



**WEST / CENTRAL AREA COMMITTEE
CHAIR COUNCILLOR**



AGENDA

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

County Councillors: Brooks-Gordon, Nethsingha and Whitebread

Dispatched: Monday, 18 April 2011

Date: Thursday, 28 April 2011

Time: 7.30 pm

Venue: Meeting Room - Wesley Methodist Church

Contact: Martin Whelan

Direct Dial: 01223 457012

1 APOLOGIES

2 MINUTES

To confirm the minutes of the meeting held on 24 February 2011

3 MATTERS AND ACTIONS ARISING FROM THE MINUTES

(Pages 1 - 18)

4 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**.

5 OPEN FORUM

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

- 6 **SAFER NEIGHBOURHOODS** *(Pages 19 - 32)*
- 7 **PUNTING - ANTI-SOCIAL BEHAVIOUR ISSUES RELATING TO PUNTING TOUTS** *(Pages 33 - 38)*
- 8 **COMMUNITY DEVELOPMENT AND LEISURE GRANTS** *(Pages 39 - 46)*
- 9 **LOCALISM AND PLANNING**
- 10 **PLANNING APPLICATIONS**
- 10a 11/0044/FUL- Auckland Road, Cambridge *(Pages 47 - 86)*
- 10b 11/0172/FUL- Former Brunswick Site, Newmarket Road, Cambridge

Please note:

At the request of the Chair of the Planning Committee this application will not now be reported to the West/Central Area Committee. It will instead be reported to the Planning Committee on Wednesday 4 May 2011. The Planning Committee is held in the Guildhall and starts at 9.30am.

- 10c 11/0055/FUL- 1 And 2 Wellington Court, Cambridge *(Pages 87 - 110)*
- 10d 11/0184/FUL- 82 Regent Street, Cambridge *(Pages 111 - 126)*

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

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

24 February 2011

7.30 - 11.00 pm

Council Members Present:

City Councillors for:

Castle (John Hipkin, Simon Kightley, Tania Zmura)

Market (Mike Dixon, Colin Rosenstiel)

Newnham (Rod Cantrill, Sian Reid, Julie Smith)

Co-opted non-voting members:

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

Council Officers Present:

Cambridge City Council:

Lynda Kilkelly – Safer Communities Manager

Christine Aliison – Licensing Manager

Peter Carter – Development Control Manager

Glenn Burgess – Committee Manager

Additional attendees:

Steve Kerridge – Police Inspector

FOR THE INFORMATION OF THE COUNCIL

11/11/WAC Apologies

Apologies were received from City Councillor Bick and County Councillor Whitebread.

Apologies were also received from the Head of Road Safety and Parking Services and the Census Area Manager.

11/12/WAC Minutes

The minutes of the meeting of 6 January 2011 were approved and signed as a correct record.

11/13/WAC Declarations of Interest

Councillor	Item	Interest
Zmura	11/19/WACa	Personal: An associate of the public speaker
Reid	11/19/WACb	Prejudicial: A personal friend of the neighbours of the applicant
Rosenstiel	11/19/WACb	Personal: As a member of CAMRA

11/14/WAC Matters and Actions arising from the Minutes11/6/WAC – Tree Planting

Councillor Cantrill (Executive Councillor for Arts and Recreation) confirmed that he was working closely with officers to ensure that residual soils and barriers would be removed as soon as possible.

11/8/WAC – 20mph speed limit in the City Centre

The Chair read out the following statement on behalf of the Head of Road Safety and Parking Services:

“The County Council had expected to have started the review on the effectiveness of the 20mph limit at the end of January but unfortunately due to other pressures this has not happened. Therefore there is nothing to report back at this stage. However when the review is taken forward the Area Committee will be asked to contribute. It may be beneficial to ask the police if they could clarify their enforcement policy, as there seems to be a lot of confusion over this. “

The Police Inspector agreed to feedback on this at the next meeting.

11/15/WAC Census 2011 - Presentation

The Chair confirmed that the Census Area Manager was unable to attend the meeting. Members of the public were directed to information leaflets available at the meeting.

Councillor Reid emphasised the importance of accurately recording the number of Cambridge residents, as this had a direct effect on the level of funding received by Local Authorities.

11/16/WAC Open Forum

1) Councillor Kightley: Residents of Belmore Close have indicated to me that prostitution is still a big problem in their area. They have asked me to highlight this issue to the police.

A) This comment was noted by the Police Inspector.

2) Barry Higgs (Friends of Midsummer Common – FoMC): I begin by expressing FoMC 's appreciation of the tree planting on Midsummer Common. It is going well, so thank you.

Now to my question. I start with some context:

1. This Committee's October meeting agreed (subject to approval by the Executive Councillor for Arts and Recreation) that FoMC should be given written permission for a small tool shed to be placed on the community orchard. However, Council officers subsequently claimed that Planning Permission would be needed

Dr Baxter (Chair of FoMC) twice met with them and they eventually withdrew this objection. They were once again wrong, and nevertheless no letter was sent.

2. At your last meeting Councillor Cantrill (Executive Councillor for Arts and Recreation}, sharing our frustration, agreed to discuss this issue with the relevant officers and said he would give written approval for the shed as soon as possible. At the same meeting the Committee approved CCF funding for the aforementioned shed and is now in receipt of money. This has to be spent by March, and we want to buy the shed. However written permission is still lacking.

3. Dr Baxter and I met Council officers to discuss this matter. Whereas all we sought was a short letter giving the still outstanding permission that, in the designated area occupied by the orchard, we may dig holes and plant and tend trees, erect a temporary protective fence and install a

small tool shed with all other bye-laws continuing to apply. However, Council officials presented us with a closely typed 14 page draft.

Remember, this remit has been with them since November 2009, a total of 16 months.

4. Unsurprisingly, Dr Baxter our Chair took exception to much that was in the draft.

a. First it had been written for a Trust whereas FoMC is an unincorporated Association.

b. Then it included many ludicrous clauses such as:

- i. FoMC must put a first class stamp on letters written to the Council;**
- ii. Digital documents could be transferred by fax but not by Email.**
- iii. It required us to understand and implement half a dozen employment laws even though FoMC has no employees.**
- iv. Then it required compliance with the Freedom of Information and Environmental Information Regulations even though FoMC is not subject to these statutes.**

The draft contained many such irrelevant clauses yet failed to address the main issue - to authorize the planting of trees etc and to place a shed - but it did make reference to a letter that the Executive Councillor would write giving such permission. It terminated with a clause requiring FoMC to get Council permission for the words it put onto its website and an order not to speak to the press about the orchard. Dr Baxter explained that he couldn't possibly sign such a document on behalf of FoMC. Lawyers agreed to think again, but 6 weeks later, written permission is still lacking. I hope you share our irritation.

5. FoMC understands that Councillors will not want to criticise officials in public but it is clear that this Committee's wishes in this matter have been constantly frustrated and unnecessarily complicated. An 'expensive stall' has been undertaken. We cannot understand who allowed this to happen or why. Is FoMC being intentionally frustrated or is this simply incompetence? It cannot be pressure of work because so much 'stall' effort has been wasted.

6. Will Councillors please exercise their political authority so as to move this matter on in a sensible, timely and efficient manner? The Orchard is just about fully planted. FoMC has done its bit.

A) Councillor Cantrill (Executive Councillor for Arts and Recreation) shared Mr Higgs' frustration and it was evident that Council officers were taking a very legalistic view. The Executive Councillor agreed to continue to work with officers to progress the issue.

3) Jeremy Waller (Brunswick & North Kite Residents Association – BruNK): At a recent meeting we voted against the idea of a shed on Midsummer Common and fully agree with the Councils legalistic view.

A) This comment was noted. The Chair confirmed that no further action was required by the Area Committee, and that Council officers and the Executive Councillor would now progress the issue.

4) Richard Taylor: A Black Poplar Tree was proposed on the triangle down by the Cutter Ferry Bridge. This will be right in the middle of an open space – is this still going ahead?

A) Councillor Cantrill (Executive Councillor for Arts and Recreation) agreed to confirm the details with officers and contact Mr Taylor outside of the meeting.

5) Richard Taylor: It has been reported in the papers that the County Council have banned students from getting parking permits – this is ridiculous. They are also enforcing Cambridge University rules and I feel this is very dangerous. Can you ask the County Council to clarify this?

A) Councillor Rosenstiel confirmed that, whilst proctorial licences could be given, it was not common practice for students to be issued parking permits. The City Council had empty garage space at St Matthews Street and these were available for students to rent.

Councillor Brooks-Gordon highlighted the problems caused by student parking in Castle Ward, and confirmed that post-graduate student could be issued permits in exceptional circumstances.

It was agreed that the Committee Manager would formally contact the County Council for clarification.

6) Roger Chatterton (Brunswick & North Kite Residents Association – BruNK): My question is concerning vehicles parking unlawfully on Midsummer Common (MSC). The gate nearest to the Fort St George and MSH Restaurant is continually unlocked, and private vehicles and taxis have free access to the Common.

Since John Roebuck's era, BruNK has tried to get the City Council to take action regarding illegal access and parking outside both the pub and on MSH Restaurant. The debate is still ongoing, and to date I am unaware of any action to prevent vehicles parking etc.

Both BruNK and FoMC are involved with MSC Management Meeting, and have continually been promised some sort of measures to prevent this problem.

So, I would like to know what action if any is in progress, and why it is that no prosecutions have been made. I would also like to have a definitive answer as to who should make such prosecutions.

Alistair Wilson has been in contact with the Enforcement Manager but we have no knowledge of any outcome.

A) Councillor Cantrill (Executive Councillor for Arts and Recreation) confirmed that the Council had previously looked into fitting the gates with automatic locks. To date no satisfactory solution could be found, but the Executive Councillor agreed to raise the issue again with officers. It was also agreed that the restaurant and the new landlord of the Fort St George pub would be reminded about their responsibilities.

11/17/WAC Alcohol related ASB associated with the Night Economy

The Committee received a report from the Safer Communities Manager and the Police Inspector.

On behalf of the City Council, Councillor Reid very much welcomed the proposal to create a 'City Centre' Patrol Team. The Council looked forward to working closely with the police on these issues.

Q1) Richard Price (Park Street Residents Association): I am a member of Park Street Residents' Association. The area we live in is bounded by Quayside, Park Parade, Jesus Lane and Bridge Street. It lies wholly within the City Centre cumulative impact zone. I refer to Agenda item 7: Alcohol Related ASB associated with the Night Economy.

Firstly, thank you for permitting this matter to be brought to this meeting and to all those who have contributed to the various papers.

I have read the report by the Safer Communities Manager but have a number of comments and questions.

We should all be pleased that some success is claimed (page 2) for a reduction in ASB but it is nevertheless acknowledged that the nuisance, noise and ASB experienced in the City Centre is of considerable concern to the public. It extends of course to the residential areas through which those who have visited late night licensed premises pass on their way home.

My first question is this:

1. Is disturbance of city centre residents by late night alcohol fuelled ASB an underreported problem?

It seems likely that it is - we are a largely tolerant people. But please note (bottom of page 6) that the City Council's Environment Health Service is

"Specifically unable to use its powers to deal with noise from patrons in the street".

So who has power to do so? Many of us hesitate to worry the police when we know that they have, what many would say, are more important problems to tackle at night.

2. Community Safety Partnership (Page 2). Using the Cardiff model, how many problematic venues were identified and what action was taken 'for engagement and intervention'?

3. Love Cambridge and CAMBAC (page 7). I think we all know (and are grateful to her) that the CAMBAC Manager works very hard to try to minimise the problems we are talking about. How committed to CAMBAC are the licensees of the many City Centre licensed premises that are

owned by nationwide chains? There is no reference to this in the report. Without their active support what hope is there of a solution to the problems?

Policing in the City Centre (pp 7-8). It looks as if everyone is looking to the police to solve the problem. But is this fair on the police? I have two questions about it:

4. Have the Cambridgeshire Police ever asked the City Council to use the powers granted to the council under Section 13 of the Criminal Justice and Police Act of 2001 (as amended by Section 26 of the Violent Crime Reduction Act 2006 and the Local Authorities (Alcohol Consumption in Designated Public Places) Regulations 2007 for a Designated Public Place Order (DPPO)?

These powers make it easier for local authorities to designate places where restrictions on public drinking will apply (they are not alcohol exclusion zones with which they are often confused - see next question). A local authority can make a DPPO for a public place where nuisance or annoyance to members of the public or a section of the public or disorder has been associated with consuming alcohol in that place. How about the City Centre cumulative impact zone?

5. Of even more interest, given the squeeze on local authority and police funding is this question: Have the Cambridgeshire Police ever asked the City Council to use the powers granted to the council under the Violent Crime Reduction Act 2006, which enables local authorities to recover the costs of additional enforcement activity from licensees in designated areas of alcohol-related disorder?

6. If the answer to either of these questions is yes, what response did the City Council give to the police?

7. If the answer to either of the questions is no, could we ask the Council to make use of these powers because it would seem that this might help the police.

8. Government proposals are referred to (Page 5). From reports in the media one wonders how effective the coalition government's proposals for dealing with this problem are going to be. All they seem to amount to is a few 'pledges' by the alcohol industry to put information about units of alcohol on bottles, cans and beer mats. The coalition has refused to

allow any discussion by their working group on moving to pricing per unit which a Sheffield University study published last year in the Lancet showed could have a real impact in reducing harmful drinking, and which the then Chief Medical Officer, and other health professionals have endorsed. Discussion of irresponsible marketing and promotion and of licensing hours have also been forbidden.

We need to be clear about this. The number of hospital admissions for alcohol-related harm in England increased by 47% (an increase of more than 800 a day) over the five years between 2004 and 2009 (British Medical Journal 11 September 2010, p 522). This includes chronic illness directly related to alcohol such as liver disease and mental health conditions but excludes acute injury or illness caused by alcohol (see below).

A recent report (<http://www.nhsconfed.org>) states that the cost to the NHS of treating alcohol related problems has doubled in the last five years (i.e. since the 2003 Licensing Act came into force in 2005) and now stands at £2.7billion a year. Quoted in the BMJ, it says that most of the cost to the NHS falls on hospitals and ambulance services which, when added to the long term health problems (see 3 above) caused by heavy drinking over years "puts an unacceptable strain on hospitals ..." The report concludes that the burden on the NHS will be unsustainable. (BMJ 9 January 2010, page 67).

This should worry us all.

9. Do we shrug our shoulders and say that this is a national problem? If localism and the big society means anything then surely, if anywhere in the country has the resources to deal with the problem, it is Cambridge?

A) Councillor Smith (Chair of the Licensing Committee) confirmed that a Bill regarding the Licensing Act was currently being taken through the House of Commons. If passed this would give more flexibility to Local Authorities to review licenses, and also allow more community involvement in decisions regarding cumulative impact zones.

It was also noted that the introduction of a Late Night Levy was being considered. This would allow costs related to the night time economy, such as extra policing and street cleaning, to be recharged to the licensed premises.

Councillor Rosenstiel (Vice Chair of Licensing Committee) confirmed that the Late Night Levy would only be applicable to premises that opened after midnight and 70% would be allocated to the Police with the remainder going for clean up activities.

A DPPO had been considered by the City Council but, as this mostly addressed street drinking issues, it was not felt appropriate to introduce. It was hoped that with the introduction of this new legislation, the City Council would have many more powers with which to address the problem.

Councillor Brooks-Gordon confirmed that recommendations regarding health and alcohol issues had been presented to the County Council's Scrutiny Committee and that most had been accepted. These included issues around data sharing and an extended detox 'buddy system'.

Q2) Councillor Hipkin: The figure provided in the last report received by this committee noted a 40% increase in crime, yet this report indicates an improvement.

A) The Safer Communities Manager confirmed that the 40% figure reported in the last Neighbourhood Profile related to *all* crime (from August 2010-Novemebr 2010) and not just alcohol related anti-social behaviour. This also included bike crime that traditionally peaked during August, due to the new school term.

Q3) Councillor Hipkin: This is a very 'gentle' report in terms of proposed measures. This is a very serious problem that needs to be tackled.

I feel more could be done to identify which licensed premises troublemakers have been drinking in. Do the Police ask these questions when interviewing suspects after arrest?

A) The Police Inspector confirmed that suspects were questioned about which premises they had frequented. It was noted that prosecution rates for violent crime in the City were very good, and that this was partly due to the presence of CCTV.

Q4) Member of Park Street Residents Association: I had an incident in May 2008 when I awoke to find an intruder in my house. The Police were called and luckily the drunken intruder was dealt with. Cambridge is a magnet for people seeking a good time and sometimes this gets out of hand. We need to address this culture if we are to solve the problem.

A) These comments were noted.

Q5) Member of FoMC: Cleaning of the pavements during the summer months would improve the appearance of the City.

A) These comments were noted.

Q6) Jeremy Waller (BruNK): The toilets on the Market Square could be refurbished and reopened. With adequate security in place, these could be open 24 hours.

A) These comments were noted.

Q7) Jeremy Waller (BruNK): Aggressive punt touting is a big issue in the City, and should be looked at by the new 'City Centre' Patrol Team.

A) These comments were noted.

The Committee agreed to:

Support the proposed actions by the Police and other partner organisations.

11/18/WAC Sex Establishments Draft Statement of Licensing Policy

The Committee received a report from the Licensing Manager.

Q1) Councillor Brooks-Gordon: The views of senior Police officers need to be taken on board, as these may differ from the local Police. The general view of senior Police officers seems to be that sex clubs are not a source of serious issues.

I would also suggest that the unions of sex workers and dancers, and the leading academic looking into the issue be consulted.

A) These comments were noted.

The Committee agreed to:

- i. Make the public aware of the 12-week public consultation period on the draft Sex Establishment Statement of Licensing Policy, between 31st January and 26th April 2011 and to involve them in the consultation process.
- ii. Request that any comments regarding the draft statement be submitted to the Licensing Manager before the close of the consultation period on 26th April 2011.

11/19/WAC Planning Applications10/0968/FUL - 36 Barton Road, Cambridge

The committee received an application for full planning permission.

The application sought approval for the erection of a zero carbon 4-bed dwelling house.

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

- Dr Spooner

The representation covered the following issues:

- i. The proposal was not in keeping with the area.
- ii. The proposal amounted to 'garden-grabbing'.
- iii. The proposal would have a detrimental affect on residential amenity.

Resolved (by 8 votes to 0 - unanimously):

With the following added as the first reason for opposing the proposed development, the previously-recommended reasons becoming 2 and 3:

1. The application provides no explanation or justification for the erection of an additional dwelling on this residential garden site, which is a low priority for housing development. The loss of the front garden and its open aspect are therefore not justified, and the development would be in conflict with policies

3/4, 3/10 and 5/1 of the Cambridge Local Plan 2006, and with government guidance in PPS3(2010).

That the committee report as updated by the amendment sheet could act as the basis of the case for the local planning authority at appeal, giving **delegated authority** to officers to update and renumber the report to a single statement, but with the new reason 2 (reason 1 on the original report) amended to make specific reference to the Barton Road Suburbs and Approaches study. Members requested that officers ensure that the comments of the Urban Design team, attached as Appendix A to the amendment sheet, also be forwarded to the Planning Inspectorate to form part of the case.

Officers to send a copy of the final amended 'report' and attachments to all members and to Dr Spooner.

Amended Reason 2 (new) to read,

2. The combination of the position, height, depth, roof form, materials and mass of the new house proposed would make the building unduly prominent and intrusive in the street and, instead of achieving good interrelations between buildings and creating an attractive built frontage that would positively enhance the local townscape, the proposal would have a harmful impact on the character of Barton Road, eroding the qualities identified in the 'Barton Road Suburbs and Approaches study'. The proposal therefore constitutes poor design, inappropriate for the context and failing to take the opportunities available for improving the character and quality of the area and the way it functions, and would be contrary to policies 3/4, 3/7, 3/10 and 3/12 of the Cambridge Local Plan 2006, and to government guidance in Planning Policy Statement 1 'Delivering Sustainable Development' (2005) and Planning Policy Statement 3 'Housing' (2010).

10/1249/FUL - Land Rear Of 34 - 38 Windsor Road, Cambridge

The committee received an application for full planning permission.

The application sought approval for the erection of three 2-bed dwellings, together with two integral garages and one integrated car port.

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

- Guy Snape
- David Lawrence

The representations covered the following issues:

- iv. Loss of amenity
- v. Noise disturbance
- vi. Overshadowing of neighbouring properties
- vii. Overlooking and loss of privacy
- viii. Loss of character to surrounding area
- ix. Hazardous to pedestrians and cyclists

The applicant's agent (Justin Bainton) addressed the committee in support of the application.

Resolved (by 7 votes to 0) to reject the officer recommendation to approve the application.

