area Committees Only)

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.

1. The sui generis use hereby permitted shall only operate between the hours of: 0800hours and 1930hours Monday to Friday; 0900hours and 1300hours on a Saturday; and at no time on Sundays, Bank or Public Holidays. For the avoidance of doubt no staff, or members of the public shall be permitted to be present outside those hours.

Reason: To control its impact in terms of transport movements, noise and disturbance, and residential amenity. (Cambridge Local Plan 2006 policies 3/7, 4/13 and 8/2)

2. Within 2 months of the date of this decision details of facilities for the covered, secured parking of a minimum of thirteen bicycles for use in connection with the use hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details within 2 months of approval of the details and shall be retained thereafter.

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

3. **Reasons for Approval**

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

East of England plan 2008: Policies SS1, T1, T9, T14 and ENV7

Cambridge Local Plan (2006): Policies 3/1, 3/4, 4/13, 8/2, 8/6 and 4/13

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**

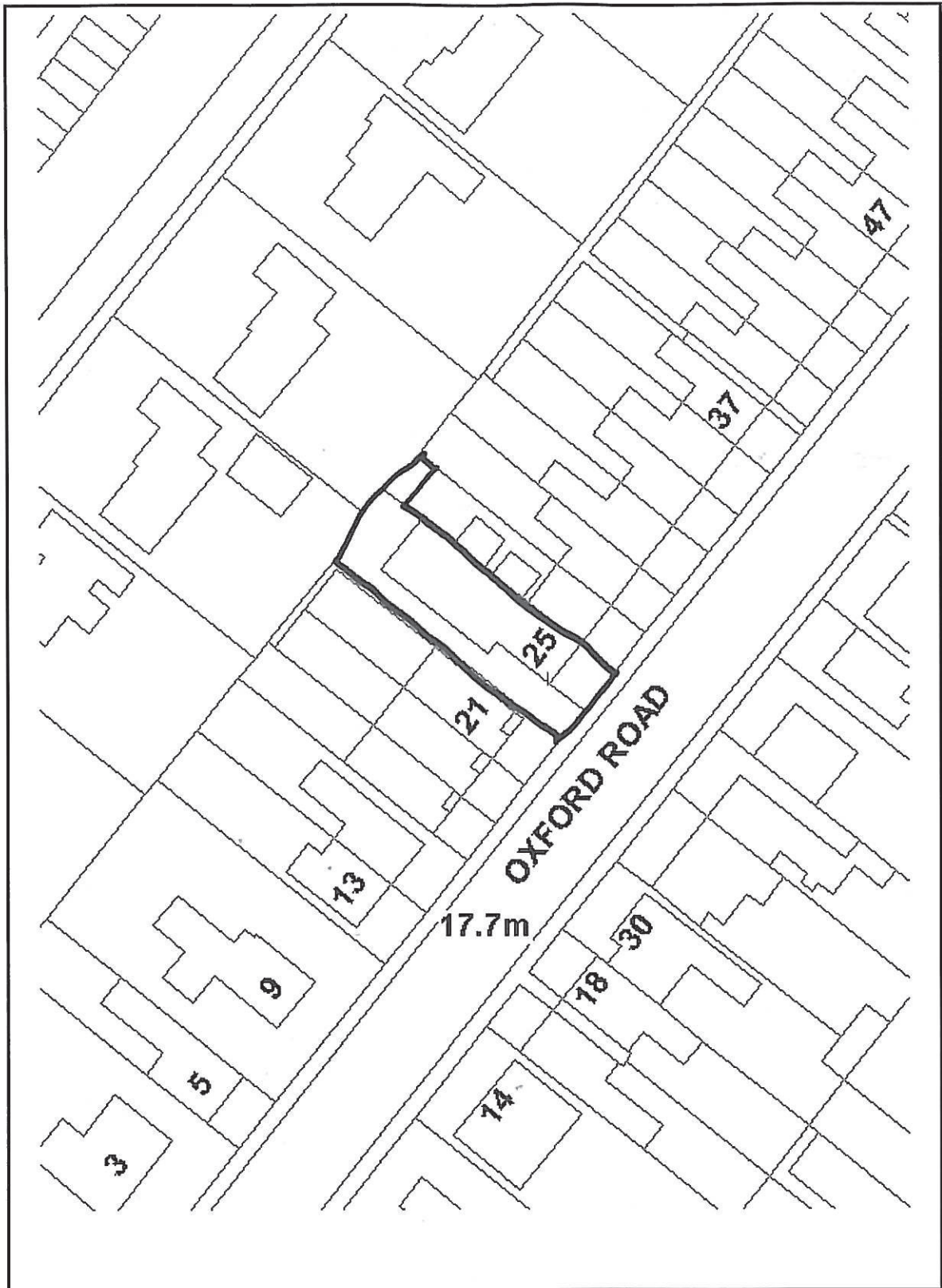
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5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