Resolved (by 7 votes to 0) to refuse the application contrary to the officer recommendations for the following reasons:

1. The application provides inadequate explanation and justification for the erection of three houses at the ends of the gardens of 34, 36 and 38 Windsor Road. The loss of these gardens would critically erode the open aspect of the head of the Warwick Road cul-de-sac and the development is, therefore, not justified and the development would be in conflict with policies 3/4, 3/10 and 5/1 of the Cambridge Local Plan 2006 and with advice in Planning Policy Guidance 3 – Housing (2010).
2. The proposed development is unacceptable in that the proximity of the houses to the street is out of character with other houses in the immediate area and would make them appear unduly intrusive at the head of the cul-de-sac. The design and layout of the scheme and in particular the dominant presence of the garages and car port illustrates that the proposal has failed to respond to context or to draw inspiration from key characteristics of the surrounding area and instead of having a positive impact on its setting, will detract from the prevailing character and appearance of the area. For these reasons the proposal constitutes poor design that is in conflict with policy ENV7 of the East of England Plan 2008, policies 3/4, 3/7, 3/10 and 3/12 of the Cambridge Local Plan 2006 and with advice in Planning Policy Guidance 1 Delivering Sustainable Development (2005)

3. The proposed development is unacceptable in that the relationship of the housing proposed to the adjacent housing in Warwick Road to the north and the gardens of the houses 32 and 40 Windsor Road is such that it will unreasonably overshadow and dominate those neighbours, materially adversely affecting the amenity that the occupiers should properly expect to enjoy. It follows that the proposal is not in context with or well related to its surroundings and is in conflict with policy ENV7 of the East of England Plan 2008, policies 3/4, 3/7 and 3/10 of the Cambridge Local Plan 2006 and with advice in Planning Policy Guidance 1 Delivering Sustainable Development (2005)
4. The proposed development with its three vehicle access points will, because of the relationship with and the immediate proximity to the footpath linking Windsor Road and Warwick Road, prejudice the movement and safety of users of that important access, much used by children attending the adjacent nursery and primary schools in Warwick Road. For this reason the proposal is considered to prejudice the safety and movement of users of the public highway and is therefore contrary to policy 8/2, 8/4 and 3/7 of the Cambridge Local Plan 2006

In the event that the decision is the subject of an appeal, officers are instructed to make the Planning Inspectorate aware of the scale of development proposed and allocated nearby on the NIAB site.

10/1222/FUL - 19 The Crescent, Cambridge

The committee received an application for full planning permission.

The application sought approval for the erection of a dwelling.

The applicant's agent (Steve Jenneson) addressed the committee in support of the application.

Resolved (by 8 votes to 0 - unanimously) to accept the officer recommendation and approve the application for the following reasons:

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:
East of England plan 2008: SS1; T9; ENV6 and 7 and ENG1;
Cambridge Local Plan (2006): 3/1; 3/4; 3/6; 3/7; 3/11; 3/12;

4/11, 4/13; 5/1, 5/4, 8/6, 8/10 and 8/16;

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

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at

www.cambridge.gov.uk/planningpublicaccess

or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

10/1096/FUL - 60 King Street, Cambridge

The committee received an application for full planning permission.

The application sought approval for change of use from A1 (shop) to A3 (Restaurant café) /A4 (Drinking Establishment).

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

- Mr Dorrington

The representation covered the following issues:

- i. Noise from revellers
- ii. Disruption caused by taxi/delivery traffic
- iii. Increase in alcohol related disorder

The applicant (James Hoskins) addressed the committee in support of the application.

Resolved (by 7 votes to 0) to accept the officer recommendation and approve the application with the following additional condition:

The first floor accommodation at 60 King Street shall be occupied only by a person solely or mainly employed or last employed in the business occupying the ground floor, or a partner or any resident dependants of persons employed in the ground floor Class A3 or Class A4 use.

Reason: To ensure that the first floor residential accommodation is not occupied by persons unassociated with the ground floor use, who might suffer unreasonable disturbance because of the proposed use of the premises. (Cambridge Local Plan policy 4/13)

for the following reasons:

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: East of England plan 2008: SS1, ENV6, ENV7 Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 4/11, 4/13, 6/6

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

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess

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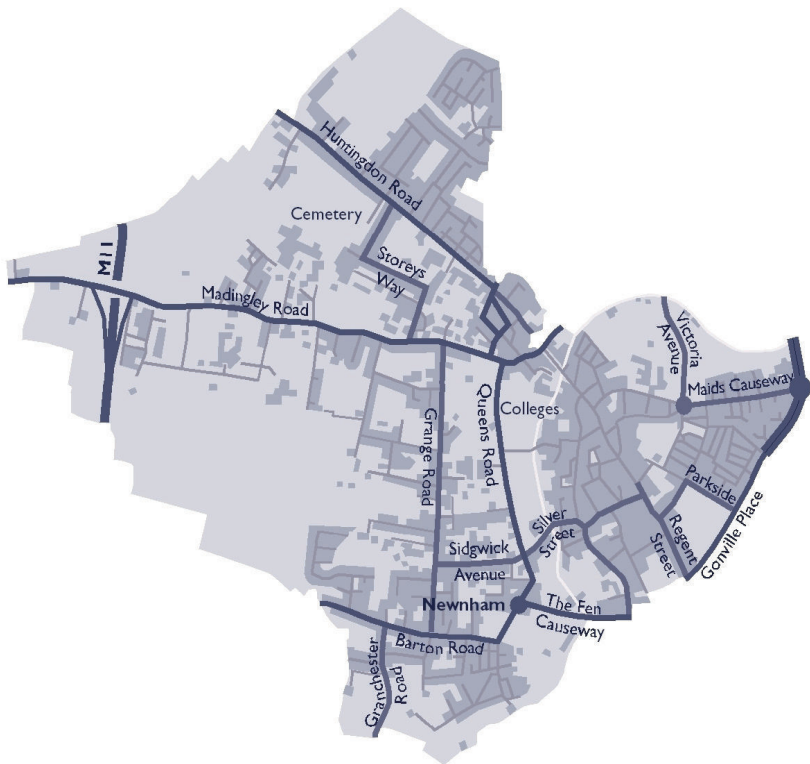
The meeting ended at 11.00 pm

CHAIR

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Neighbourhood profile update Cambridge City West/Central Neighbourhood

April 2011



Steve Kerridge,
Neighbourhood Policing
Inspector

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 December 10 – March 11 and as a comparison data from August 10 – November 10, and December 09 – March 10.
- Information from the Neighbourhood Policing teams, April 2010
- Community intelligence.
- Environmental data from Cambridge City Council for the period December 2010 – March 2011, compared with the same period the previous year.

2. Previous Priorities & Engagement Activity

Previous Priorities

At the neighbourhood panel meeting on 6th January 2010, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities which were set:

Alcohol related anti-social behaviour (ASB)	
Objective	Tackle alcohol related ASAB including both street life issues and the night time economy.
Action Taken	<p>Over 120 hours of targeted patrols have been undertaken by the neighbourhood team. These were in addition to the patrols carried out by other units. Hotspot areas were targeted e.g. Adam and Eve Street, Burleigh Street and the historic city centre. Officers made use of Section 27 powers. A number of arrests were made for breach of these orders, drunk and disorderly behaviour and begging.</p> <p>The streetlife officers targeted the most problematic people. They have been successful in obtaining an alcohol related anti-social behaviour order (ASBO) against one of these individuals. Another 2 ASBOs are currently going through the courts with a third ready to put before the court when the person next appears.</p> <p>Officers have worked with a local supermarket to encourage them to change the quality of stock on sale. ASB around this supermarket has already shown an improvement.</p>
Current Situation	Alcohol related ASB has decreased against the previous period and the same period last year.
Continue or Discharge?	Continue – the new ‘City Central’ team to take lead.

Cycle Theft	
Objective	Continue efforts to reduce theft of cycles.
Action Taken	Officers have attended the colleges offering cycle crime prevention advice and encouraging students to register their bikes on immobilise. The college cycle sheds have also been

	<p>patrolled with immobilise tags hung on the handles of the bikes. Surgeries have been hosted in the Grafton centre, Market Square, Parkside, primary schools and a pub concentrating mainly on cycle crime.</p> <p>Stops were made of those cycling through the city and the bikes were checked against the police systems and immobilise. Crime prevention advice was provided. This action did result in 2 arrests.</p> <p>Cycle shops have and will continue to be visited and provided with details of stolen bikes. The feedback has been good with shops now being more alert regarding the frequency that an individual visits with a bike to sell. Two arrests have been made as a result of this action.</p> <p>A trap bike has been utilised in the hotspot areas along with plain-clothes officers. Once again 2 arrests were made.</p>
Current Situation	Cycle crime has dropped by 50% across the city compared to previous period (224/533). It has remained stable when compared to previous period last year in Newnham and Market but we have seen a reduction in Castle (224/233). The reduction in the Market area follows a similar pattern when compared to previous years.
Continue or Discharge?	Continue

Vehicle Crime	
Objective	Thefts from motor vehicles in the Newnham area.
Action Taken	<p>In excess of 74 hours of dedicated patrols have been carried out. These patrols have concentrated on the roads off of Grange Road and Huntingdon Road. The patrols have been a mixture of plain clothes and high visibility. Officers have patrolled on foot, bikes and in plain vehicles.</p> <p>Two offenders arrested for going equipped to steal.</p>
Current Situation	Vehicle crime has shown a reduction across the west of the city. It has reduced when compared against the previous period (39/92) and the same period last year (39/45).

Continue or Discharge?	Discharge.
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Engagement Activity

Surgeries have been held at many of the colleges. NPT officers and Community Safety officers were on hand to provide personal safety advice and cycle crime prevention advice.

Officers have utilised the mobile police station and held street surgeries in the Market Square, Newnham and Castle.

The County Arms in Castle has hosted 2 surgeries and the library host a monthly surgery.

City West officers have been involved with the enquiries in relation to the series of sexual assaults that have occurred in the West of the City. These enquiries are ongoing. The Community Support Officers have carried out community engagement across the city distributing posters and seeking information.

New 'City Central' Neighbourhood Team

Readers should be aware by now that a new city centre team of officers has been formed to concentrate policing activity in Market ward. The current 'west team' will continue to police Newnham and Castle wards.

Separate priorities can now be set for the central team and west teams although it is expected that some issues will apply to both areas.

3. Emerging Issues

Neighbourhood trends

Total crime in City West has decreased during the last four months. Crime was also significantly lower than in the preceding four months (31% decrease). This decrease can be seen across all three wards, but in particular, Market ward. Cycle theft has seen a substantial decrease in comparison with the preceding months and this has been seen across all wards. Levels of reported anti-social behaviour have also decreased in comparison with the previous period, and in comparison with the same period last year.

Newnham

- Total crime in Newnham ward has almost halved compared to the previous period but remained stable compared to the same periods last year.
- There were 19 dwelling burglaries in this period which is more than double the number in both the previous period and the same period last year (8 offences in each period). Eight of these offences occurred over the Christmas and New Year period and it appears that the occupants were away from home at the time of the offences.
- Theft from vehicle offences have decreased by two-thirds compared to the previous period (12 offences vs. 37 offences) and have halved compared to the same period last year (25 offences). In eight of these offences offenders have smashed a window in order to gain entry and then stolen items from within such as satellite navigation systems, laptops, mobile phones and cash.
- Cycle thefts have also dropped by more than two thirds compared to the previous period (20 offences vs. 67 offences), but have remained stable compared to the same period last year (23 offences). In sixteen of these 20 offences the bikes were stolen from a college.
- ASB incidents have remained stable compared to the previous period (41 incidents vs. 45 incidents).
- Three incidents on Fen Causeway concern youths throwing snowballs and stones at passing cars and bikes. Another two calls from the same address on Kings Road concern youths throwing snowballs at the property.
- Four calls from across the Ward were complaints about vehicles parking inappropriately and blocking entrances and driveways.

Environmental Issues

- Between December 2010 and March 2011 there were 5 reports of abandoned vehicles in the ward, compared with 8 during the same period the previous year. One vehicle was later claimed by its owner and 3

vehicles were not on site following inspection. In addition, a CLE26 notice was issued to an offender on behalf of the DVLA for not displaying road tax on a public highway and will result in a fine issued by the DVLA. There were no specific hotspots during the 2010/11 period, but Cranmer Road (3) was a hotspot during the same period the previous year.

- Between December 2010 and March 2011 there were 7 reports of flytipping in the ward, compared with 13 during the same period the previous year. There was sufficient evidence to issue 2 warning letters to domestic offenders. Lammas Land was a hotspot with 4 during the 2010/11 period and 5 during the same period the previous year.
- 13 derelict cycles were dealt with between December 2010 and March 2011, compared with 14 during the same period the previous year. Lammas Land was a hotspot with 4 reports in the 2010/11 period and 3 during the same period the previous year.
- Between December 2010 and March 2011 there were 11 needles reported, compared with 1 during the previous year. The 11 needles resulted from a one-off find in an outbuilding in Grantchester Meadows and were subsequently removed.

Castle

- Total crime in Castle Ward is lower than the previous period (122 offences vs. 174 offences) but higher than the same period last year (104 offences).
- Dwelling burglaries have almost doubled compared to the same period last year (21 offences vs. 11 offences) and have increased slightly compared to the previous period (17 offences). In ten of these offences offenders have gained entry by forcing a rear window and door and stolen items including jewellery, laptops and cash.
- Theft from vehicles have decreased by two thirds (12 offences vs. 37 offences) compared to the previous period and halved compared to the same period last year (25 offences). Eight of these offences occurred in December, and in four of these eight offences the offenders smashed a window in order to gain entry.
- Cycle theft offences have more than halved compared to the previous period (33 offences vs. 73 offences) and have also decreased compared to the same period last year (42 offences). Colleges were a common location for offences as 18 of the 33 offences (55%) occurred there.
- ASB incidents have decreased compared to the previous period (38 incidents vs. 50 incidents) and compared to the same period last year (49 incidents). Three incidents occurred at Trinity College, one concerned a fight, another concerned youths throwing stones at windows and the third concerned a drunk male who had been abusive to staff. There were three calls from Oxford Road which were complaints about abandoned vehicles; two of the calls appeared to relate to the same vehicle. Two callers from Carisbrooke Road stated that they had seen sex workers loitering near the junction of Carisbrooke Road and Histon Road.

Environmental Issues

- Between December 2010 and March 2011 there were 8 reports of abandoned vehicles in the ward, compared with 15 during the same period the previous year. This included 2 vehicles, which were not on site following inspection and 1 vehicle, which was impounded on behalf of the DVLA for not having valid road tax, but was subsequently released following payment by the owner of the DVLA fine. In addition, a CLE26 notice was issued to an offender on behalf of the DVLA for not displaying road tax on a public highway and will result in a fine issued by the DVLA. Storey's Way (3) was a hotspot during the 2010/11 period, but there were no hotspots during the same period the previous year.
- Between December 2010 and March 2011 there were 3 reports of flytipping in the ward, compared with 8 during the same period the previous year. There was insufficient evidence to take enforcement action in these cases, but there were no hotspots during either period.
- 11 derelict cycles were dealt with between December 2010 and March 2011, compared with 25 during the same period the previous year. There were no hotspots during the 2010/11 period, but Huntingdon Road (3) and Marion Close (4) were hotspots during the same period the previous year.
- Between December 2010 and March 2011 there were no needles reported, compared with 3 during the previous year.

Market

- Total crime in Market ward has decreased from 1583 offences in the previous period to 1128 offences in the current period, and is also a decrease on the same period last year when 1161 offences were recorded.
- Violent crime offences have decreased from 284 offences in the previous period to 226 offences in this period. Violent crime offence levels have remained stable compared to the same period last year (224 offences). Common locations for violent crime offences are St Andrews Street (31), Sidney Street (29), Regent Street (15) and Downing Street (14). In 114 of these offences an offender has been arrested and charged.
- Robberies have decreased from 23 offences in the previous period to 9 offences in this period. Offence levels have remained stable compared to the same period last year (11 offences). In five of these offences an offender has been arrested and charged.
- Theft of pedal cycle offences have more than halved compared to the previous period (171 offences vs. 393 offences) but have remained stable compared to the same period last year (168 offences). This decrease in offences is due to seasonal patterns in offending behaviour, historically the number of cycle thefts always increases in September and October as at this time a large number of students, most of who own bikes, enter the City to attend the university and colleges.

- Theft from shop offences has decreased by almost a third compared to the previous period (199 offences vs. 288 offences) and has decreased compared to the same period last year (237 offences). In 154 of these offences (77%) an offender has been arrested and charged. Common places for theft from shop offences were Boots on Petty Cury (41), Debenhams in the Grafton Centre (16), and Marks and Spencer's on Sidney Street (14).
- There were 425 crimes recorded as 'other crime' in this period compared to 434 offences in the previous period. There were 60 offences in this period in which offenders were found in possession of a controlled drug, 55 of these resulted in the offender either receiving a warning or being charged. There were 20 affay offences in this period, 15 of which resulted in an offender being arrested and charged. There were also 115 thefts from persons, and 179 offences which are classed as 'other theft' offences which includes offences such as the theft of a mobile phone from an unattended handbag.
- ASB incidents have decreased from 525 incidents in the previous period to 435 incidents in this period. This is also a decrease compared to the same period last year (516 incidents). Common locations for ASB were St. Andrew Street (34), Regent Street (31), Sidney Street (30) and Burleigh Street (24).

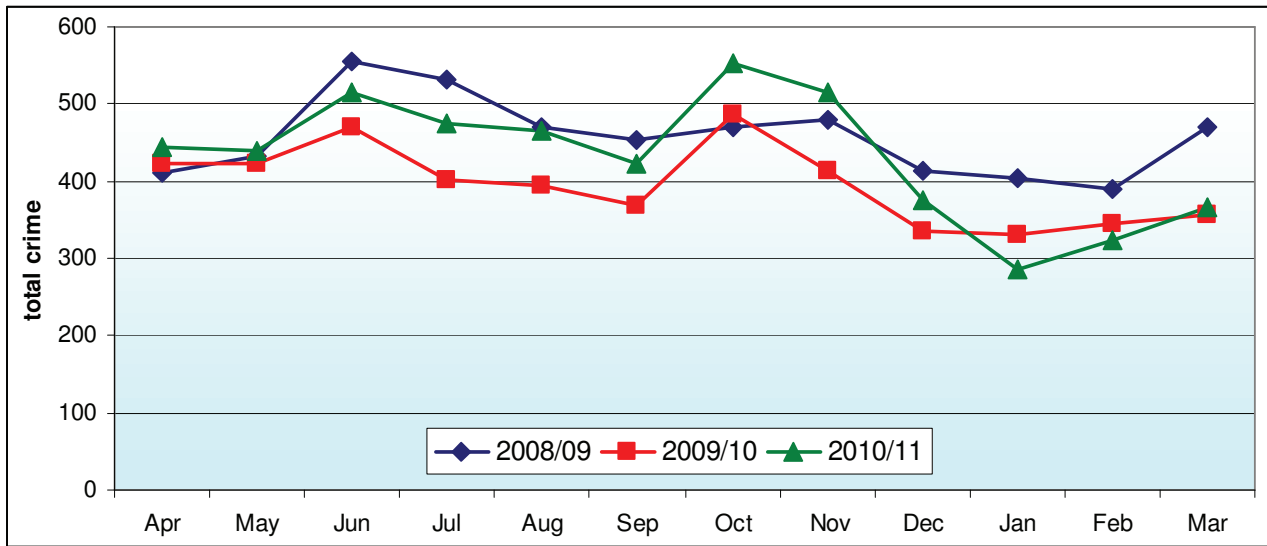
Environmental Issues

- Between December 2010 and March 2011 there were 22 reports of abandoned vehicles in the ward, compared with 3 during the same period the previous year. However, 14 of the 22 vehicles were not on site following inspection. In addition, 4 CLE26 notices were issued to offenders on behalf of the DVLA for not displaying road tax on a public highway and will result in a fine issued by the DVLA. Two vehicles were also 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. A further two vehicles are currently pending further investigation and there were no hotspots during either period.
- Between December 2010 and March 2011 there were 100 reports of flytipping in the ward, compared with 129 during the same period the previous year. There was sufficient evidence to issue 5 warning letters and 4 verbal warnings. In addition, waste transfer documentation has been requested from 4 trade offenders and 4 cases are currently pending further investigation.
- The main hotspots during the 2010/11 period were Market Square with 9, Market Street and St John's Street – both with 7, Market Hill and Market Passage – both with 6. The main hotspots during the same period the previous year were City Road and Market Street – both 11, Sidney Street with 7, Rose Crescent and St Andrews Street, both with 6.

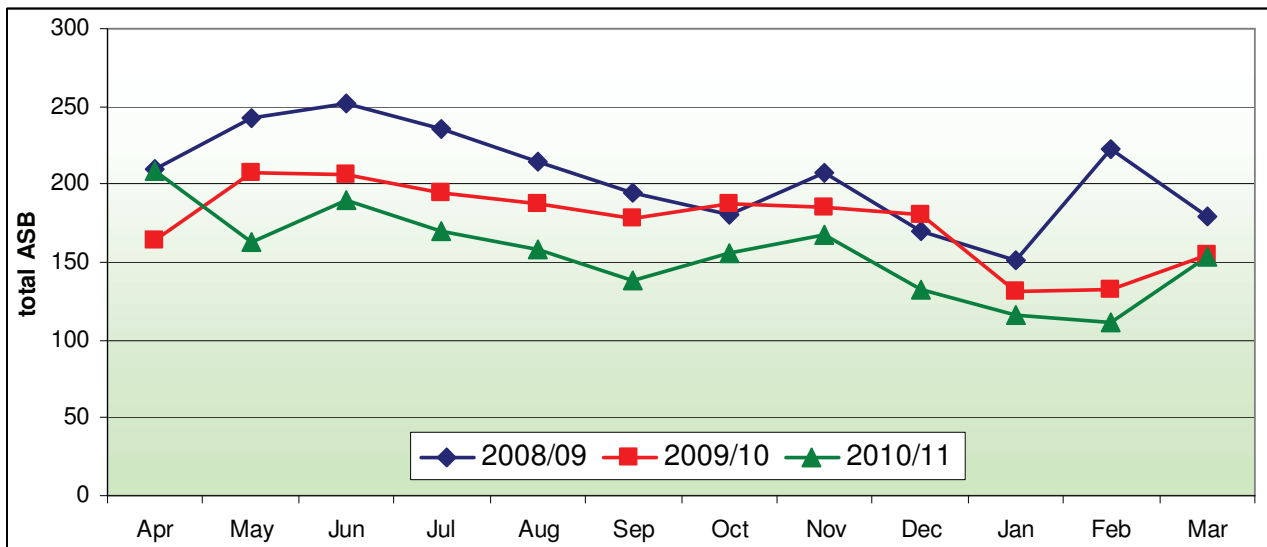
- 196 derelict cycles were dealt with between December 2010 and March 2011, compared with 129 during the same period the previous year. Hotspots during the 2010/11 period included St Andrew's Street 21, Market Hill 18, Sidney Street with 16 (19 during the 2009/10 period), Market Street 14, Downing Street with 17 (compared with 28 during the 2009/10 period) and Guildhall Street 13.
- Approximately 2,025 incidents of anti-social cycling occurred between December 2010 and March 2011, compared with approximately 1,529 incidents during the same period the previous year. Hotspots during the 2010/11 period included Sidney Street with 481 (compared with 356 during the 2009/10 period), Bridge Street with 325 (compared with 260 previously), Trinity Street with 298 (compared with 281 previously), Market Street with 288 (compared with 186 previously) and Petty Cury with 237 (compared with 178 previously).
- Between December 2010 and March 2011, 14 needles were reported, compared with 180 during the previous year. This included 7 needles, which were removed from a stairwell at the Grafton Car Park on one occasion and 4 needles, which were removed on one occasion from bins on Midsummer Common. During the same period last year, 56 needles were removed from King Street, the majority in the vicinity of garages, 45 were removed from Salmon Lane, 33 from the Grafton Car Park and 33 from Adam & Eve Street Car Park, primarily in bushes. Of the 180 needles reported during the previous period, 105 resulted from large finds on three single occasions (50 from King Street, 32 from Adam & Eve Street Car Park and 23 from Salmon Lane.)

4. 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		Dec 10 – Mar 11	48	25	243	12	3	36	224	203	81	476	1351	514
		Aug 10 – Nov 10	36	52	306	27	5	87	533	296	113	501	1956	620
		Dec 09 – Mar 10	26	35	240	12	2	45	233	239	95	439	1366	600
Newnham		Dec 10 – Mar 11	19	3	7	1	1	12	20	2	9	27	101	41
		Aug 10 – Nov 10	8	15	15	3	2	37	67	1	11	40	199	45
		Dec 09 – Mar 10	8	8	9	1	2	25	23	0	9	15	101	35
Castle		Dec 10 – Mar 11	21	8	10	2	0	12	33	2	10	24	122	38
		Aug 10 – Nov 10	17	10	7	1	1	19	73	7	12	27	174	50
		Dec 09 – Mar 10	11	7	7	0	0	7	42	2	8	30	104	49
Market		Dec 10 – Mar 11	8	14	226	9	2	12	171	199	62	425	1128	435
		Aug 10 – Nov 10	11	27	284	23	2	31	393	288	90	434	1583	525
		Dec 09 – Mar 10	7	20	224	11	0	13	168	237	78	403	1161	516

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														
	Dec 10 – Mar 11	Aug 10 – Nov 10	Abandoned Vehicle	Animal Problems	Begging/Vagrancy	Hoax call to emergency services	Litter	Malicious/Nuisance Communication	Noise	Prejudice Incident	Prostitution	Rowdy & Inconsiderate Behaviour	Rowdy/Nuisance Neighbours	Street Drinking	Trespass	Vehicle related nuisance/inappropriate Vehicle use	
City West	Dec 10 – Mar 11	Aug 10 – Nov 10	22	1	28	12	1	13	11	3	2	373	10	12	0	28	516
	Dec 10 – Mar 11	Aug 10 – Nov 10	22	1	51	7	23	19	2	2	0	442	9	15	2	24	619
Newnham	Dec 10 – Mar 11	Aug 10 – Nov 10	8	0	1	0	0	2	1	1	0	17	0	0	0	11	41
	Dec 10 – Mar 11	Aug 10 – Nov 10	9	0	5	0	4	0	0	0	0	21	0	0	0	5	44
Castle	Dec 10 – Mar 11	Aug 10 – Nov 10	8	0	0	1	0	4	2	0	2	14	3	0	0	4	38
	Dec 10 – Mar 11	Aug 10 – Nov 10	6	0	2	0	4	2	0	1	0	25	3	0	1	7	51
Market	Dec 10 – Mar 11	Aug 10 – Nov 10	6	1	27	11	1	7	8	2	0	342	7	12	0	13	437
	Dec 10 – Mar 11	Aug 10 – Nov 10	7	1	44	7	15	17	2	1	0	396	6	15	1	12	524

5. Recommendations

The following Neighbourhood Priorities are recommended for consideration:

- To continue to tackle alcohol-related ASB (Central)
- To continue to tackle cycle crime.



To: West Central Area Committee
Report by: Lynda Kilkelly, Safer Communities Manager
Relevant scrutiny committee: WEST CENTRAL AREA COMMITTEE 28/04/2011
Wards affected: West Central Area

Punt touting in the city centre

1. Executive Summary

- 1.1 At the west /central area committee of 24 February 2011 a member of the public reported that “aggressive punt touting is a big issue in the city”. It was requested that the safer communities manager should provide a report on the issue for the next committee meeting.
- 1.2 This report provides some background information about the Cambridge punting industry. It shows that punt touting has generated a relatively low number of complaints from the public in past years, and that these have tended to concern nuisance rather than serious anti-social behaviour. The report explains that the Council’s powers to deal with the issue are limited, but it also shows that full use has been made of these powers and of opportunities to work with partners who have other responsibilities and powers. The report concludes that the situation is, however, a dynamic one, and that the Council’s current close monitoring of the situation should be continued.

2. Recommendations

- 2.1 It is recommended that members and others consider the contents of the report and acknowledge, in particular, the scale of the punt touting issue, the limited powers of the Council with regard to punting, and the activities taken in the past and being taken currently to keep the problem within acceptable bounds.

3. Background

The Cambridge punting industry

- 3.1 Punting is a major part of the Cambridge tourism industry. As an indication of the size of the industry, 221 punts (excluding 42 college-based punts) were registered for commercial use in 2010 providing a total seating capacity for more than 1500 passengers.
- 3.2 It is a business that generates significant revenues with the number of operators growing each year. There are a number of organisations with responsibilities as landowners and enforcers both on and off the river making control of the punting business complex.

- 3.3 According to the Cam Conservator's register there were approximately 27 owners of the 221 punts registered in 2010. Not all owners operate their own punts, some lease the punts to operators and the register does not record how many operators there are on the river or who they are.
- 3.4 Except for the University punts, operators market their services from their own ticket office, through the tourist office and/or on the street ("touting"). They also use forms of advertising such as the internet.
- 3.5 The regulation of craft on the river is the responsibility of the Cam Conservators. The Conservators are the statutory navigation authority for Cambridge between the Mill Pond at Silver Street to Bottisham Lock. They also have some lesser responsibilities upstream of the Mill pond to Byron's Pool. The Conservators' role is to ensure that the river is kept in a "navigable state"; that a balance is maintained between the needs of the various river users and the river users and owners of the riverbank; and to manage the river environment.
- 3.6 Arising from their role, the Conservators enforce the byelaws of the River Cam. Considering only those elements of the byelaw that relate to punting, this requires that any "pleasure boat" using the Cam must be registered annually with the Conservators. As a condition of registration, punt owners are required to accept a code of conduct that relates largely to safety and identification.
- 3.7 The Conservators do not have powers to limit the registration of punts meeting the registration requirements. This means the number of punts on the river is not limited by them, other than subject to their controls regarding navigation, which in turn affects the behaviour of punt operators on the river and the number of touts in the streets.
- 3.8 The Conservators have no powers in relation to the numbers or activities of punt touts and so their code of conduct is silent on this matter.

Complaints about punt touting – nature and scale

- 3.9 Each year the Council receives a number of complaints about the punting industry that tend to follow the course of the punting season, that is, they begin from around mid-March and tend to fall away after October.
- 3.10 All complaints about punt-touting concern the historic city centre area. A small number of these concern the quality of the punt trip or some other aspect of the experience on the river, but most complaints concern punt touting.
- 3.11 Since 2007, punt-related nuisance and anti-social behaviour reported by the public to any section of the Council, or to the Council's partner agencies, have been logged centrally by the safer communities section.
- 3.12 It is acknowledged that the log will not represent the whole picture. Not everyone who has a bad experience will necessarily report it, and this may be especially true if the person is a visitor who may not bother to complain or know where to complain. The number of reported complaints since 2007 are summarised in the following table:

Year	Nuisance and ASB by touts	Obstruction by touts	Other touting complaint	Non-touting punt complaint	Total
2007	18	10	9	1	38
2008	6	1	3	2	12
2009*	5	0	1	3	9
2010	9	2	1	1	13
Totals	38	13	14	7	72

* 2009 information was not collected after August.

- 3.13 A fuller consideration of the complaint log shows that most nuisance complaints concern over-enthusiastic or aggressive touting; being repeatedly approached by different touts, and touts arguing among themselves. Of 'Other' touting-related complaints, a total of six people claimed that touting was affecting their businesses while a further six were complaints made by punt owners and touts about the behaviour of other touts (mainly about poaching custom).
- 3.14 Complaints about punt touting tend to be quite geographically specific with Quayside and, especially, King's Parade being most frequently mentioned. However, the position at Quayside would seem to have improved in recent years. A recent random sample of businesses operating in King's Parade did not reveal any major concerns about touting, at least as regards the last punting season.
- 3.15 However, some businesses said they witness several incidents of aggressive touting on a regular basis but whilst running a business they do not have the time to log each complaint with the Council.
- 3.16 While the recorded evidence does not support a view that punt touting has been a major problem within the city, or even within the city centre, Council officers are nevertheless aware that the daily nuisance factor may be very demanding on people who live and work in certain parts of the city centre and who are unable to walk away from it. It has also been claimed that being repeatedly stopped by touts is spoiling the visitor experience and this can certainly be acknowledged. Two recent complaints by visitors logged by the safer communities section have made just this point.

Powers to address complaints

- 3.17 The City Council has no direct powers to limit tout numbers. It cannot, for example, decide that there are too many touts in one street and ask some to move on.
- 3.18 There is a City Council byelaw that applies to touting generally (and not just touting for punt business). It provides as follows:
 "No person shall in any public place:
 advertise or solicit custom for any service; or
 seek to gather information for use in the supply of goods or services
 in such a manner as to cause obstruction or give reasonable grounds for annoyance to any person in that public place"

- 3.19 The Byelaw can be an effective tool in controlling touting. However, it requires witnesses to attend Court and evidence to be produced to a criminal standard. For a prosecution under the byelaw to be successful an offence must be proved beyond reasonable doubt. The Police and the Council enforcement teams constantly monitor the touting situation and ensure that the byelaw is not breached. A successful prosecution for breach of the byelaw by a punt tout in the Bridge Street area was secured. However, usually witnesses are reluctant to come forward in these situations and prosecutions are likely to be dependent on observations by Council and constabulary staff.
- 3.20 The Council has entered into agreements with punt operators working out of the punt station located directly in front of the La Mimosa restaurant and with Scudamores at Quayside with regard to touting. The code of conduct relating to the agreements sets out limits to where touts are permitted to work and a strict standard of touting behaviour. The agreement is generally working well and we have seen improvements in recent years.

Punt tout numbers

- 3.21 It has been suggested by some members of the public affected by punt touting that a reduction in the number of punt touts would relieve the situation. The number of punts touts will, at some level, be a function of the number of craft on the river and also of the number of individual operators.
- 3.22 The Council has used its rights as a landowner to limit the number of places within the city from which punt operators can pick up and set down passengers or store and maintain vessels. This has helped to contain the impact the industry has on the central area.
- 3.23 As stated above the Council has no power to limit the number of touts on the street provided they are behaving in accordance with the byelaw.

Garrett Hostel Bridge

- 3.23 Because the financial and other barriers to entry into the punt industry are low relative to the returns that may be made, it is inevitable that there will be a constant stream of new entrants and that some existing operators may wish to expand.
- 3.24 There is, however, a limited number of stages from which punts can legitimately operate. The last remaining area of the historic city riverbank where there are no restrictions (or no restrictions currently being applied) is at Garrett Hostel Bridge. It is from this area that many of the smaller operators work, and it is from this area that any new entrant to the industry would likely have to work, due to the limited available sites on the river. As a consequence this part of the river can become crowded.
- 3.25 Touts for Garrett Hostel Bridge operators appear to be working mainly in the King's Parade area.
- 3.26 Garret Hostel Bridge and the slipway are public highway and therefore are under the control of the County Council as Highway Authority. As the City Council is not a landowner at Garrett Hostel Bridge it has no powers to restrict numbers or impose a code of practice.

Competition between rival operators

- 3.27 With reference again to low barriers to entry into the punt business, it is inevitable that there will be competition between competing operators. The Council has been informed of incidents of criminal damage to punts which occurred last year and more recently this year. These incidents were reported extensively in the local and national media.
- 3.28 This issue of criminal damage must not be conflated with the issue of nuisance touting nor associated with the Council's policy to control the industry where its powers permit and where it seems necessary. Deliberate damage to property is a criminal offence and is a matter for the police. The Council provides the police with every assistance to bring perpetrators to justice.

Conclusion

- 3.29 We have seen that punt touting has generated relatively few complaints from the public, but officers are aware that this is a dynamic area which may quickly change. This report has shown how competition for trade is growing and the Council is aware that this may encourage more, and more aggressive, touting.
- 3.30 The Council will continue to closely monitor the situation and will be especially diligent about following up complaints of actual anti-social behaviour.
- 3.31 The Local Government and Involvement in Public Health Act 2007 makes provision that councils will be given new powers to create byelaws and enforce them through the issuing of fixed penalty notices. The Order in relation to these powers is in force but the regulations as to their use have not yet been written. When the regulations have been written the Council will consider if they can be appropriately applied to control punt touting. The Executive Councillor for Community and Health has written lobbying the government to approve the regulations.

Contact Details

Cambridge City Council Anti-social Behaviour Team

To report anti-social behaviour to the City Council Anti-social Behaviour Team phone 01223-457950 or email asbsection@cambridge.gov.uk

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Report by: Cambridgeshire Community Foundation

To: Area Committee – West / Central, 28th April 2011

Wards: Castle, Newnham and Market

Community Development Grants 2011/12

1. Introduction

This report reminds members of the process for the allocation of Community Development and Leisure grants by Area Committees, seeks approval for applications which have been assessed and, merely for background information, list further applications which 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 recommendations to Area Committees; advise applicants of Area Committee decisions; make grant payments and seek feedback and monitoring from the funded projects. CCF does not therefore make decisions on the grants awarded from the Area Committee funds.

2. Recommendations to be considered at this meeting for funding from the 2011-12 budget.

2.1 West / Central Area Community Development 2011-2012 spend to date: £0

2.2 To consider the grant applications and agree recommendations detailed below.

Community Development current applications.			Available: £ tba		
CCF ID	Group	Project	Requested £	Recommended by CCF from East Area Committee Fund £	Offer from other CCF funds £
WEB 18175	Castle Community Action Group	To fund meetings and social events.	735	450	0
WEB 24336	Windsor Road Residents Association	For administration, communication, social activities and meetings.	400	400	0
WEB 17950c	Friends of the Ascension Graveyard submitted by Friends of Histon Road Cemetery	For an open day at the Ascension Graveyard in July.	450	450	0
		Total	1,585	1,300	0

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.

2011-12						
<i>Area</i>	Popul- ation	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
West Central	21%	5%	10.3%	4,720	1,250	5,970
Total				46,100	12,250	58,350

4. Grant application background information

West / Central Area Committee 2011-12 grants	CCF ref WEB18175
Date received by CCF: 04/01/2011	
Applicant: Castle Community Action Group	Ward(s) : Castle and Arbury
Purpose of group: CCAG is a residents group serving Castle and Arbury. It is attended by City and County councillors, Community Police Officers and City Rangers, who report on relevant issues and answer questions from all residents who wish to attend or who send queries etc. Residents feed back their comments. Short presentations are sometimes given on topical issues of particular concern. Topics regularly discussed include environmental matters, planning applications, police matters, crime and vandalism, community safety, traffic and parking, cycling, public transport, disabled access, damaged roads and pavements, rubbish collection, open spaces and churchyards, and community facilities. An annual social event is held in Alexandra Gardens, and the whole area is invited.	
Project: to fund meetings and social events.	
Breakdown of costs: Posters £30; Postage, stationery et. £150; Rent £80; Social events for all local residents £75; Leaflets (4000), printing and delivery to all residents £400.	
Total cost: £735	Requested: £735
Expected benefits or outcomes as a result of funding as described by the applicant: Residents are able to communicate their needs and recommendations directly to City officers, councillors and community police etc, and to learn about developments and problems in their area. Number of beneficiaries: 1000	
Background information: The group holds bi-monthly meetings, bi-monthly committee meetings and an annual social event. They produce leaflets and posters to advertise these.	
CCF Comments: No subscription charge for members.	
Previous funding from this Area Committee: £250 in 04/05 for administration and meeting costs.	
CCF recommendation: Award £450 in line with previous City funding and suggest could charge small fee to participants as other residents groups do.	

West / Central Area Committee 2011-12 grants	CCF ref WEB24336
Date received by CCF: 29/03/2011	
Applicant: Windsor Road Residents Association	Ward(s) : Castle
Purpose of group: Established in March 2008, the Association arranges social gatherings and a helping hand service; addresses environmental and security issues; represents resident's interests to other organisations; provides a forum for residents to raise issues of interest or concern. The Association is run by a committee of 5, with 10 regular volunteers.	
Project: for administration, communication and social activities and meetings.	
Breakdown of costs: Secondary Education £100.00; Summer/Autumn Event £75.00; Winter/New Year Event £75.00; Other £100.00; Annual Meeting £100.00; Secretarial Expenses £50.00; Notices to members £100.00	
Total cost: £600	Requested: £400
Expected benefits or outcomes as a result of funding as described by the applicant: There are 109 dwellings in Windsor Road with 84 subscribed in 2010-2011 with some 180 to 200 household members. Normally circulars and newsletters are used for communications as well as presentations at meetings or activities. All households are actually invited to participate in any activity, although we do ask them to join with payment of a joining fee of £1 and an annual subscription of £1 on attendance. On bigger issues affecting the road then all households will be contacted. Member households are regularly kept informed of current activity. Several activities are planned in the road - some formally by the Committee and others by volunteers. Examples are a Royal Wedding street party by volunteers, a best kept garden competition by volunteers and the committee organised socials, topic meetings and the AGM. Number of beneficiaries: 180	
Background information: The association produces 2 newsletters, one for members and one with general information for all residents of the street. Residents are diverse including the elderly and language school students. They aim to foster community spirit, help each other, help maintain a pleasant environment and provide social activities.	
CCF Comments: The number of member households has increased each year, from 78 in 2009 to 84 in 2011. Feedback from members suggests that they find it useful having planning applications monitored and that they enjoy the social events that give them opportunity to meet other members.	
Previous funding from this Area Committee: £250 in 10/11 for activities, social events and newsletters.	
CCF recommendation: Award £400 for events and the annual meeting	

West / Central Area Committee 2011-12grants	CCF ref WEB17950c
Date received by CCF: 04/03/2011	
Applicant: Friends of the Ascension Graveyard submitted by Friends of Histon Road Cemetery	Ward(s) : Castle
Purpose of group: To protect and enhance Histon Road Cemetery for the public benefit as a place of remembrance, spirituality, history and nature, to ensure continued public access to, and to increase awareness, appreciation and enjoyment of, Histon Road Cemetery within the local community and the wider city, to speak and act with Cambridge City Council and other organizations on behalf of all who care for Histon Road Cemetery as such a place, particularly those who cherish the memory of one buried there.	
Project: to cover the costs of an open day in July 2011 at the Ascension Graveyard.	
Breakdown of costs: production of info card hand outs/leaflets for participants = £250; Materials and Posters, including stone, clay, paint brushes, posters = £117; Extras including ID labels, banners and safety equipment (e.g. goggles) = £83.	
Total cost: £450	Requested: £450
Expected benefits or outcomes as a result of funding as described by the applicant: The project is aimed at encouraging local families and young people as well as the wider community to come and appreciate their local historic site and more specifically the art of stone sculpture. Linking the 3 Cemeteries within this project reflects their importance as listed sites and their differing roles in the growth of Cambridge during the 1800's. This will be the first collaborative project between the three cemeteries and is a foundation for further work together. Project success will be measured by, visitor numbers, anecdotal evidence, increased Friends membership and future collaboration with the other cemeteries. Number of beneficiaries: 150	
Background information: The Friends of Histon Road Cemetery are making this application on behalf of the Ascension Graveyard, and together with the Friends of Mill Road Cemetery they are holding a joint open day in July at the 3 sites. There is a Friends of the Ascension Graveyard group, but they are newly formed and not in a position to make an application. CCF Comments: The group has identified a need to promote interest and pride in the local cemeteries and in particular in the impressive stonemasonry within them. By including a range of activities they are expanding the demographic of participants to include all age ranges. The Friends of Mill Road Cemetery have been approved a grant of £450 by the East Area Committee and the Friends of Histon Road Cemetery have been approved a grant of £450 by the North Area Committee for the open day at Histon Road Cemetery.	
Previous funding from this Area Committee: N/A	
CCF recommendation: Award £450	

5. Status of other recent applications from groups based in, or working in the East Area

CCF ID	Group	Project	Status
WEB 13132b	Friends of Histon Road Recreation Ground.	To fund a one day community event in July.	Awarded £1,500 via Chair's action.