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

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10/0938/FUL

25 Oxford Road Cambridge Cambridgeshire CB4 3PH

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## West/Central Area Committee 6<sup>th</sup> January 2011

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<b>Application Number</b>	10/0805/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	26th August 2010	<b>Officer</b>	Mr Marcus Shingler
<b>Target Date</b>	21st October 2010		
<b>Ward</b>	Newnham		
<b>Site</b>	108 Barton Road Cambridge Cambridgeshire CB3 9LH		
<b>Proposal</b>	Two storey front extension and installation of front and rear dormers.		
<b>Applicant</b>	Dr Michael Madha 108 Barton Road Cambridge Cambridgeshire CB3 9LH		

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### 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 108 Barton Road is a detached two-storey house on the northern side of this section of the road and on the western outskirts of the City. The property sits in spacious surroundings and the area is generally characterised by detached properties with large gardens. The dwelling has been extended previously by way of side and rear extensions, a rear conservatory and a garage conversion incorporating dormers to the front and rear roofslope. The property is finished in brown brickwork under a tiled roof.
- 1.2 The site is not within a conservation area or the Controlled Parking Zone.

## 2.0 THE PROPOSAL

- 2.1 The application as amended to address inaccuracies in the plans seeks planning permission for the erection of a two-storey/single storey front extension and front and rear box dormers to the roof. The proposed front extension will sit towards the eastern flank of the property. The single storey element occupies the central part of the front elevation. It extends 1.8 metres in front of the existing west wing and is 2.3 metres wide. The mono pitch roof extends from the existing roof slope. The two storey element projects approximately 4.0 metres beyond the front face of the existing east wing and incorporates a full height bay which projects a further 0.7 metres. It has a hipped and pitched roof of maximum height 7.2metres. Both dormers sit centrally within the main front and rear roof slopes of the dwelling and measure 2.5m wide by 1.2m high. The submitted plans indicate a new chimney stack to the eastern flank rising to a height of 6.4 metres along with two velux windows to the east facing side roof slope
- 2.2 The application is reported to Area Committee for determination at the request of Councillor Sian Reid.

## 3.0 SITE HISTORY

Reference	Description	Outcome
08/0009/FUL	Conservatory to rear of house to infill between existing building. A/C	
05/0581/FUL	Dormer Window (changing approved rooflight to dormer window with obscure glass)	A/C

05/0009/FUL	Rear extension, garage conversion, side extension to kitchen and extension to the front	A/C
04/0160/FUL	Erection of a two storey front, single storey rear, part single and part two storey side extensions (in place of existing carport)	A/C
C/00/0814	Amendment to planning approval ref: C/99/0735/FP for a part two storey, part single storey rear extension	A/C.
C/99/0735	Erection of part two storey, part single storey rear extension	A/C
C/90/0915	Erection of garage (demolition of existing and rebuilding) (amended by drawings and letter dated 14/12/90)	A/C

#### **4.0 PUBLICITY**

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

#### **5.0 POLICY**

##### **5.1 Central Government Advice**

Planning Policy Statement 1: Delivering Sustainable Development (2005)  
 Planning Policy Guidance 13: Transport (2001)  
 Circular 11/95 – The Use of Conditions in Planning Permissions

## **5.2 East of England Plan 2008**

ENV7 Quality in the built environment

## **5.3 Cambridge Local Plan 2006**

3/4 Responding to context

3/14 Extending buildings

## **5.3 Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction:

## **5.4 Material Considerations**

### **City Wide Guidance**

Roof Extensions Design Guide (2003)

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

6.1 No objections.

6.2 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 An objection has been received from the neighbouring occupiers at No. 106 Barton Road both in respect of the original drawings and amended plans. The issues raised relate to the following: -