5. West/Central Area Committee 2011-12 Leisure applications - none

5.1 Leisure 2010-11 spend to date: £0

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

2011-2012	Budget £	Allocated £	Remaining £
Community Development	4,720	1,300	3,420
Leisure	1,250	0	1,250
Total	5,970	1,300	4,670

BACKGROUND PAPERS and research used in the preparation of this report:
Grant applications.
Monitoring from previous grant awards
Telephone interview.

To inspect these documents contact Marion Branch on 01223 410535 or
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 from Area Committee will not generally be made retrospectively.
8. Grants will be publicised, administered and monitored by CCF.

Application Number	11/0044/FUL	Agenda Item	
Date Received	25th January 2011	Officer	Miss Amy Lack
Target Date	22nd March 2011		
Ward	Market		
Site	Auckland Road Cambridge Cambridgeshire		
Proposal	Erection of community centre and synagogue (following demolition of Yasume Club Building).		
Applicant	C/o Mr K Hutchinson Taylor Vinters Merlin Place Milton Road Cambridge CB4 0DP		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 A single storey building currently occupies the site which has sat vacant since 2008, formerly used as a meeting place for people who served in World War II (Far East POW Association) known as the Yasume Club. The building is of little architectural interest constructed of a variety of materials, with a white rendered front facade facing onto Auckland Road and then a mix of brick and timber to the rear.

- 1.2 Located on the eastern side of Auckland Road, a predominantly residential street off the northern side of Newmarket Road, the site is quite prominent in the Central City of Cambridge Conservation Area (No.1). The street comprises two main building types: 19th Century terrace housing constructed of gault brick and slate; and mid and late 20th Century housing in various styles in yellow and orange brick.

- 1.3 The site sits between a historic terrace to the south which had been extended in a similar style more recently by 9a Auckland Road which mimics and continues the general style of the terrace and a relatively new block of flats to the north. To the east is a community orchard, allotments and beyond to the northeast this opens out onto Midsummer common and the

River Cam.

- 1.4 The site is also located within the Controlled Parking Zone (CPZ). There are no trees on site and it is not specifically allocated in the Cambridge Local Plan (2006). Lawful use of the building and its curtilage is a Community use (Use Class D1).

2.0 THE PROPOSAL

- 2.1 The application proposes the erection of a new Synagogue and Community Centre following demolition of the existing 'Yasume Club' building. The demolition is considered by Conservation Area Consent application reference 11/0045/FUL submitted in conjunction with this application for full planning permission.
- 2.2 The proposed building will provide two levels of accommodation. To the ground floor: an entrance hall; reception office; toilets; store; kitchen; and community room which can be sub-divided by an acoustic partition. The first floor accommodates an office/interview room; library; chair store/crèche and main hall with seating to accommodate 200 people.
- 2.3 To the front of the building two car parking spaces are proposed designated for use by disabled people to the northern side of the main entrance. To the south of the entrance two rows of Sheffield type stands are proposed which make provision for the parking of 14 bicycles. Refuse storage is on the northern flank off the building in a recess accessed off the passageway, gated at either end, which provides access from Auckland Road to the rear of the site and common land beyond.
- 2.4 The building proposes a number of material finishes which include: brick; zinc; timber; render; and glazing. Solar PV panels are proposed to the southern side of the roof.
- 2.5 The application is accompanied by the following supporting information:
1. Design, Access, Planning and Heritage Statement; and
 2. Transport Statement

3.0 SITE HISTORY

Reference	Description	Outcome
11/0045/CAC	Demolition of existing Yasume Club Building.	PCO
C/73/1079	Use of building as social club (extension of period consent)	A/C
C/71/0037	Retention of building for use as Social Club	A/C
C/68/0008	Retention of building for use as Social Club	A/C
C/65/0068	Retention of use as social club	A/C

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes
	Public Meeting/Exhibition (meeting of):	No
	DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

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

5.3 **Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009):** sets out the government's planning policies for economic development, which includes development in the B Use Classes (offices, industry and storage), public and community uses and main town centre uses. The policy guidance sets out plan-making policies and

development management policies. The plan-making policies relate to using evidence to plan positively, planning for sustainable economic growth, planning for centres, planning for consumer choice and promoting competitive town centres, site selection and land assembly and car parking. The development management policies address the determination of planning applications, supporting evidence for planning applications, a sequential test and impact assessment for applications for town centre uses that are not in a centre and not in accordance with the Development Plan and their consideration, car parking and planning conditions.

- 5.4 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.
- 5.5 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should

help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.6 Planning Policy Statement 22: Renewable Energy (2004):

Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.

5.7 Circular 11/95 – The Use of Conditions in Planning Permissions:

Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.8 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

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

WM6: Waste Management in Development

5.9 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/12 The design of new buildings

4/11 Conservation Areas

5/11 Protection of community facilities

5/12 New community facilities

- 8/2 Transport impact
- 8/6 Cycle parking
- 8/10 Off-street car parking
- 8/17 Renewable energy

5.10 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

5.11 Material Considerations

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

5.12 Area Guidelines

Cambridge City Council (2002)–Eastern Corridor Area Transport Plan: The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in

the area should contribute towards a fulfilment of that transport infrastructure.

Cambridge Historic Core – Conservation Area Appraisal (2005): Guidance on the relationship between the Historic Core and new development.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No Objection to the proposal which should have no significant impact upon the public highway. The site lies within an area of car parking control limiting the potential for visitors parking. The site is also in an area that is highly accessible by modes other than the private car. However, conscious of the number of visitors from outside of Cambridge there is a need to maximise the transfer of visitors to modes within the city. Accordingly a Travel Plan is required.
- 6.2 The proposal is exempt from paying ECATP contributions by virtue of its status as a religious building and community centre.
- 6.3 Consent should be subject to the following conditions; Illustration of parking space dimensions; no unbound material to finish of driveway within 6 metres of the highway; no gates erected across the access to the site; where the access crosses the highway it shall be laid out in accordance with Cambridgeshire County Council construction specification; no structure shall overhang the public highway; adequate drainage to prevent surface water run off onto the highway; visibility splays; access provided as on approved drawings; and traffic management plan to be agreed with the highway authority.
- 6.4 To note, there is no record of a definitive Public Right of Way from Auckland Road through the application site to the new orchard and allotments as argued.

Cambridgeshire County Council (New Communities)

- 6.5 The County Council has no objection to the proposed development subject to the implementation of a travel plan which is to be reviewed and agreed by the County Council prior

to occupation of the building. This should be secured by a S106 legal agreement.

Head of Environmental Services

- 6.6 No objection to the demolition of the existing building and the erection of a synagogue subject to the following conditions to protect the residential amenity of neighbouring occupiers: construction hours; hours of collections and deliveries; suppress airborne dust; construction programme; on-site storage facilities for waste and recyclables; noise insulation; piling; and equipment for extraction.
- 6.7 There are no known contamination issues.

Historic Environment Manager

- 6.8 No objection to the demolition of the existing building which is of little architectural interest subject to it being recorded, or to the redevelopment of the site with the new synagogue. This will pretty much fill the site except for a small yard to the rear and a landscaped area to the front. Here development of almost all of the site seems acceptable given the two flanks are largely unseen. The front elevation is considered to read quite well but seems busy with changes in plane and material, compounded by the amount of things in the landscaped area. A reduced palette and simpler landscaping would make all the difference. Render because of its maintenance requirements is not a preferred finish.
- 6.9 The rear elevation, much simpler, addresses the open space well but a plan showing the rest of the obscured elevation should be provided. The roof provides an interest which works well.
- 6.10 The scale and design of the new building works reasonably well. There is some concern with the detailing in terms of the choice of materials and palette. If this can be simplified it would be an improvement. This should be done up front but may be able to be dealt with by conditions. These should include; a record of the existing building; details of solar panels; details of the roof; roof mounted equipment; details of egress; external joinery; glazing; sample panel; non-masonry detail; and timber/cladding details.

Cambridgeshire County Council (Archaeology)

- 6.11 Records indicate the application site lies in an area of high archaeological potential. Accordingly it is considered necessary that the site should be subject to a programme of archaeological investigation which should be secured by condition and at the expense of the developer.

Cambridge City Council Access Officer

- 6.12 The lift may be too small and even if it meets the required dimensions is set at the wrong angle which is almost unusable. There needs to be loop system installed to the various meeting rooms. The raised areas need to have ramped access. It is not clear where the two disabled car parking spaces are.
- 6.13 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 in support of the proposal:

- The Windhorse Trust, owners of 9a Auckland Road c/o 9, Coldhams Business Park, Norman Way Cambridge CB1 3LH

- 7.2 The representations can be summarised as follows:

- The plans for the site are appropriate to the location, taking into consideration adjacent buildings in the area; and
- The planned building will not cause any problems for the residents of 9a Auckland Road.

- 7.3 The owners/occupiers of the following addresses have made representations in objection to the proposal:

- 20 Acrefield Drive, Cambridge CB4 1JP
- 140, Cherry Hinton Road, Cambridge CB1 7AJ
- 17, Christchurch Street, Cambridge CB1 1HT
- 23, Emery Street, Cambridge CB1 2AX

- 21 John Street Cambridge CB1 1DT
- 51, Maids Causeway, Cambridge CB5 8DE
- 61, Maids Causeway, Cambridge CB5 8DE
- 31 Newmarket Road, Cambridge CB5 8EG

7.4 The following groups have made representations in objection to the proposal:

- Friends of Midsummer Common (FOMC) 2 North Terrace, Cambridge CB5 8DJ

7.5 The representations can be summarised as follows:

Access through the site

- Pedestrian access should remain unfettered through the site, the existing access has been in use since the 1940's;
- The proposed gates are an obstruction to the access through the site for those who access the allotments and newly established community orchard. The gates will act as a deterrent, making it more difficult to manoeuvre tools and wheelbarrows;
- The suggestion that the gates will remain unlocked offers no real assurance for there may be times that these are locked albeit inadvertently;
- Section 14 of the Countryside and Right of Way Act (2000) states that any person placing a notice containing any false or misleading information likely to deter the public from exercising the right of access to a Common is liable on summary conviction to a fine. Under Section 38 of the Commons Act (2006) a person may not carry out works 'which have the effect of preventing or impeding access' to common land. Accordingly the gates are unacceptable.
- The allotments are named after Auckland Road so access should be from Auckland Road;
- Occasionally access to the allotments is required by car which this proposal would not allow. Whilst there is vehicle access from Newmarket Road there is no dropped kerb and the access is often blocked by reserved medical parking;
- The passageway should be clearly marked to invite public use.

Parking

- On street parking in Auckland Road is in very great demand. Although in a residents parking area there is often nowhere for residents to park, this is likely to be made worse by other new developments and that proposed. As much car parking on site currently should be accommodated for the new building.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces and impact on the Conservation Area
3. Renewable energy and sustainability
4. Disabled access
5. Residential amenity
6. Refuse arrangements
7. Access through site
8. Highway safety
9. Car and cycle parking
10. Archaeology
11. Third party representations
12. Planning Obligation Strategy

Principle of Development

8.2 The existing building and its curtilage is currently considered to be in a non-residential institutional use falling within Class D1 of the Town and Country Use Classes Order 1987 (as amended). Policy 5/11 Protection of Existing Facilities of the Cambridge Local Plan (2006) has not been triggered as a part of this full application for redevelopment of the site or the application for Conservation Area Consent (11/0045/CAC) submitted in conjunction with this application for demolition for the existing building because the proposed replacement building will remain

in community use and will provide better quality facilities than the existing building.

- 8.3 Policy 5/12 New Community Facilities of the Cambridge Local Plan (2006) applies which permits proposals for new and extended community facilities for which there is a local need. The development of City-wide or sub-regional facilities will be permitted if they are provided in sustainable locations. It is considered that this application for a community centre and synagogue for the Beth Shalom Reform community meets the requirements of this policy in that this Reform Jewish community has a need to secure permanent accommodation for their church, which is well established in the City. Furthermore, the location is considered to be appropriately close to the City Centre and sustainable modes of transport to comply with the second part of Policy 5/12.
- 8.4 The need for a minority faith facility as outlined in the application is further supported by the report Facilities for Faith Communities in New Developments in the Cambridge Sub-Region (2008) undertaken by Three Dragons for Cambridgeshire Horizons. Whilst this document has not been adopted as a key material consideration by the Local Planning Authority, the research undertaken for this document which informed the development of the 2008 faith facilities study, has identified that a number of minority faiths did not have premises of their own or were operating out of facilities, which were too small or in poor repair. Furthermore, the study identifies that the multicultural nature of the City, particularly with the presence of the two universities, gives rise to an active interest in facilities for minority faith groups.
- 8.5 As such, I consider the proposal to accord with policy 5/12 of the Cambridge Local Plan (2006) and is therefore, in principle, considered acceptable.

Context of site, design and external spaces and impact on the Conservation Area

- 8.6 The application proposes a tall two storey building which rises to a maximum height of approximately 10 metres and occupies almost the full width of the site apart from a 1.2metre wide passageway along the northern flank of the building. The difference in height of the proposed building above the buildings

which sit either side is largely due to a glazed roof turret which projects from the centre of roof which has been designed to provide light and ventilation to the upper floor. The roof is finished in a mix of treatments and sloped to each elevation. To the front, west facing roof slope a rooflight is proposed; to the rear, east facing slope the roof a pre-weathered zinc treatment is proposed and the 'turret' on top is finished in glazing; to northern side slope facing the flats, pre-weathered zinc treatment is to be applied to the roof and the turret above is vented; to the southern side facing the terrace row PV solar panels are proposed to the roof slope and the turret above is vented. This roof profile, if detailed well, will provide interest to the roofscape of this side of Auckland Road between the traditional dual pitched roofs of the terrace row to the south and the mono-pitch styled roof to the newer flatted development to north. The main mass of the building rises to approximately 7.5 metres and as such is of a scale more consistent with the buildings either side. Where the flatted development does not benefit from chimneys to its roof the terrace property which the proposed synagogue will adjoin on the Auckland Road side of the site does and I consider the turret design to reflect on this to a degree.

- 8.7 The building is legible in the streetscape as a community building. I consider this good urban design whereby the character of the building clearly reflects its functionality. It would not be appropriate to try and present a building that tried to 'blend in' with the predominantly residential nature of the street. The existing community use has stood on this site for over 50 years and is accepted here so a purpose built building which in its design reflects its use is appropriate. For this reason I consider it acceptable to have the cycle parking clearly visible in the street scene. Seven Sheffield type stands are proposed on site to the frontage south of the entrance door which is roughly central to the building. Where such a number of cycles is unlikely to be considered acceptable in the street scene in front of a dwelling, here I believe they reinforce the public nature of the building, making it easily accessible and legible.
- 8.8 The key to the success of the design of this building will be in the detailing. This is also the view of the Conservation Officer. He raises some concern about the range of materials and the palette proposed, believing that the front elevation in particular could benefit from being simplified and the busy landscaped

area to the front and changes in plane along the elevation compound this busy, cluttered appearance. The front elevation proposes the use of timber cladding, brick work, render and zinc, with windows constructed with aluminium frames and hardwood shutters. Despite this varied use of materials I do not believe the different planes which form a layered elevation need to be lost because in my view they animate the frontage providing it with interest. However, I do agree that a reduction in contrasting materials and simplification of the palette would improve this elevation. I am satisfied that this can be controlled through conditions as recommended by the Conservation Officer which also address the finishes proposed to the roof and include: a sample panel (condition 2); solar panels (condition 9); roof materials and roof mounted equipment (condition 8 and condition 7); external joinery (condition 3); glazing (condition 5); and finishes to walls (condition 6). To further explore the possibility of simplifying the landscaped area to the frontage in addition to those conditions suggested by the conservation officer I suggest the imposition of a standard landscaping condition (condition 10), maintenance (condition 11), and management (Condition)

- 8.9 In my view the conditions suggested above are considered necessary and reasonable given the prominence of the site in the Conservation Area. Subject to these I am satisfied that the proposal responds to its context in terms of its design, scale and massing. I consider it to propose a design that relates to the use of the building as a community facility and therefore is compliant with East of England (2008) policies ENV6 and ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11 and advice contained within Planning Policy Statement 5: Planning for the Historic Environment (2010)

Renewable energy and sustainability

- 8.10 The proposal is not required by the Cambridge Local Plan (2006) to make any provision on site for renewable energy generation. However, the applicant has demonstrated a desire to promote a sustainable development in their design approach by the installation of Solar PV panels to the southern side of the roof, consideration of solar gain, ventilation and the maximisation of natural light.

8.11 In my opinion the applicant has suitably addressed the issue of sustainability in terms of the central and connected location of the site and the renewable energy technology integrated into the design of building in my view will not have any adverse impact upon the environment as required to accord with policy 8/17 of the Cambridge Local Plan (2006) and the Sustainable Design and Construction SPD 2007.

Disabled access

8.12 The Design and Access Statement submitted with the application confirms that the proposed building will provide level access and the drawings appear to be consistent with this and that the requirements of Part M of the current building regulations. As such, I am satisfied that the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12 with regard to inclusive access.

8.13 Where the Access Officer raises concern with regard to the potential inadequacy of the proposed lift I suggest an informative is attached which draws the applicant's attention to this requiring further consideration. This should also highlight the importance of an induction loop in public areas to aid the hearing impaired and the requirement of ramps up to raised areas to aid inclusive access. I am satisfied that the condition I suggested in paragraph 8.8 (condition 10) which is designed to agree the details of the landscaping scheme will cover the requirement of clearly designating the car parking spaces that are proposed to the building frontage as parking bays for disabled people only will ensure good inclusive access by car for those less mobile.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.14 The proposed building occupies almost all of the application site apart from a landscaped area to the frontage, a 1.2 metre passageway along the northern flank of the building and a small courtyard area to the southern half of the rear of the building measuring approximately 4 metres in depth by 5.7 metres in width hard along the shared boundaries with the common land to the east and 9a Auckland Road to the south.

- 8.15 Set back 2.5 meters from the building line of 9a Auckland Road to the south the new building will adjoin this property for a depth of approximately 4.1 metres, before stepping off the shared boundary to provide a 0.85 metre separation distance. 9a Auckland Road extends approximately 20.5 metres into its 41metre deep plot at a height of over 7 metres for the first 14 metres. There are no windows to its northern elevation and while I acknowledge the scale and mass of the proposed building is a significant increase upon the existing building it replaces a currently run-down structure and poorly maintained space with a blank wall that will serve to shelter the garden of 9a Auckland Road. It will not afford any opportunities to overlook and comprise the privacy that the occupiers of this dwelling currently enjoy and given the development sits to the north of 9a it will have little impact upon the daylight which this dwelling currently benefits from.
- 8.16 The flatted development to the north will also be presented with a blank wall at first floor. To the ground floor a series of openings serve a boiler room, kitchen and the community room, but the shared boundary is demarcated by a brick wall approximately 2 metres in height so these windows will have a neutral impact upon the residential amenity of the flats. To the southern elevation of the flats a number of small windows which appear to serve kitchens and small horizontal projections which have glazing to provide light from the east and west will experience some loss in light compared to what they currently receive but given that there will be no opportunities to overlook this residential development and the loss of light will only be to rooms with two aspects and not primary living space I do not consider the impact of the proposed development significantly detrimental.
- 8.17 Environmental Health Officers have raised no objection to the proposal and have no record of known contamination at this site so there is no amenity issues for the prospective visitors of the proposed synagogue. However, they have suggested the imposition of standard conditions to protect the amenity of neighbouring occupiers, predominantly during the demolition and construction phases of the development and I recommend these are imposed, these include: hours of construction (condition 14); hours of collections and deliveries (condition 15); minimise airbourne dust (condition 16); phased construction

programme (condition 18); building insulation (condition 19); piling (condition 17); and details of extraction and filtration (condition 20).

- 8.18 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 policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.19 Provision for the on-site storage of three wheelie bins for recyclable, organic and residual waste is proposed on the northern flank of the building in a recess accessed off the passageway. The Environmental Health Officer consulted on the application suggested a condition be imposed requiring details of on-site refuse and recycling storage, however, I consider the details satisfactory, detailing ample space which is easily accessible and as such do not consider the suggested condition necessary. In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Access through site

- 8.20 The retention of unfettered access through the site from Auckland Road to the allotments, recently planted community orchard and Midsummer Common which is frequently used and often by those with wheelbarrows and sizable implements to tend to the allotments has been almost the sole concern of objections received from third party representations.
- 8.21 Currently the site provides a means of access through for pedestrians and also vehicles. Whilst the passage of pedestrians is free the vehicular access is lockable.
- 8.22 When the City Council as land owners sold the Yasume Club site the contact of sale reserved to the City Council a right of way at all times along a pedestrian access (as shown on the contact plan). The City Council Property section are satisfied that the development includes a pedestrian access in accordance with the contact of sale but that the gates illustrated on the plans submitted with the application must remain

unlocked and cannot prevent the use of the reserved right at any time.

8.23 Contrary to a number of the third party correspondence referring to this as a Public Right of Way or questioning that it should be, consultation with the County Council as Highway Authority has confirmed that this is not an established Right of Way, accordingly the applicant is not contravening any laws with regards to the blocking up of a public way or precluding access to common land. It has been confirmed with the City Council Property section that should the gates be locked at anytime the landowner would be breaking the terms of the contact of the sale. Further to discussing the matter with the applicant it has been confirmed that the gate shall not be lockable.

8.24 In comments raised with regard to the loss of vehicular access to the common by this route given the inadequacy of a vehicular access to the allotments off Newmarket Road I note planning application 10/0386/FUL which grants permission for the 'installation of a dropped kerb at Newmarket Road onto common land (New Orchard) and modifications to gates to common land' approved on 6 October 2010 and the clear intension to improve this existing access for vehicles.

8.25 Notwithstanding the above I am of the view that this is not a material consideration. I appreciate fully the opposition that this proposal has met as a result of it impinging on a benefit that has long been in existence and the views expressed that a condition could be imposed requiring that the gate remain unlocked at all times. However, I can find no policy justification for this. This is not a material planning matter and other avenues should be sought to argue the retention of an open and free access in this location.

Highway Safety

8.26 While the majority of concerns raised in the third party representations received were with regard to retaining the informal access discussed above under the heading 'Access through site' the existing pressures upon on street parking in the area, highway safety and access were also raised. However, the Highway Engineer who was consulted and commented on behalf of the Highway Authority raised no

concerns with regard to these matter, subject to: the submission of amended plans to demonstrate car parking spaces of a minimum of 2.5metres by 5metres and inclusion of visibility splays.

- 8.27 The applicant has not submitted an amended plan in order to address the concerns of the Highway Authority. However, I am satisfied that these concerns can be addressed satisfactorily by the imposition of conditions as suggest by the Highway Engineer which include; visibility splays (condition 21); a travel plan (condition 23); and implementation of the access free of obstruction (condition 24).
- 8.28 Subject to the conditions recommended I am satisfied that the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.29 Two car parking spaces are proposed on site to the front of the building accessed directly off Auckland Road. The Design and Access Statement submitted with the application suggests that these are designated for parking for disabled people. As the Access Officer rightly points out these are not illustrated on the submitted plans as designated. I am satisfied that there is adequate space on the frontage to accommodate two spaces and that the landscaping condition I suggest be imposed in paragraph 8.8 (condition 10) can be used in this instance to ensure that the landscaping scheme requires markings within the paved area to ensure legibility of these spaces as disabled only, a condition should also be attached to ensure this provision is secured (condition 25).
- 8.30 The site falls within a Controlled Parking Zone (CPZ). The CPZ will ensure that despite the development largely being car free there is unlikely to be any significant impact upon the car parking availability on site which is currently afforded to those local residents which benefit from car parking permits. No visitor permits are allowed under residents parking. As confirmed by the Highways Engineer and consultation with New Communities this site is highly accessible by number of different modes, it is central located, adjacent to the cycle lane network and the public bus service which stops extremely nearby on Newmarket Road and the car parks at the nearby Grafton Centre have

sufficient capacity to accommodate the additional trips that are projected by car.

- 8.31 The applicant has submitted a Transport Assessment (TA) which projects trip generation of the proposal and the proportion of likely modes which has been considered by Highways and New Communities. They generally accept the projections of the TA but both require the submission and agreement of a Travel Plan prior to the commencement of the proposed use. New Communities recommend this be secured by a Section 106 agreement but I am satisfied that a condition (condition 23) is adequate to ensure a Travel Plan is agreed. Subject to this provision the application is considered acceptable for it accords with the City Council's Car Parking Standards as set out in Appendix C of the Cambridge Local Plan (2006) and is compliant with East of England Plan (2008) policy T14, and Cambridge Local Plan (2006) policy 8/10.
- 8.32 Secure and partially covered cycle parking provision is made to front of the building. Seven Sheffield type stands, four of which are positioned under the first floor overhang make provision for the parking of 14 cycles. In this location they promote this sustainable mode of transport being both easily legible and with excellent access from the highway. Under the heading 'Context of site, design and external spaces' from paragraph 8.8 I discuss the acceptability of this siting with regard to the character of the area and their impact in this highly visible location concluding that for the use of the site, despite its location in a predominantly residential area this is, on this occasion, acceptable.
- 8.33 The applicant has calculated that the total public floor area is 210metres², made up from 95metres² at ground floor and 115 metres² at first floor level. The cycle parking provision on the plans is therefore in accordance with the City Council's minimum Cycle Parking Standards as set out in Appendix D of the Cambridge Local Plan (2006) which requires a minimum of 14 cycle parking spaces calculated as 1 space per 15 metres² of public floor area. Accordingly, it could be argued that the proposal is compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan (2006) policy 8/6. However, I have sought further clarification from the agent as to how they have arrived at a figure of 210metres² when calculating the total public floor space for I consider this less than what I calculate

the public floor space to be. At ground floor I have included the area of the community room, office and kitchen, at first floor the area of the main hall, crèche and library. The total floor area of these spaces equates to approximately 280 metres², therefore requiring the development to make a minimum provision of 18 cycle parking spaces. Further to this the Design and Access Statement and Transport Assessment submitted with the application conflicts with the plans and state that on site provision for the parking of 24 cycles is made, 10 more spaces than the plans illustrate. The outcome of discussions with the agent will be reported on the Amendment Sheet or orally at the Committee meeting.

Archaeology

- 8.34 Correspondence received from Cambridgeshire Archaeology confirms this site to lie within an area of high archaeological potential. The site is located on a former industrial zone of the city, adjacent to a series of 18th and 19th century breweries that occupied the zone around Napier Street and the eastern end of Newmarket Road which included Auckland Road. Further to the east, to the eastern side of East Road the Britannia Iron works and the Medieval Barnwell Priory occupied sizable plots. As such, it is considered reasonable and necessary that the site should be subject to a programme of archaeological investigation to be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition as directed by paragraph 30 of PPG16 Archaeology and Planning (1990) and advise contained within PPS5 Planning for the Historic Environment (2010) which reads;

In cases when planning authorities have decided that planning permission may be granted but wish to secure the provision of archaeological excavation and the subsequent recording of the remains, it is open to them to do so by the use of a negative condition.

- 8.35 Subject to the imposition of such a condition (condition 13) I consider the proposal compliant with policy 4/9 of the Cambridge Local Plan (2006).

Third Party Representations

8.36 I am mindful that none of the third party representations received object to the proposed development with regard to its bulk, massing, scale or design, nor the use of the new building. Objections to the proposal are almost solely focused upon the impact that the proposal will have upon an informal access from Auckland Road through the site to the allotments, a community orchard and Midsummer common and the River Cam beyond. I have addressed these concerns under the heading 'Access through site' above (from paragraph 8.20). Some representations raise concern at increased pressure upon on-street parking, I have addressed these under the heading 'Car and Cycle Parking' from paragraph 8.30.

Planning Obligation Strategy

8.37 The proposal is for a community facility and therefore is not required to provide a contribution.

9.0 CONCLUSION

9.1 The community use is acceptable on this site. The proposed building is considered a significant improvement upon the existing vacant building. It will enhance this part of the conservation area and subject to conditions to ensure control over the detailing and materials and other matters of detail and to protect residential amenity I recommend approval.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. No development shall commence until such time as the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. Thereafter approved panels are to be retained on site for the duration of the works for comparative purposes, and the development shall only take place in accordance with the approved details.

Reason: To protect the special interest of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

3. No development shall commence until such time as full details of all external joinery, including finishes and colours, have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect the special interest of the Conservation Area (East of England 2006 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

4. No boiler flues, soil pipes, waste pipes or air extract trunking, etc. shall be installed until the means of providing egress for all such items from the bathrooms, kitchens and plant rooms have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect the special interest of the Conservation Area (East of England 2006 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

5. No development shall commence until such time as full details of the type(s) of glass to be installed to doors/windows/screens etc. have been submitted to and approved in writing by the local planning authority. Thereafter approved panels are to be retained on site for the duration of the works for comparative purposes, and the development shall only take place in accordance with the approved details.

Reason: To protect the special interest of the Conservation Area (East of England 2006 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

6. No development shall commence until such time as full details of all non-masonry walling systems, cladding panels timber wall boarding, cladding or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect the special interest of the Conservation Area (East of England 2006 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

7. No development shall commence until such time as full details of all roof mounted equipment such as ventilation stacks/towers, cupolas, glazed lanterns, pinnacles, crockets, finials, weather vanes or other decorative or functional devices have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect the special interest of the Conservation Area (East of England 2006 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

8. No development shall commence until such time as full detail of the roof(s) to be erected including materials, colours, surface finishes and relationships to rooflights or other rooftop features have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To protect the special interest of the Conservation Area (East of England 2006 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

9. No development shall commence until such time as full details of all solar panels and/or photovoltaic cells, including type, dimensions, materials, location, fixing etc have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details unless agreed otherwise in writing.

Reason: To protect the special interest of the Conservation Area (East of England 2006 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

11. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

12. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

13. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

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

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

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

Reason: To safeguard the residential amenity of neighbouring occupiers (Cambridge Local Plan 2006 policies 3/4 and 4/13)

16. No development shall commence until a programme of measures to minimise the spread of airborne dust and mud from the site during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of neighbours and highway users, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4, 4/13 and 8/2)

17. In the event of the foundations for the development hereby approved requiring piling, a method statement shall be submitted, in writing, for the approval of the local planning authority. This shall detail the type of piling and the mitigation measures to be taken to protect local residents. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted. Thereafter the development shall be carried out in accordance with the approved details.

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

18. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), or in accordance with an alternative timetable to be agreed, a comprehensive construction programme identifying each and every phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the agreed details unless the local planning authority agrees to the variation of any detail in advance and in writing.

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

19. Prior to the use of the building hereby approved, a scheme for the insulation of the building and/or plant in order to minimise the level of noise emanating from the building and/or plant shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

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

20. Prior to the use of the building hereby approved, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and retained thereafter.

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

21. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

22. Notwithstanding the details shown on the approved plans 2 metre by 2 metre pedestrian visibility splays within the curtilage of the new building from the edge of the highway shall be provided and thereafter be retained unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006 policy 8/2)

23. No development shall commence until full details of facilities for the secure parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved by the Local Planning Authority in writing. The agreed facilities shall be provided in accordance with the approved details before use of the development commences.

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

24. No demolition works shall commence on site until a traffic management plan has been agreed in writing with the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006 policy 8/2)

25. The access hereby approved shall be installed as shown on the approved drawings prior to the use of the building hereby approved and thereafter retained free of obstruction. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006 policy 8/2)

26. Notwithstanding the details shown on the approved plans the two car parking spaces to the front of the building hereby approved shall be designated for parking for disabled people, implemented prior to the use of the building hereby approved and retained thereafter.

Reason: In the interests of providing inclusive access for all (Cambridge Local Plan 2006 policies 3/7 and 3/12).

INFORMATIVE: The applicant is advised to contact the City Councils Access Officer, Mark Taylor by email address markj.taylor@cambridge.gov.uk or on telephone number 01223 457075 to discuss the inclusive access of the development. There are concerns that the lift in the position proposed will not provide easy access. The applicant is also advised to install an induction loop to all public meeting rooms and that ramps should provide access to raised areas.

INFORMATIVE: For the avoidance of doubt the applicant is advised that when submitting details for the discharge of condition 3, joinery is taken to mean all windows, doors, etc. whether made of timber or not.

INFORMATIVE: The applicant is advised that when submitting details to satisfy the discharge of condition 5 types of mirrored, reflective, metallic coated or other non-transparent glass are unlikely to be considered acceptable.

INFORMATIVE: The applicant is advised that when submitting details to satisfy the discharge of condition 6 that the submission may consist of large-scale drawings and samples.

INFORMATIVE: To satisfy standard conditions relating to Noise Insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 'Method for rating industrial noise affecting mixed residential and industrial areas' or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

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

Reasons for Approval

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

East of England plan 2008: Policies SS1, T1, T9, T14, ENV6, ENV7 and WM6

Cambridge Local Plan (2006): Policies 3/1, 3/4, 3/7, 3/11, 3/12, 4/11, 5/12, 8/2, 8/6, 8/10 and 8/17

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

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

These papers may be inspected on the City Council website at: www.cambridge.gov.uk/planningpublicaccess or by visiting the Customer Service Centre at Mandela House.



DRAWN	PROJECT	Beit Shalom Synagogue Auckland Road, Cambridge				VIEW	PT
CHECKED	SCALE	# AS 1:100	DATE	REV	NO	1/10/10	REV
	ARCHITECT	copper griffith					
		14 NEWBURY STREET, SPETTINGTON, CAMBRIDGE, CB2 3AT TEL: 01223 811961 FAX: 01223 811927 ARCHITECTS: arch@coppergriffith.co.uk					



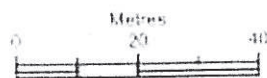
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The representation of a road, track or path is no indication of a right of way

The representation of features as lines is no evidence of a property boundary

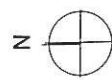
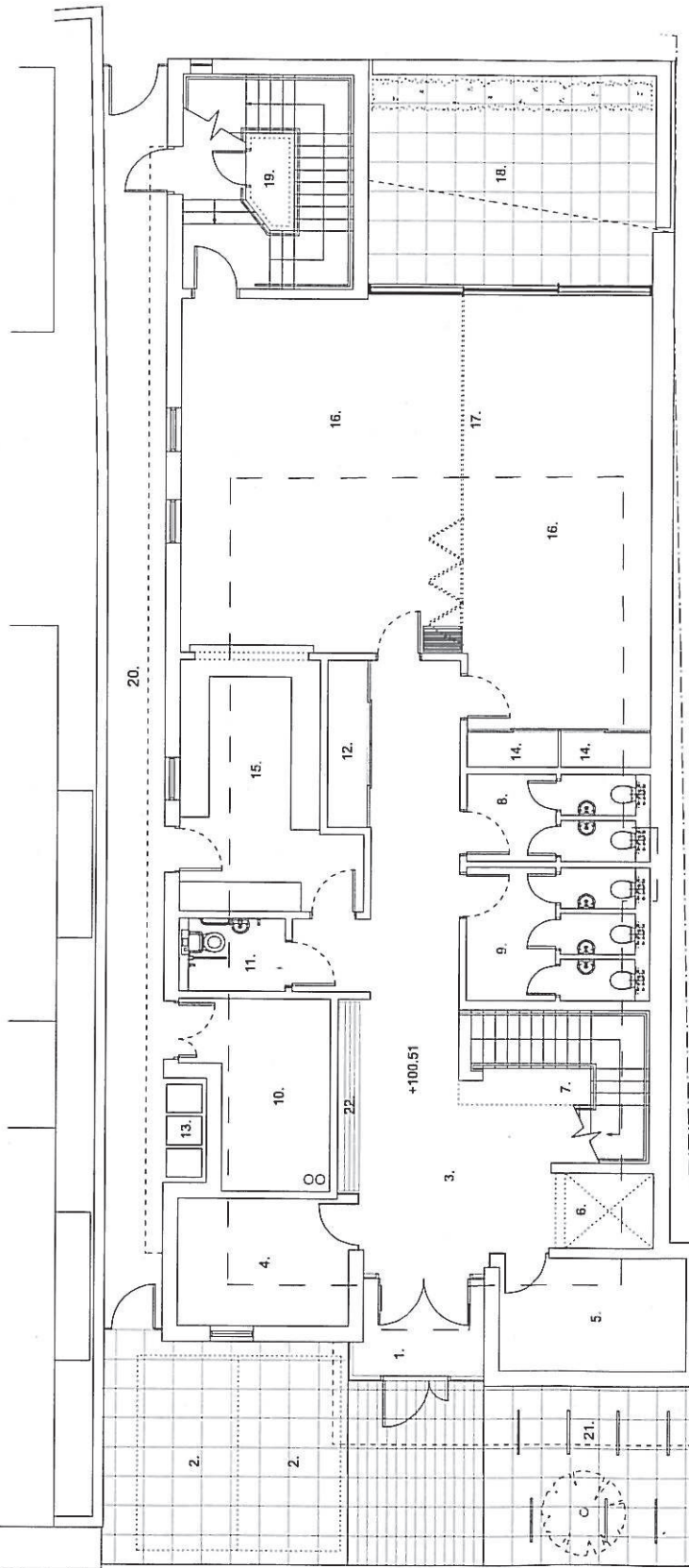


Scale 1:1250

Supplied by **Blackwell M and D C**
 Serial number: 01155400
 Centre coordinates: 445803 258804

Further information can be found on the OS Sitemap Information Leaflet or Ordnance Survey website at www.ordnancesurvey.co.uk

Yasume Social Club
Auckland Road
Cambridge CB1 4DY



KEY

- 1. Entrance
- 2. Parking
- 3. Entrance Hall
- 4. Reception Office
- 5. Coats
- 6. Lift
- 7. Stairs
- 8. Male WC
- 9. Female WC
- 10. Boiler Room
- 11. Disabled WC
- 12. Cleaner Store
- 13. Bin Store
- 14. Store
- 15. Kitchen
- 16. Community Room
- 17. Acoustic sliding partition
- 18. Garden
- 19. Escape stairs
- 20. Covered external passage
- 21. Cycle Parking
- 22. Bench