*The plans are inaccurate and do not accurately plot No. 106 Barton Road;*

*The plans appear to show a new dormer to the garage and objection is raised to any enlargement of the existing dormer on the grounds of overlooking;*

*No second floor plan is shown but there are velux roof lights shown on the drawings. Objection is raised to these rooflights on the grounds of overlooking;*

*No floor plan of the garage is provided;*

- 7.2 Further comments in respect of the amended plans have been received from the occupiers of No. 106. These relate to the following: -

*The revised plans do not accurately reflect the position of No. 106 Barton Road;*

*No clarification on the second floor plan is provided and objection is raised to the proposed dormers and velux rooflights on the grounds of loss of privacy.*

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

## **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. Context of site, design and external spaces
2. Residential amenity

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

- 8.2 The proposed front extension and front dormer will both be visible in Barton Road and I have given consideration as to the likely impact therefore upon the

character and appearance of the locality. In this respect, the subject property is set well back from the road itself and although the front extension is of significant size, the actual impact in the street will be very limited, particularly having regard to the screening that the existing trees to the front garden will provide. The proposed dormer is box like but modest in scale and will sit within the main front roof slope of the property and will not overwhelm it in any way. The proposed rear dormer will not be visible from Barton Road and will thus have no impact upon its character and appearance. I consider that subject to the use of appropriate materials, both elements will integrate well with the main dwelling and be harmonious and subsidiary additions to the existing property. The proposed chimneystack and velux rooflights are minor changes to the appearance that will not impact adversely on the character of the locality in my view.

- 8.3 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

### **Residential Amenity**

- 8.4 The proposed single storey front extension will abut the proposed two-storey extension. It will be set off the boundary with 110 Barton Road by 5.6 metres. I do not consider that either the single storey nor the two storey extensions will have any significant impact on the occupation of 110 Barton Road by reason of loss of light, enclosure or loss of outlook. A window is proposed in the side elevation of the two-storey extension. This will afford views of the front garden of 110 Barton Road and at some distance. I do not think that privacy will be affected.



- 8.5 The single storey extension will be screened from the neighbour at 106 Barton Road by the proposed two storey extension. The two storey extension will be 2.4 metres from the boundary of with 106 Barton Road. The extension will impact to some degree on light and outlook to this property but in my view it would not impact to a significant degree that would be harmful or merit refusal. A window is proposed in the side elevation of the extension at first floor level. This window affords views towards the side of 106 Barton Road and its front garden. However, it does not impact on private space and in my view privacy will not be compromised by its presence.
- 8.6 Both the front and rear dormer are modest in scale with each sitting centrally within the respective roof slopes and any impact on light or outlook as a result of these elements would be very minor and not harmful. The front dormer may afford views over the front gardens of neighbouring properties but as these gardens are in the public domain and there are existing first floor front windows, I do not consider that privacy will be affected. The proposed rear dormer will afford views of both the rear garden of the subject dwelling and those of neighbouring gardens, most particularly those either side at No's 106 and 110 Barton Road. Again however, there are existing first floor windows to the rear that afford similar views over these gardens and thus I do not consider that privacy will be further eroded.
- 8.7 In respect of the proposed velux rooflights, these are set into the east facing roof slope of the dwelling and the only potentially impacted neighbouring dwelling is that to the east at No. 106. I have considered the comments received from the neighbouring occupier and have inspected both the site itself and No. 106 Barton Road, viewing from both inside the property and the front and rear gardens. In respect of the rooflights, I

consider that a condition requiring these to be obscured and fixed shut adequately addresses any privacy concerns. In respect of the other issues raised by the occupiers of No. 106, I concur that the plans did initially show inaccuracies that have now been addressed. I note the concern regarding the positioning of the neighbouring property not being accurate but it is not a statutory requirement to plot neighbouring dwellings and I have viewed both properties and am fully aware of their relationship to each other. I am satisfied that the plans accurately reflect the proposed development for which permission is sought.

- 8.8 I do not consider that any other neighbouring properties are adversely affected by the development and in my opinion, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

## **9.0 CONCLUSION**

- 9.1 The proposals are considered to be acceptable and approval is thus recommended.

## **10.0 RECOMMENDATION**

**APPROVE subject to the following conditions:**

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

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

2. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

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

4. The velux rooflights hereby approved to the eastern flank roof slope of the property shall be obscure glazed and fixed shut and thereafter retained as such to the satisfaction of the local planning authority.