P2 07.04.11 Issued for planning - Cycle parking increased

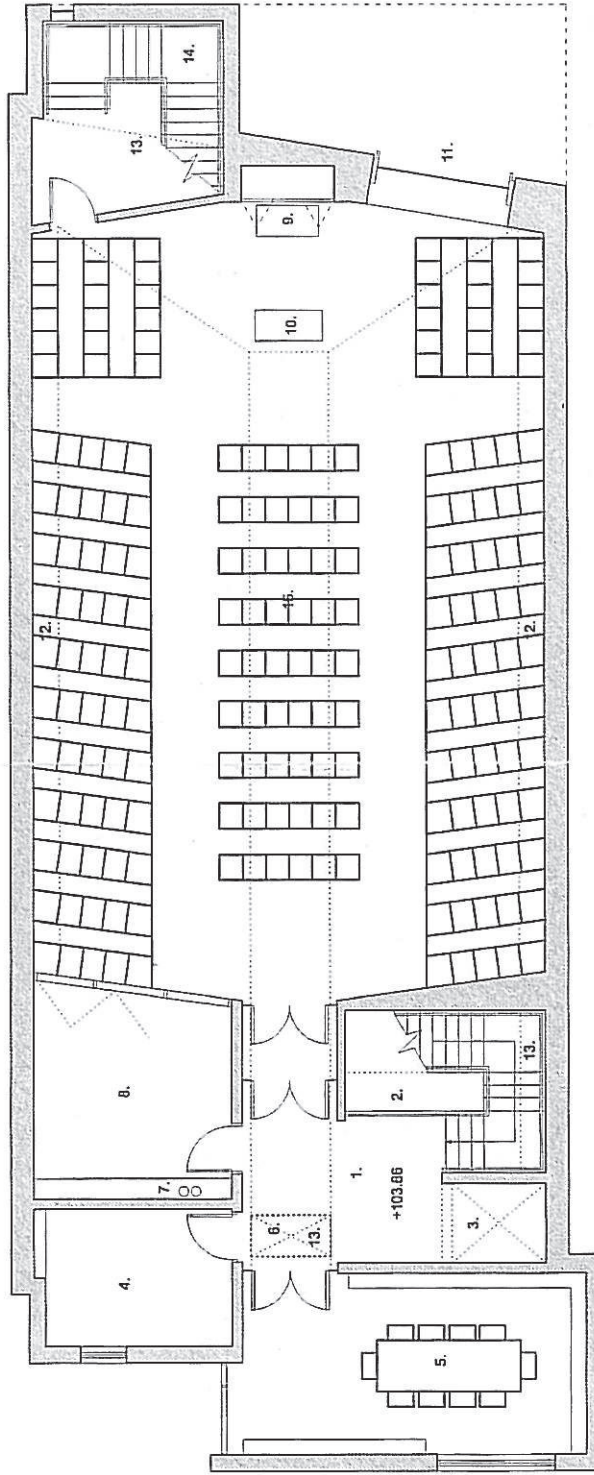
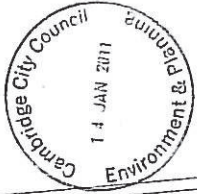
PROJECT: Beth Shalom Synagogue
 Auckland Road, Cambridge

DATE: 11/04/11
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 CHECKED: [blank]

SCALE: 1/4" = 1'-0"

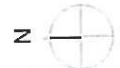
NO: 11/04/11
 REV: P2

cowpergriffith
 15 HIGH STREET, WINTLESFORD, CAMBRIDGE, CB21 4AT
 TEL: 01223 831314 FAX: 01223 811127
 APC@COWPERGRIFFITH.CO.UK



KEY

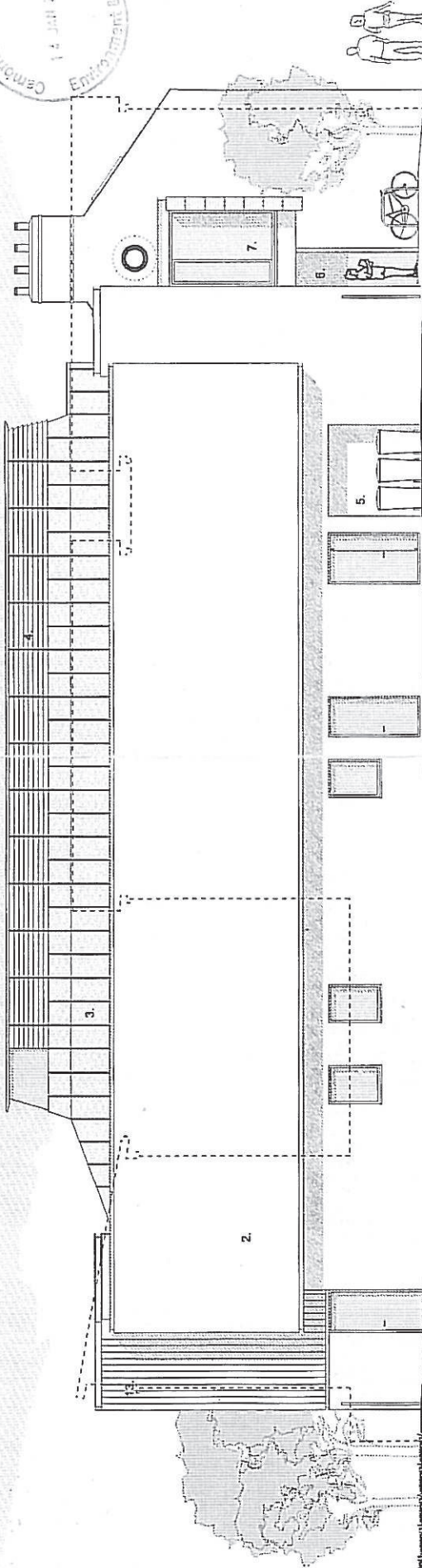
- 1. Top-lit lobby
- 2. Void to Hall
- 3. Lift
- 4. Office/Interview
- 5. Library
- 6. Glass floor to below
- 7. Air circulation duct and services
- 8. Chair store / Creche
- 9. Holy Ark
- 10. Bimah
- 11. East Window
- 12. Perimeter glazing to hall
- 13. Top light / perimeter glazing
- 14. Escape stair
- 15. Main hall with seating for 200



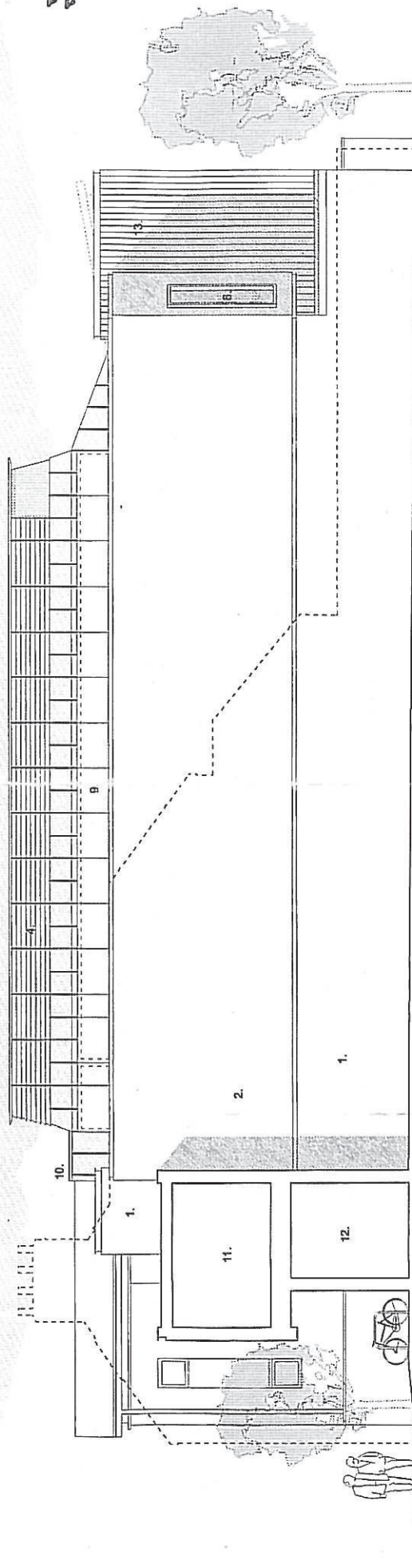
11/0044 / FUL

DRAWN	PROJECT	Beth Shalom Synagogue	1101	PROPOSED FIRST FLOOR PLAN
		Auckland Road, Cambridge		
CHECKED	SCALE	AS SHOWN	DATE	REV
			11/03/10	REV P1
	cowpergriffith			
	14, 0223 10154 401001310 0121			
	ARCHITECTS architects@cowpergriffith.co.uk			

11/0044/FUL



NORTH ELEVATION scale 1:100



SOUTH ELEVATION scale 1:100

KEY

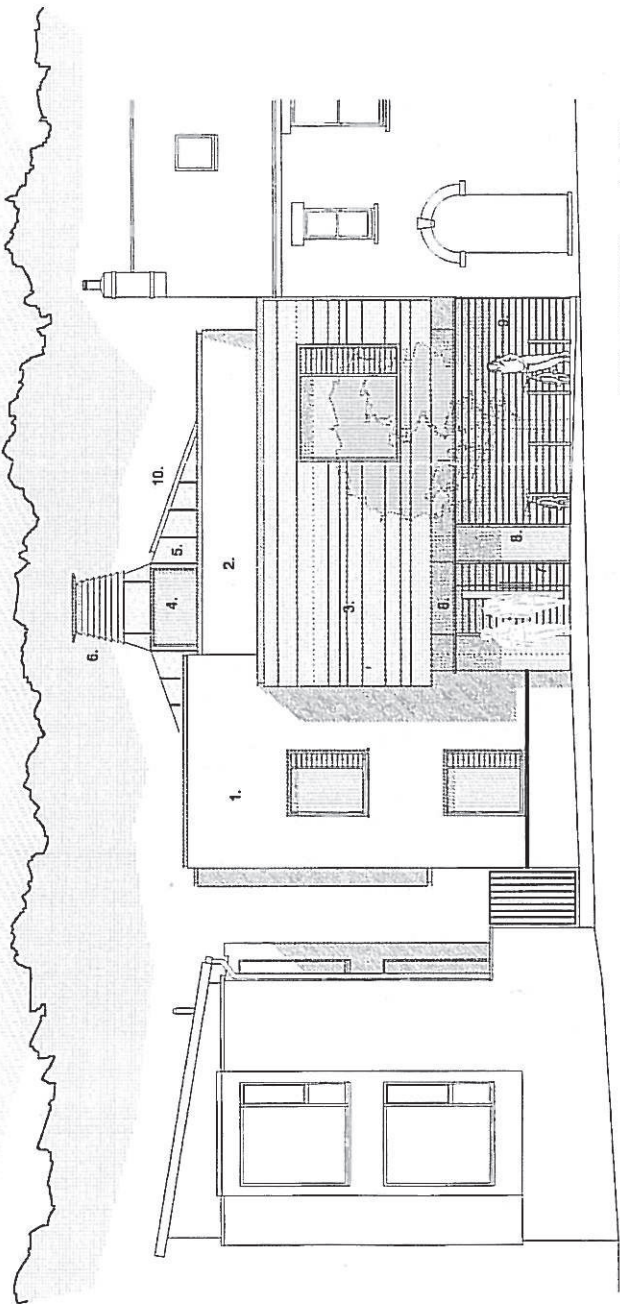
- 1. Brickwork
- 2. Sto render
- 3. Pre-weathered zinc roof - Pigmento r3d
- 4. Natural ventilation roof turret
- 5. Bin store
- 6. Frameless glass lobby
- 7. Projecting west window
- 8. Projecting east window
- 9. PV solar panels
- 10. Rooflight
- 11. Section through library
- 12. Section through cloak room
- 13. Vertical timber boarding

PROJECT	Bath Shalom Synagogue	SCALE	A4 1:100	DATE	14/02/10	NO	1102/107	REV	PI
CLIENT	Cambridge City Council	ARCHITECTS	coppergriffith architects						
PROJECT	Bath Shalom Synagogue	SCALE	A4 1:100	DATE	14/02/10	NO	1102/107	REV	PI
CLIENT	Cambridge City Council	ARCHITECTS	coppergriffith architects						

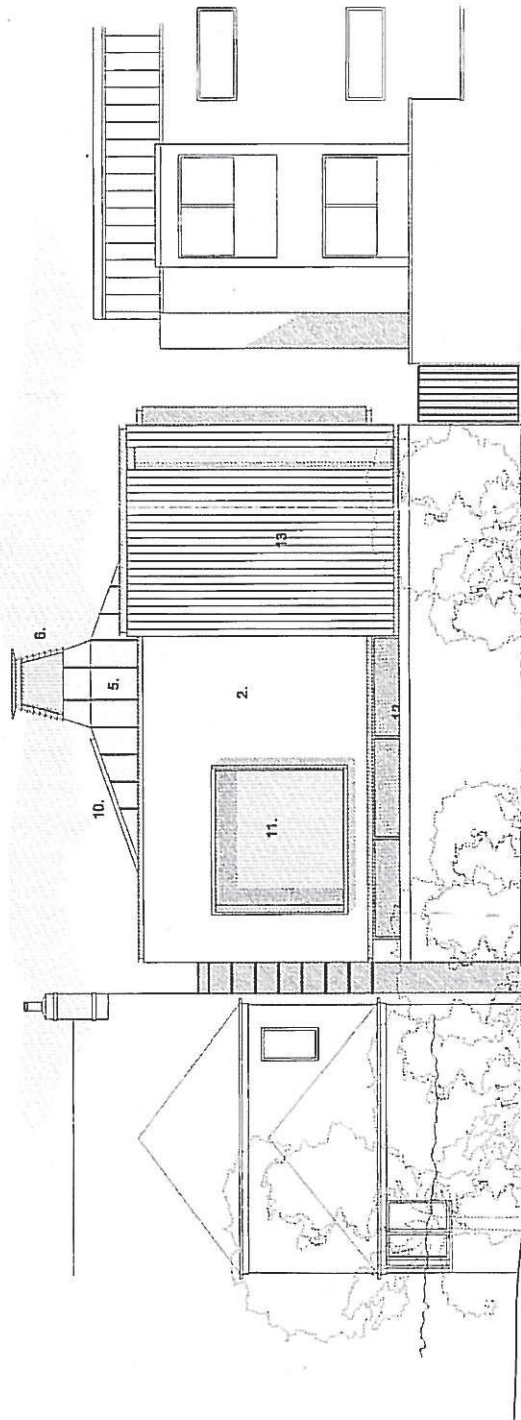


KEY

1. Brickwork
2. Slo render
3. Pre-weathered zinc - Pigmento red
4. Rooflight (horizontal and vertical sections)
5. Pre-weathered zinc roof - Pigmento red
6. Glazing to roof lural
7. Oak boarded doors
8. Frameless glass
9. Oak boarding
10. PV Solar panels
11. Projecting eave window
12. Aluminium framed sliding doors
13. Vertical timber boarding



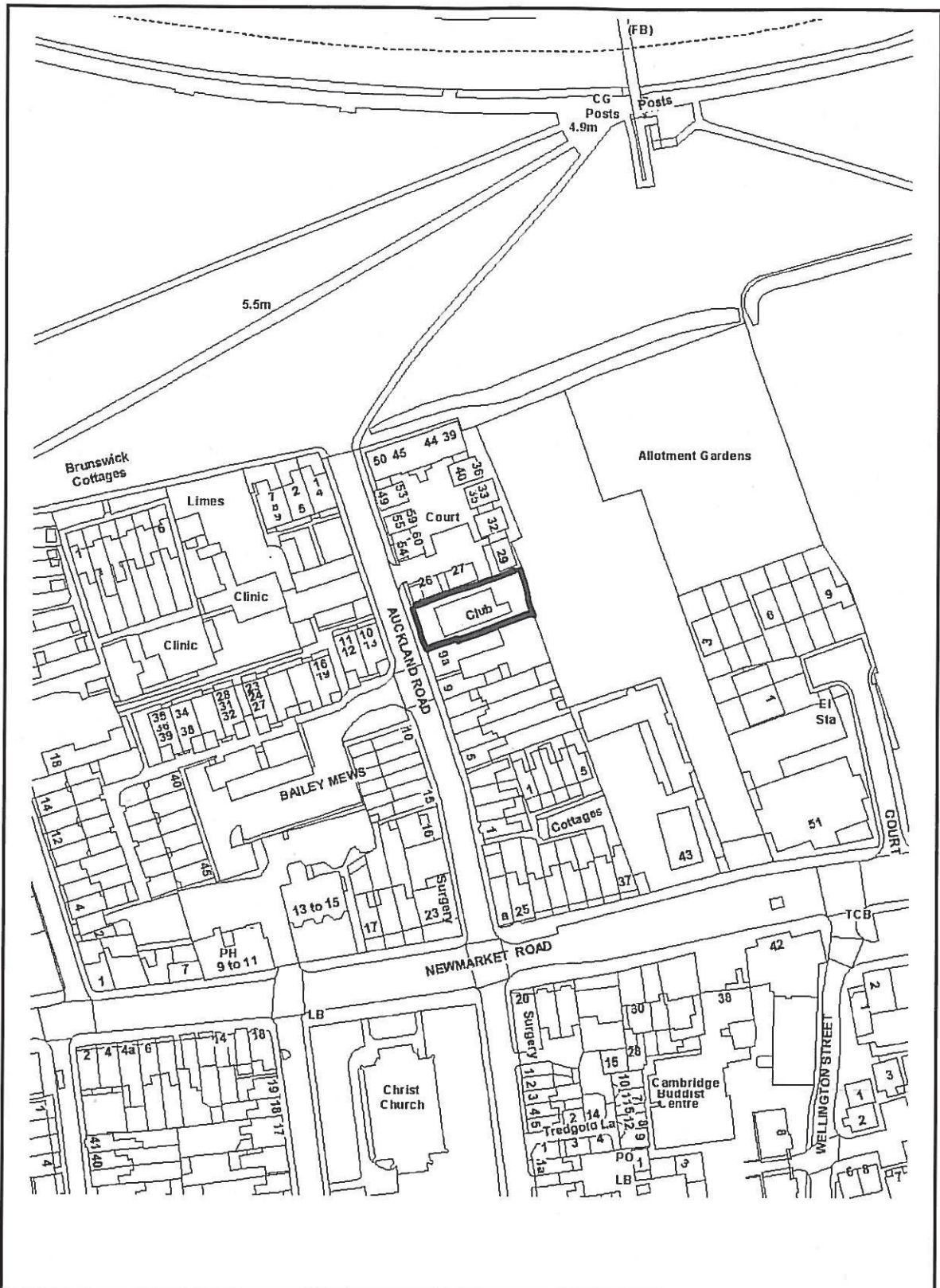
WEST ELEVATION scale 1:100



EAST ELEVATION scale 1:100

11/0044/FUL

PROJECT	Beth Shalom Synagogue	TITLE	Proposed Elevations in context East and West
SCALE	A1 1:100	DATE	11/0044
DRAWN	cowergriffith		
CHECKED	ARCHITECTS		



11/0044/FUL
Auckland Road Cambridge Cambridgeshire

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Application Number	11/0055/FUL	Agenda Item	
Date Received	20th January 2011	Officer	Mr John Evans
Target Date	17th March 2011		
Ward	Market		
Site	1 And 2 Wellington Court Wellington Street Cambridge Cambridgeshire CB1 1HZ		
Proposal	Change of use of 2 three storey office buildings to form 6 x 1bed flats, together with the erection of a bin and bike store and insertion of a rooflight and the provision of replacement hard and soft landscaping.		
Applicant	Mr. G. Lockhart And Mrs. B. Moore C/o Mr. Paul Belton Januarys Consultant Surveyors York House 7 Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to two existing B1 (a) office premises situated on the eastern side of Wellington Street, at the entrance to Wellington Court.
- 1.2 The two existing premises are part of a cluster of 9 office units which surround the hard landscaped car parking area of Wellington Court. The building contains 3 levels of accommodation and is domestic in scale and character, constructed in a red brick with a tiled pitched roof.
- 1.3 To the east, beyond Wellington Court, are two new buildings that are currently under construction for residential accommodation, providing a total of 25 apartments. To the north are office premises within Dukes Court. To the south is the rear frontage and car parking ramp of the Grafton shopping centre.

1.4 The site falls within the controlled parking zone. There is designated office car parking within Wellington Court. The site is not within a Conservation Area.

2.0 THE PROPOSAL

2.1 The application seeks consent for the conversion of the existing two office units into residential accommodation. Each new apartment will occupy a single level of the existing building.

2.2 The physical changes to the building consist of two new velux rooflights, and two flank Juliet balconies to the north and south elevations to serve flats 5 and 6.

2.3 Both numbers 1 and 2 Wellington Court are accessed from the west elevation via Wellington Street. Refuse and bicycle storage would be provided within a new walled courtyard area to the north of the building.

2.4 The application is accompanied by the following supporting information:

1. Planning, Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
09/0819/FUL <i>Land Adj Wellington Street</i>	Erection of 14 residential flats and associated infrastructure.	Approved, (currently under construction)
09/0292/FUL <i>Severn Place</i>	Erection of 11 one bedroom flats	Approved (currently under construction)

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 Statement 3: Housing (2006):

Planning Policy Statement 3 (PPS3): Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

Planning Policy Guidance 13: Transport (2001)

Circular 11/95 – The Use of Conditions in Planning Permissions

Circular 05/2005 - Planning Obligations:

Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

5.2 East of England Plan 2008

ENV7: Quality in the Built Environment

5.3 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.4 Cambridge Local Plan 2006

- 3/4 Responding to context
- 3/7 Creating successful places
- 4/13 Pollution and amenity
- 5/1 Housing provision
- 5/2 Conversion of large properties
- 8/2 Transport impact
- 8/6 Cycle parking

Planning Obligation Related Policies

- 3/7 Creating successful places
- 3/8 Open space and recreation provision through new development
- 3/12 The Design of New Buildings (*waste and recycling*)
- 5/14 Provision of community facilities through new development
- 10/1 Infrastructure improvements (*public open space, recreational and community facilities, waste recycling*)

5.5 Supplementary Planning Documents

Cambridge City Council (March 2010) – Planning Obligation Strategy

5.6 Material Considerations

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

City Wide Guidance

Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

6.1 Awaiting comments.

Head of Environmental Services

6.2 No objections subject to construction hours conditions.

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: 3 and 7 Wellington Court.