Reason: In the interest of privacy (Cambridge Local Plan 2006 policy 3/14)

5. 1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the

Development Plan, particularly the following policies:

East of England Plan (2008) Policy ENV7

Cambridge Local Plan (2006) Policies 3/4, 3/14

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

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) 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**

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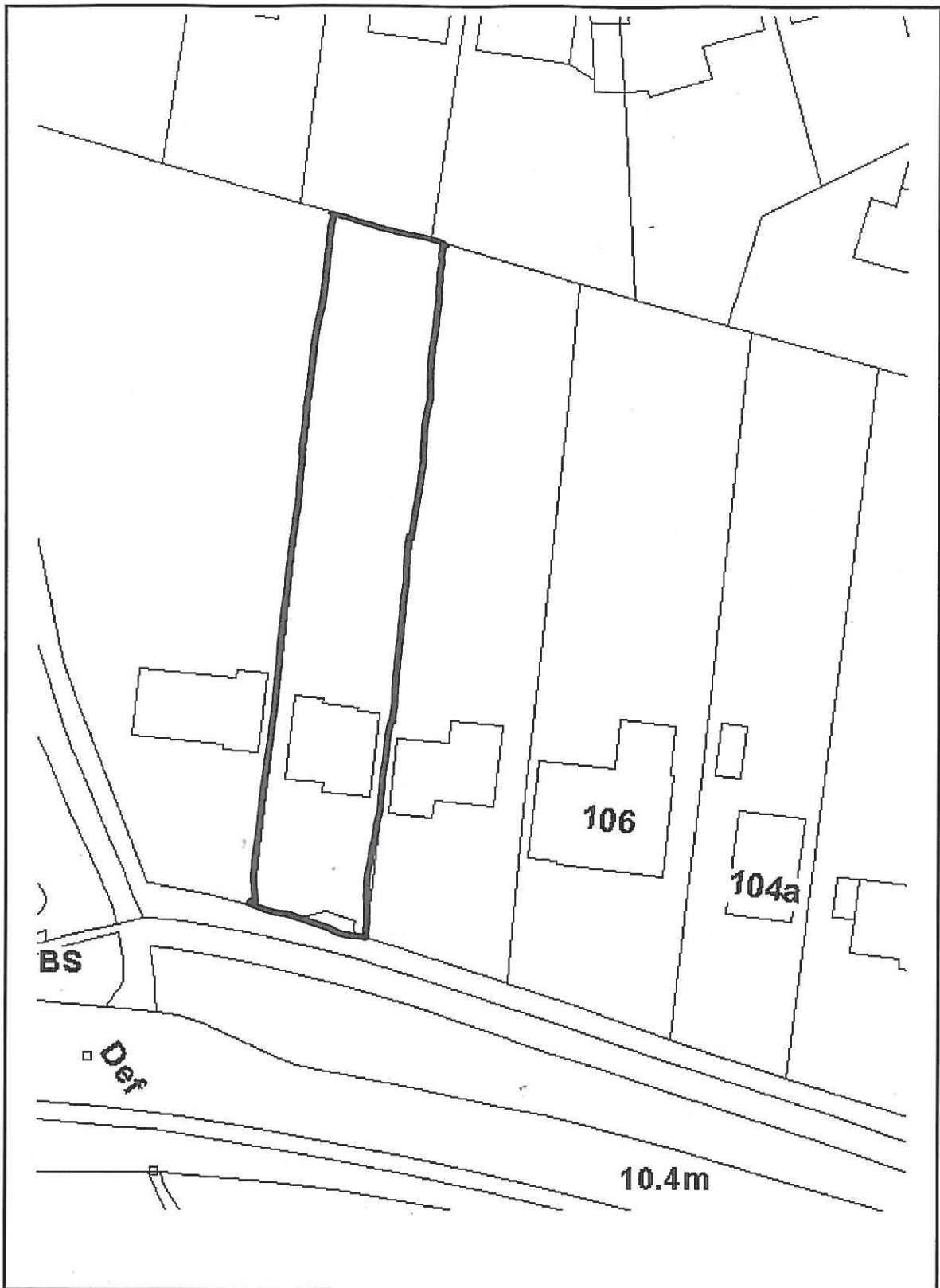
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received 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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10/0805/FUL  
108 Barton Road Cambridge Cambridgeshire CB3 9LH

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