7.2 The representations can be summarised as follows:

1. The location is completely inappropriate for flats
2. There is no amenity value for residential whatsoever.
3. This is an ideal location for office accommodation in the City.
4. The testimony from Januarys claiming the unit has been difficult to let is misleading.
5. The conversion would be an overdevelopment.
6. The living space is cramped.
7. Car parking is inadequate and the development would lead to fly parking in Wellington Court.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity

4. Refuse arrangements
5. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

Principle of Development

- 8.2 Office use falls within use class B1a of the Use Classes Order 1987. Local Plan policy 7/3 seeks to protect industrial (B2 and B1c) and storage uses, but offices are not included within the scope of the policy. There is no in principle policy objection to the proposed change of use.
- 8.3 The conversion of large properties is permitted by Local Plan policy 5/2 except where; the likely impact upon on-street car parking would be unacceptable; the living accommodation would be unsatisfactory; the proposal would fail to provide for satisfactory refuse storage or cycle provision or the location of the property or the nature of nearby land uses would not offer a satisfactory level of residential amenity. An analysis of these issues is provided in the relevant subsections below.
- 8.4 In my opinion, while I recognise that the proposal will represent a change in the character of what is currently a cluster of office units, the broad principle of the development is acceptable and in accordance with policy 5/2. The proposal is however subject to the consideration of matters of detail.

Context of site, design and external spaces

- 8.5 The key design issue is the detailed design and appearance of the proposed alterations to the building, to facilitate the conversion.
- 8.6 The change of use of the building will involve only very minor alterations to the existing office building. The style of buildings in Wellington Court is residential and domestic in character, therefore despite their use as offices, the conversion of units 1 and 2 can be achieved with minimal external alterations. The two new rooflights and two flank Juliet balconies will not be harmful to the character and appearance of the building.
- 8.7 Externally, the development provides a more formalised defensible space for the front of the building with a 400mm front

wall with landscaped area. To the immediate north a new 2m high wall will enclose a secluded courtyard area providing a bicycle store to serve the new dwellings. I do not consider these changes to detract from the character or appearance of this section of Wellington Street.

- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 5/2.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 There are no other residential properties in close proximity to the site. I do not consider the proposed residential use of the building will detract from the amenities of the adjacent office units. There will be no overlooking issues from the new velux rooflights or Juliet balconies.

Amenity for future occupiers of the site

- 8.10 Local Plan policy 5/2 states that conversions of non-residential buildings will be permitted except where the living accommodation provided will be unsatisfactory. I recognise that the proposed dwellings are relatively small in size, but I feel that they provide a satisfactory level of amenity for future occupiers. The ground and first floor flats benefit from a separate bedroom and living area; an outlook from 3 sides of the building; and natural light from the projecting central bay feature to the front west elevation. The projecting glazed bay feature will provide an entrance porch to flats 1 and 2 and amenity space for flats 3 and 4.
- 8.11 The roof level studio apartments will gain light and outlook from the proposed Juliet balconies to the north and south elevations of the building, to the overall benefit of the living conditions for future occupants. Although the area is characterised by commercial/office uses, I do not think that a residential use would be incompatible here. Wellington Court does not suffer from excessive traffic movements or other disturbance, which might otherwise conflict with a residential use.
- 8.12 In addition to the above, all of the 6 apartments benefit from a formalised, secluded courtyard area, which successfully

accommodates refuse and bicycles in a secure manner. This space has been designed to give future occupants their own communal private space. Soft landscaping, including an evergreen hedge, a new tree and climbers will add visual interest to the external areas. This will create an attractive frontage, which is consistent with the objectives of Local Plan policy 3/7 creating successful places.

Refuse Arrangements

- 8.13 Refuse provision is provided off the new courtyard area, away from the public domain. The area is secure and adequate in size to serve the 6 apartments. In my opinion this aspect of the proposal is compliant with Cambridge Local Plan (2006) policy 5/2.

Car and Cycle Parking

- 8.14 The proposed development does not provide any car parking provision. While I note concerns from the adjacent office users regarding potential fly parking in Wellington Court, this could be controlled by the barrier at the entrance to the court. In my view this is a management issue, which would not be made any worse through the introduction of the proposed residential accommodation.
- 8.15 Bicycle parking is provided behind the proposed wall within the new courtyard area and is sufficient in number. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.16 The majority of the representations received have been considered in the above report. The following additional comments have also been made:

This is an ideal location for office accommodation in the City.

I note concerns regarding the loss of office space in the City, but as rehearsed in the 'principle of development' subsection, the current Development Plan does not contain any policy which seeks to protect and retain office space.

The testimony from Januarys claiming the unit has been difficult to let is misleading.

Januarys have stated in their planning statement that the premises was marketed at a reduced rent. Whether or not this was agreeable for interested parties is, in my view, not relevant to the determination of the planning application. This Council does not require the undertaking of such a marketing exercise in order for the proposal to be acceptable. The background statement provided by Januarys provides a useful context for the application, but it is not a material consideration, as set out in Local Plan policy 5/2, conversion of large properties.

Planning Obligation Strategy

8.17 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.18 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial

contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

- 8.19 The application proposes the conversion of the building to provide 6 one bedroom flats. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357	6	2,142
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					2,142

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50	6	2,421
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					2,421

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	6	2,178
2-bed	2	242	484		

3-bed	3	242	726		
4-bed	4	242	968		
Total					2,178

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

Community Development

8.21 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	6	7,536
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			7,536

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

Waste

8.23 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats,

this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	6	900
Total			900

8.24 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1.

Education

8.25 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an appendix to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

8.26 In this case, 6 residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for pre-school education/primary education/secondary education/lifelong learning. Contributions are not required for pre-school education, primary education and secondary education for one-bedroom units. Contributions are therefore required on the following basis.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £

1 bed	1.5		160	6	960
2+- beds	2		160		
Total					960

8.27 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Monitoring

8.28 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Conclusion

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

9.0 CONCLUSION

9.1 The existing office building could be successfully converted into the proposed 6 apartments, and would provide good quality living accommodation for future occupants. The scheme successfully integrates essential refuse and bicycle provision, and a car free development in this location is considered appropriate. Approval is 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. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

3. Prior to the occupation of the building, the proposed refuse enclosure and covered bicycle shelter shall be provided and permanently retained.

Reason: In order that the development provides adequate refuse and bicycle storage provision, Cambridge Local Plan 2006 policy 5/2.

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

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

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

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV7

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

Cambridge Local Plan (2006): 3/4, 3/7, 3/8, 4/13, 5/1, 5/2, 8/2, 8/6, 10/1

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

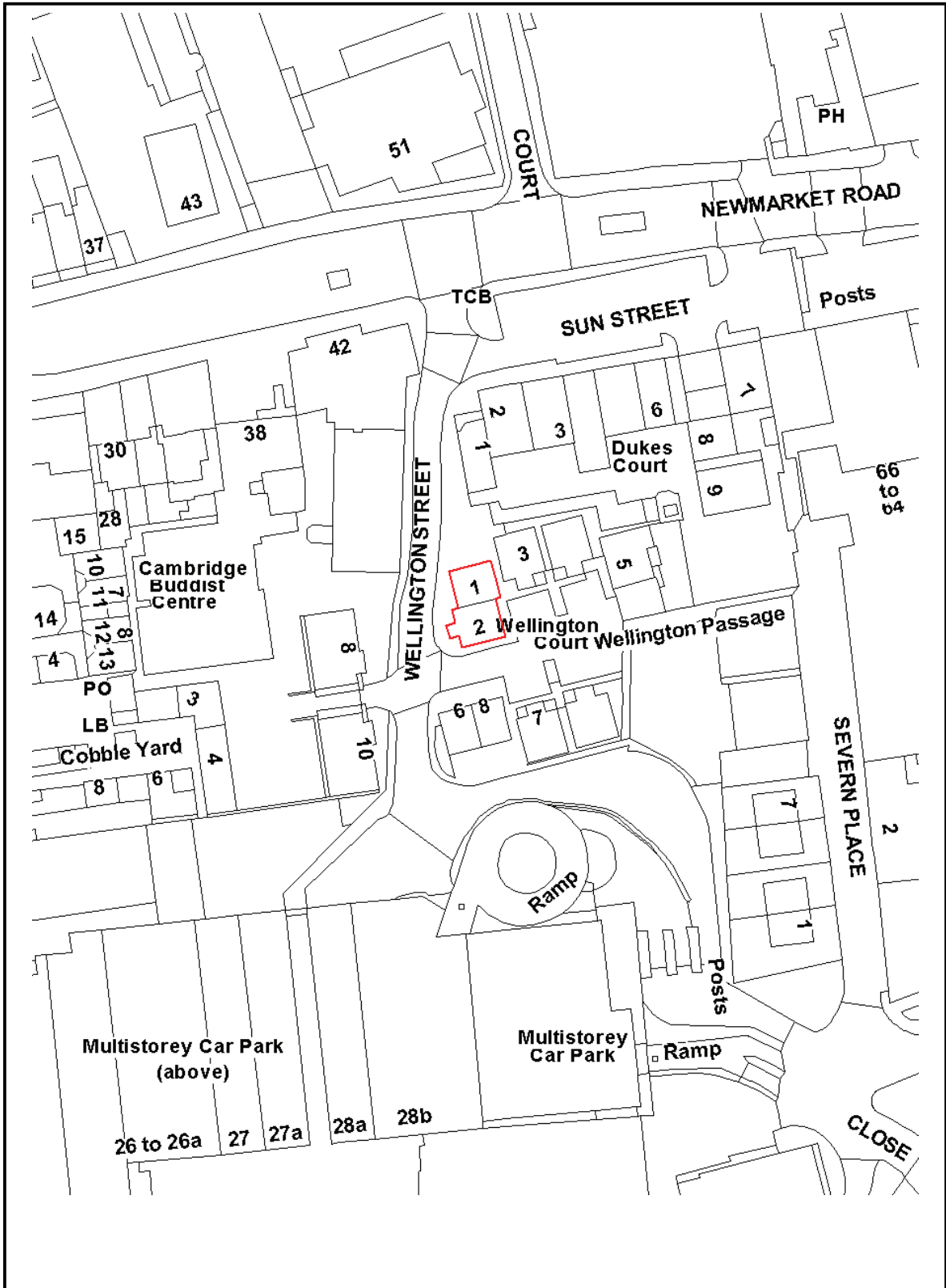
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

These papers may be inspected on the City Council website at:
www.cambridge.gov.uk/planningpublicaccess
or by visiting the Customer Service Centre at Mandela House.

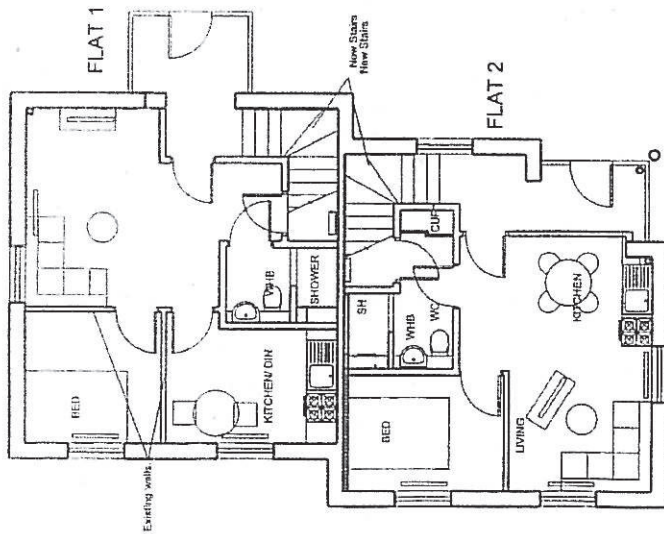


11/0055/FUL
1 And 2 Wellington Court Wellington Street Cambridge
Cambridgeshire

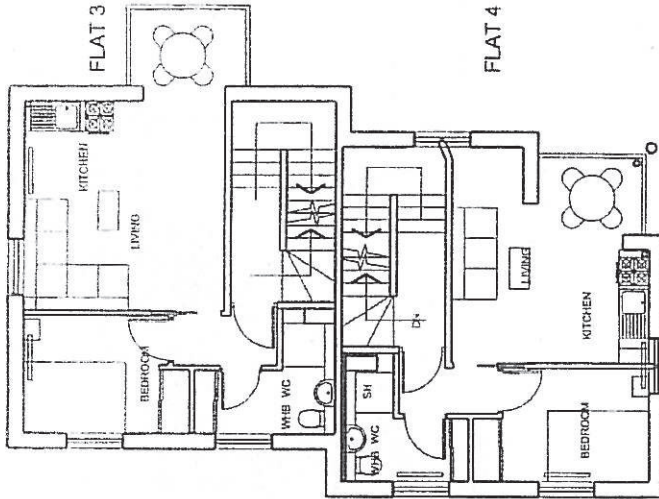
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FLOOR PLANS: PROPOSED

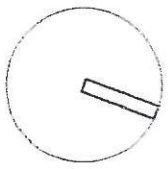
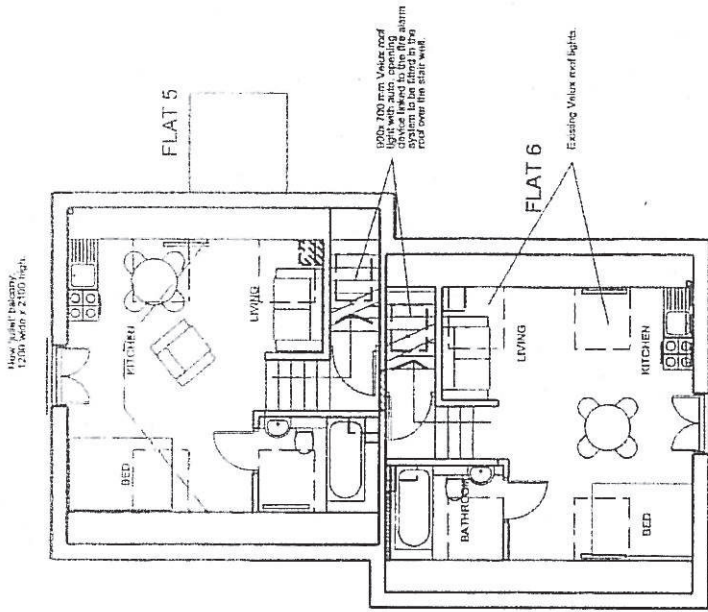
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BUILDING REGULATIONS:

- 1.0 The stairs shall be provided with a fire escape route, means of escape, self-closing 30 min fire resistance. There shall be provision for means of escape from each floor, and a door at each level.
- 1.1 The compartment walls and floors will offer 30 min fire resistance. Any furniture should be fire stopped.
- 1.2 The flat entrance doors will be FD30 rated and provided with two leads of fire, with panic release.
- 1.3 Each flat will be provided with a grade 0 category LD3 mechanical fire detection system. As in accordance with BS 5839-1:2002.
- 1.4 The existing alarm escape route serving both office blocks can be omitted as long as the fire alarm system is maintained in accordance with the Fire Act.
- 1.5 The kitchen will be provided with a fire escape route. The travel distance within the flat to the fire escape route shall not exceed 10m, with one door to be provided.
- 1.6 FIRE SAFETY
- 2.0 The compartment walls and floors will provide 30 min and 60 min.
- 3.0 VENTILATION
- 3.1 The existing windows will have provision made for trickle/adjustment ventilators.
- 4.0 CONSERVATION OF HEAT AND POWER
- 4.1 Where undertaking a measured change of use, reduced thermal mass may be used. Where the change is more than the threshold value in column 4 of table 3 in AD 101, the design of the building shall be in accordance with the relevant provisions.
- 4.2 The flat will be provided with an LFC.
- 4.3 Heating provision will be a wet system based by gas, to include wet radiators etc.

ACOUSTICS:

- 6.0 Constructive Floor: The existing floor is constructed with pre-cast concrete slabs with a raised access floor in the grain chamber on linear slabs. The floor will need to achieve a sound reduction of 45 dB.
- 6.1 The existing structure could be capable of compliance under Part E, without further work but it is proposed to add a suspended ceiling in 13.5 mm thick block plate (acoustic) and provide a continuous layer of 50 mm treated or banded insulation to the wall & ceiling between flats or at wall junctions and sealed with acoustic mastic.
- 6.2 Separating Walls: The existing separating walls consist of 100 mm blockwork, plastered both sides and will require upgrading to achieve 45 dB sound reduction.
- 6.3 To achieve this it is proposed to add further construction to one side of the separating wall as it serves both the residential part of the apartment. This will be the existing brickwork (100 mm) above the existing brickwork (100 mm) and incorporating a continuous layer of 125 mm ins and bits stone.

AREAS:

Flat No	sq. M.	sq. Ft.
Flat No 1	34.5	372
Flat No 2	29.5	318
Flat No 3	35.1	378
Flat No 4	30.44	329
Flat No 5	30	323
Flat No 6	30	323
TOTAL	189.94	2,043

**Mr and Mrs G Lockhart
Mr and Mrs B Moore**

**No. 182 WELLINGTON
COURT, CONVERSION OF
OFFICES INTO FLATS**

**GROUND, FIRST
& SECOND
FLOOR PLANS, PROPOSED**

Scale: 1: 100 @ A3

Date: 06.06.2010

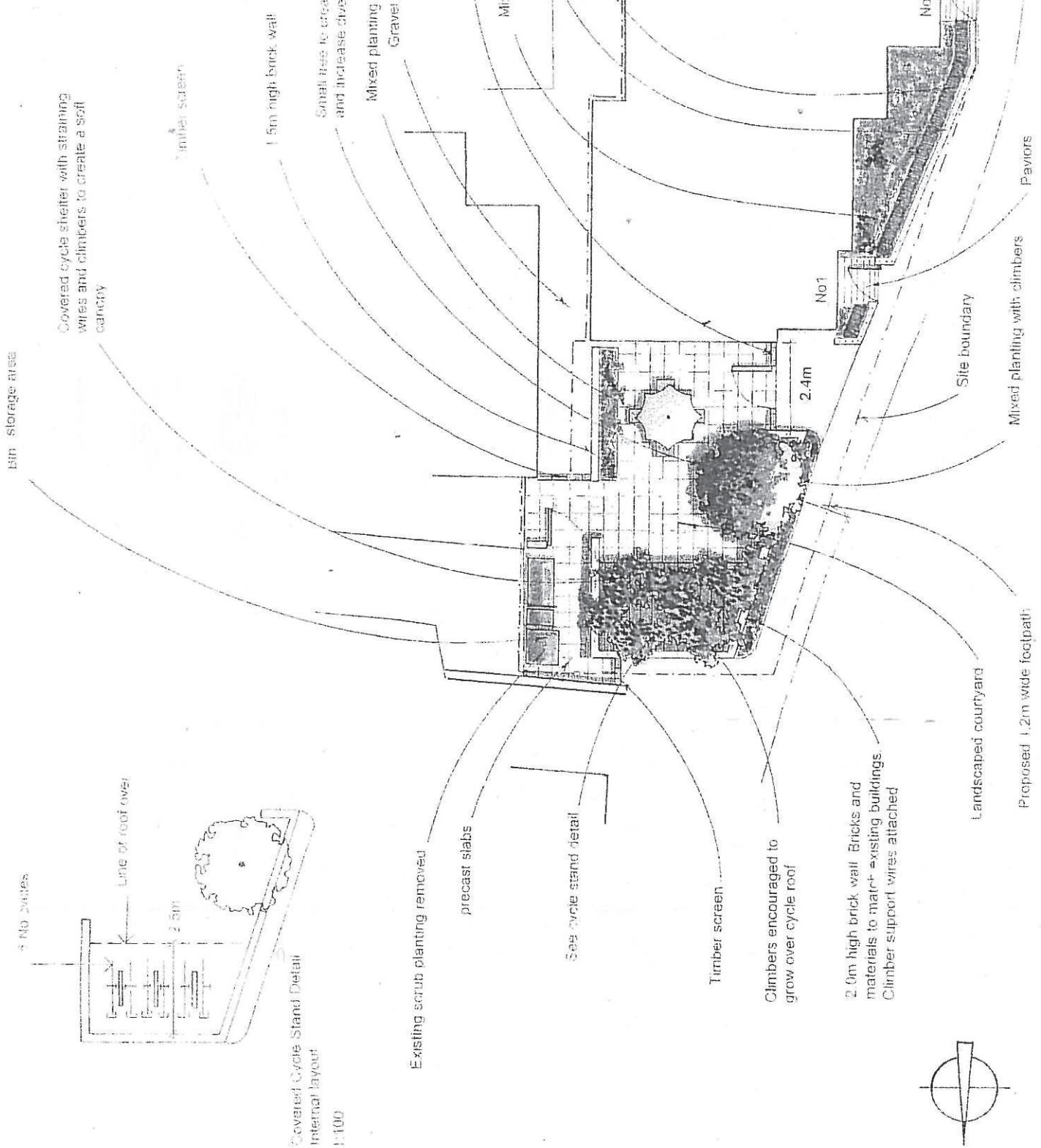
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NDC Architects
100, The Quadrant, Brighton BN1 1AB
Tel: 01273 535445
E-Mail: ndc@nvedirect.co.uk

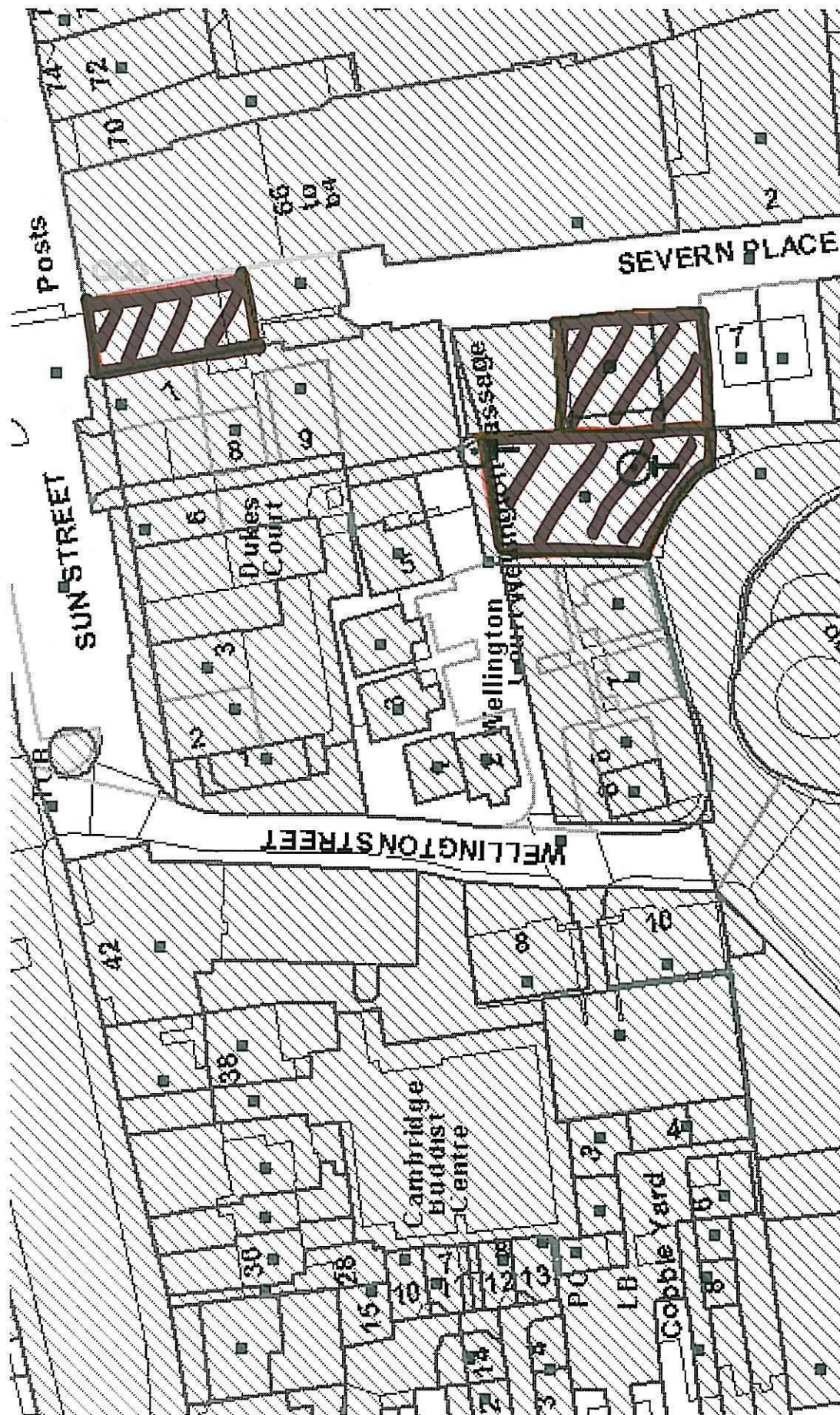
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INDICATIVE PLANT SCHEDULE

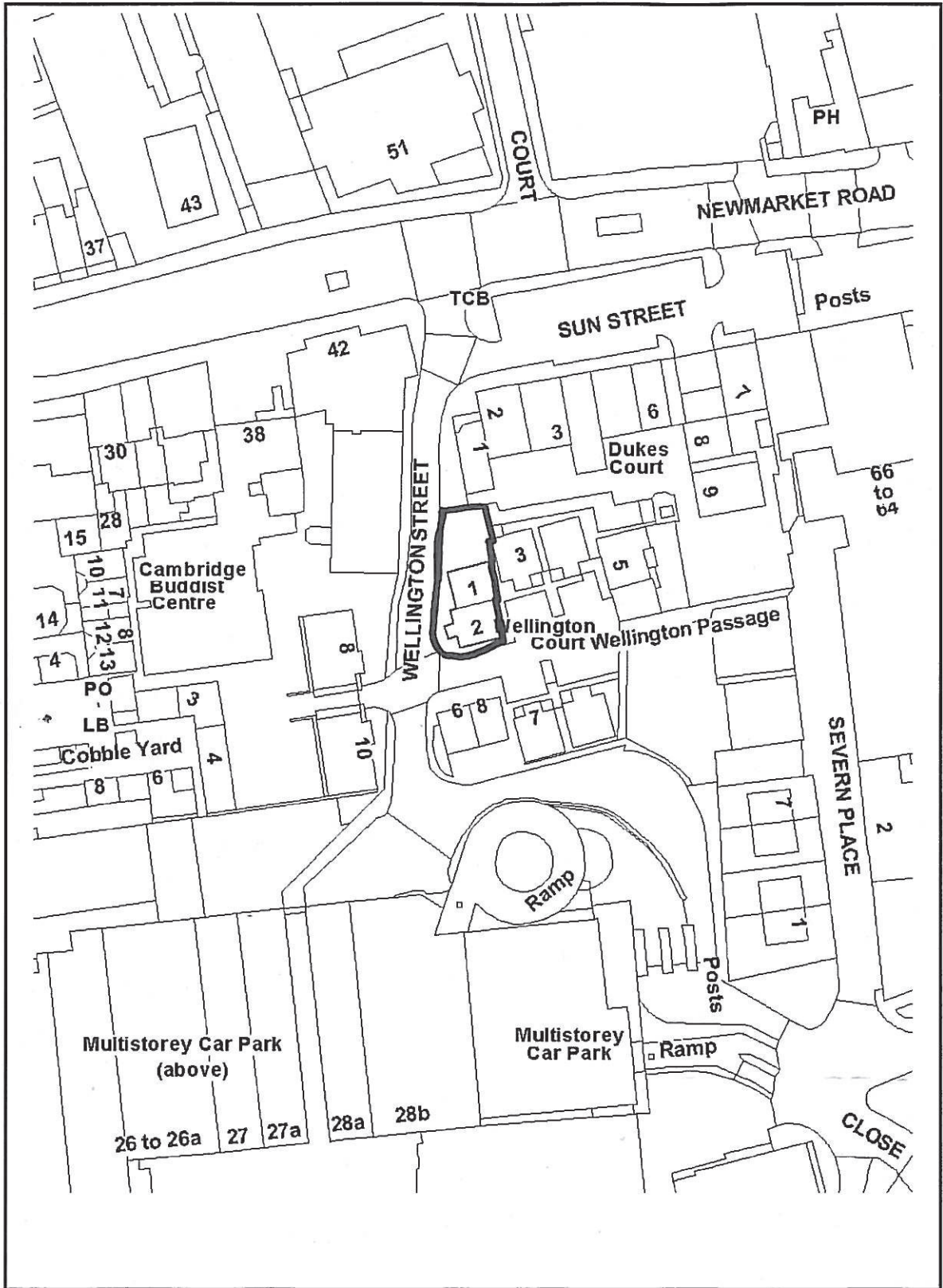
- Trees
 - ACELAQUIDIER - 10000-0
 - SHRUBS AND GROUND COVERS
 - DIAPYCNOTIS JAVANICA
 - EREMONYX EMPURUS - 2000
 - SEPIKURIA MACGILLIVRAYI - 1000
 - ALOUERIA
 - TRIS PACTISSIMA
 - PRODRIS ZAVALENSIS
 - PARREIRA GAVILLI
 - BOCA ANICEP
- Palms
 - TAKEUS-BACINA
- Limbs
 - PLUMBO G. M. C. C. S. A.
 - COHIBITA-JAN-2017A



APPENDIX TO 11/0055/FUL - SITES CURRENTLY UNDER DEVELOPMENT FOR RESIDENTIAL USE



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11/0055/FUL
1 And 2 Wellington Court Wellington Street Cambridge
Cambridgeshire

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Application Number	11/0184/FUL	Agenda Item	
Date Received	11th March 2011	Officer	Miss Sophie Pain
Target Date	6th May 2011		
Ward	Market		
Site	82 Regent Street Cambridge Cambridgeshire CB2 1DP		
Proposal	Use as nail treatment/beauty treatment salon (sui generis) or Class A2 use in the alternative.		
Applicant	Mr Trung Nguyen 7 Michaelmas Place Garden Walk Cambridge Cambridgeshire CB4 3ED		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.82 Regent Street is a four storey Georgian terraced building with an attractive shopping façade. It is situated on the south side of Regent Street, within an area, which is predominantly commercial in character, along with collegiate uses. The site is situated within City of Cambridge Conservation Area 1 (Central). Downing College grounds are situated behind the site.

- 1.2 The building sits aside an antiques dealership to the north and a restaurant to the south. The street as a whole is a mix of A1, A2 and A3 uses, with residential flats above. The rear of the property backs onto Downing College grounds. The antiques shop is a grade II listed building.

- 1.3 The site is within the Cambridge Conservation Area No.1 (Central).

2.0 THE PROPOSAL

2.1 The applicant seeks a change of use of the property at ground floor and lower ground floor from an A2 use as an estate agent to a use as a nail and beauty treatment salon (sui generis) or class A2 in the alternative.

2.1 The application is accompanied by the following supporting information:

1. Floorplans

3.0 SITE HISTORY

Reference	Description	Outcome
C/04/0586/FUL	Change of use of first and second floors to independent two bedroom flat with separate access, alterations to existing use on ground and lower ground floors and proposed rear extension	PERM
C/99/0167	Change of use of ground and upper ground floors from class A1 (retail) and first floor from class B1 (business) to class A2 (financial and professional services) in the alternative.	PREM

4.0 PUBLICITY

4.1 Advertisement: No
Adjoining Owners: No

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 5: Planning for the Historic Environment (2010)

Planning Policy Guidance 13: Transport (2001)

Circular 11/95 – The Use of Conditions in Planning Permissions

5.2 East of England Plan 2008

T9: Walking, Cycling and other Non-Motorised Transport

T14 Parking

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

WM6: Waste Management in Development

5.3 Cambridge Local Plan 2006

3/4 Responding to context

3/7 Creating successful places

4/11 Conservation Areas

4/13 Pollution and amenity

6/6 Change of use in the City Centre

8/2 Transport impact

5.4 Material Considerations

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Head of Environmental Services

- 6.2 No objections to the proposal but recommendation of a number of conditions which include, ventilation/odours, plant noise, construction hours and waste storage.

Historic Environment Manager

- 6.3 As there are no elevations it is also assumed that there will be no alterations to the shopfront. Any changes to the shopfront may need prior authorisation.

The proposed change of use will not be detrimental to the character and appearance of the conservation area.

Cambridge City Council Access Officer

- 6.4 The premises needs to have level access and will need manicure and pedicure stations which can be lowered.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

84 Regent Street

- 7.2 The representations can be summarised as follows:

Concerned about the impact of the proposed use upon nearby residents living above the premises; and
That there are enough hairdressers on Regent Street and that they would prefer to support those which are already in business.

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

8.0 ASSESSMENT

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

1. Principle of development

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

Principle of Development

- 8.2 Policy 6/6 of the Cambridge Local Plan (2006) restricts the loss of A1 units within the City Centre. This unit is in an A2 use and therefore is not protected by this policy
- 8.3 In my opinion, the principle of change of use is acceptable.

Context of site, design and external spaces

- 8.4 This application proposes only some minor alterations internally, which will not be detrimental to the appearance or character of the Conservation Area.
- 8.5 It is envisaged that the owner will require alterations to the Shopfront and/or signage, both of which would be the subject of subsequent applications. Additionally, any ventilation, which may be required for the salon will require details to be submitted prior to development (condition 7) to ensure that the proposed plant is acceptable in visual terms to the Conservation Area. This can be conditioned appropriately.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 On this side of Regent Street, there are many properties, which provide residential accommodation at first and second floor.
- 8.8 The beauty salon offers manicures, pedicures and nail art, and each workstation will require local ventilation to comply with Health and Safety legislation. No details of this ventilation system have been provided. To ensure that odour does not have a detrimental impact on the occupiers of neighbouring

properties, it is recommended by Environmental Health Officers that the details of the ventilation equipment is agreed by condition (condition 3). The plant used will also create noise, and it is recommended that details of this, along with mitigation measures, is also required by condition (condition 4). The Environmental Health Officer is confident that any potential noise from such plant can be adequately mitigated against and will not harm the amenity of neighbouring occupiers.

8.9 Regent Street has a variety of uses, many of which are open late and contribute to the vitality of this street. The proposed use seeks opening hours which are between 10:00 to 18:30 Monday to Saturday and not on Sundays or Bank Holidays. I consider that these opening hours are reasonable and as a nail and beauty salon, it not considered to be an excessively noisy use. Given these considerations, I do not consider that the proposal will detrimentally impact upon the residents living above these premises and neighbouring ones.

8.10 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 and Cambridge Local Plan (2006) policies 3/4, 3/7 and 4/13.

Refuse Arrangements

8.11 The application indicates an area to the rear of the site for waste storage. The activity will produce waste and this may possibly include clinical waste and sharps. In order to prevent this waste causing harm, I consider that a condition should be imposed which will require further information regarding the storage and disposal of waste (condition 5). There is an adequately sized back yard, which will be able to accommodate sufficient storage.

8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/7.

Highway Safety

8.13 The proposal does not pose harm to highway safety.

8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

- 8.15 The objector also raises the point that there are not enough hairdressers along Regent Street and that they would prefer to support those which are already in business. Competition is not a planning consideration or a matter to which material weight can be attached.

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

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

3. Before the development/use hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

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

4. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

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

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

6. Unless otherwise agreed in writing by the local planning authority, there shall be no off-site storage of waste including waste for recycling associated with the use hereby permitted.

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

7. No boiler flues, soil pipes, waste pipes or air extract trunking shall be installed until the means of providing egress for all such items has been submitted to and approved in writing by the local planning authority. The approved flues, pipes and trunking shall be installed and retained thereafter only in accordance with the approved details.

Reason: To protect the special interest of the Conservation Area (East of England 2006 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

INFORMATIVE: Acupuncture, Tattooing, Semi-Permanent Skin Colouring, Cosmetic Piercing and Electrolysis are all treatments that require Registration with Cambridge City Council under the Local Government (Miscellaneous Provisions) Act 1976. The applicant is advised to contact The Licensing Team of the Refuse and Environment Service of Cambridge City Council on telephone number (01223) 457899 for further information and an application pack.

INFORMATIVE: If the business intends to serve complementary tea and coffee the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to register with Cambridge City Council. Contact the Food and Occupational Safety (FOS) Team of the Refuse and Environment Service of Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: If the premises intends to provide complementary alcohol it will require a Premise Licence under the Licensing Act 2003. The applicant is advised to contact The Licensing Team of the Refuse and Environment Service of Cambridge City Council on telephone number (01223) 457899 for further information.

INFORMATIVE: To satisfy conditions relating to fume filtration/extraction, it is recommended that an effective and appropriate odour/fume extract system be installed to ensure an odour nuisance is not caused to the occupiers of neighbouring premises. The system will need to deal with the two main phases of contaminants within cooking emissions: the particulate (grease, small food and smoke particles) and gaseous (odour vapour/volatile organic compounds).

It is recommended that flue terminals do not impede the final discharge termination point.

The flue / duct height should terminate at least one metre above the roof ridge level to which it is attached and a minimum operating efflux velocity of 10 to 15 metres a second should be achieved. However, the effectiveness of this system is dependent on buildings nearby. If buildings nearby are likely to have an effect on the dispersion and dilution of odour, the flue height should be at least one metre above the ridge of those buildings.

INFORMATIVE: To satisfy standard conditions relating to Noise Insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 'Method for rating industrial noise affecting mixed residential and industrial areas' or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE: The applicant is reminded that by virtue of this planning permission, Class E, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) allows the use of this property to be changed from an A2 use to a nail and beauty treatment salon (sui generis) use and vice versa without the need for further planning permission, provided such change of use does not take place more than 10 years after the date of this permission.

Reasons for Approval

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

East of England plan 2008: ENV6 and ENV7

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

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

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

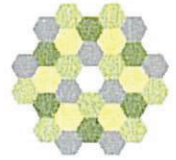
These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.

Land Registry
Official copy of
title plan

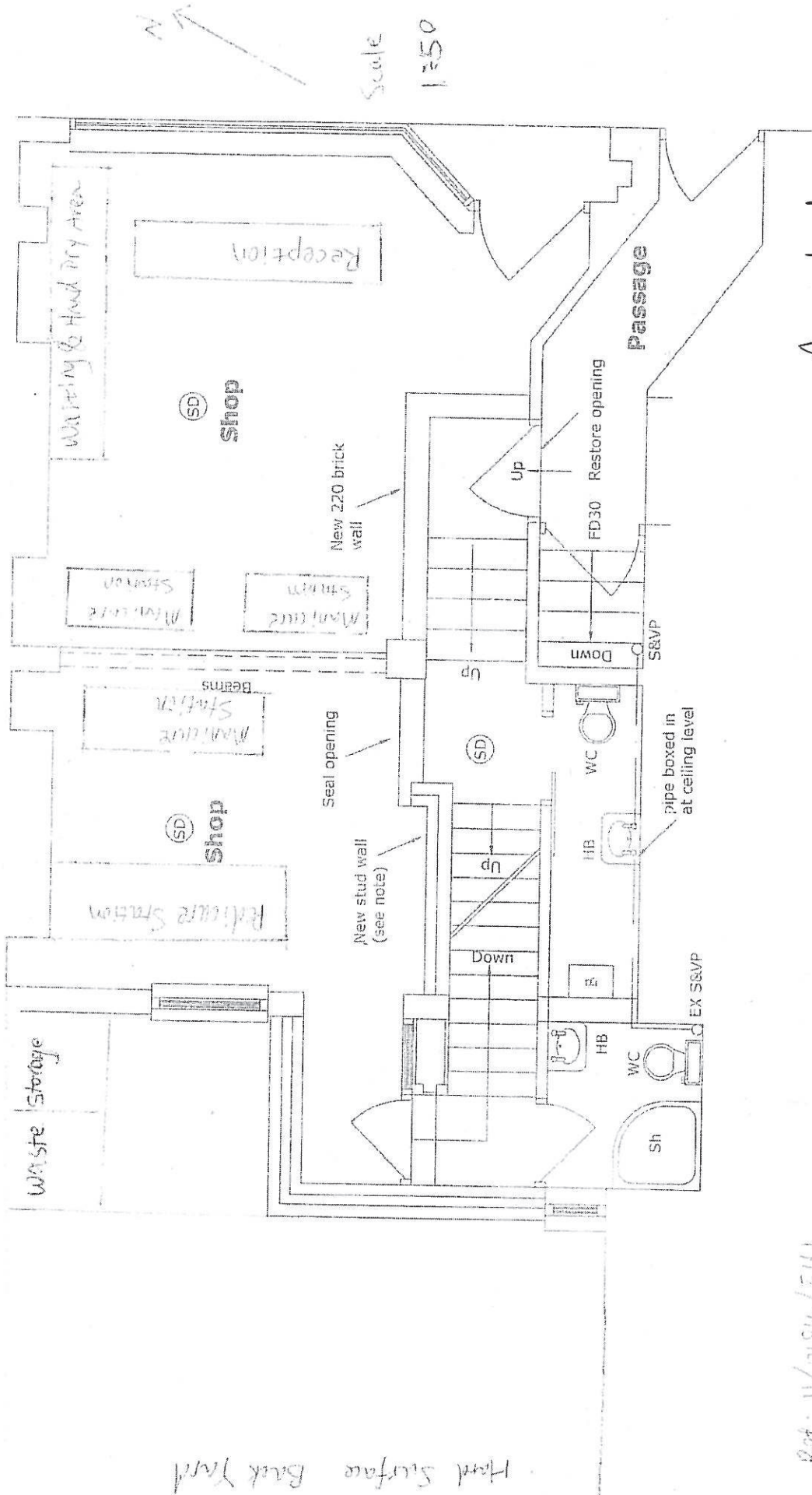
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CAMBRIDGE



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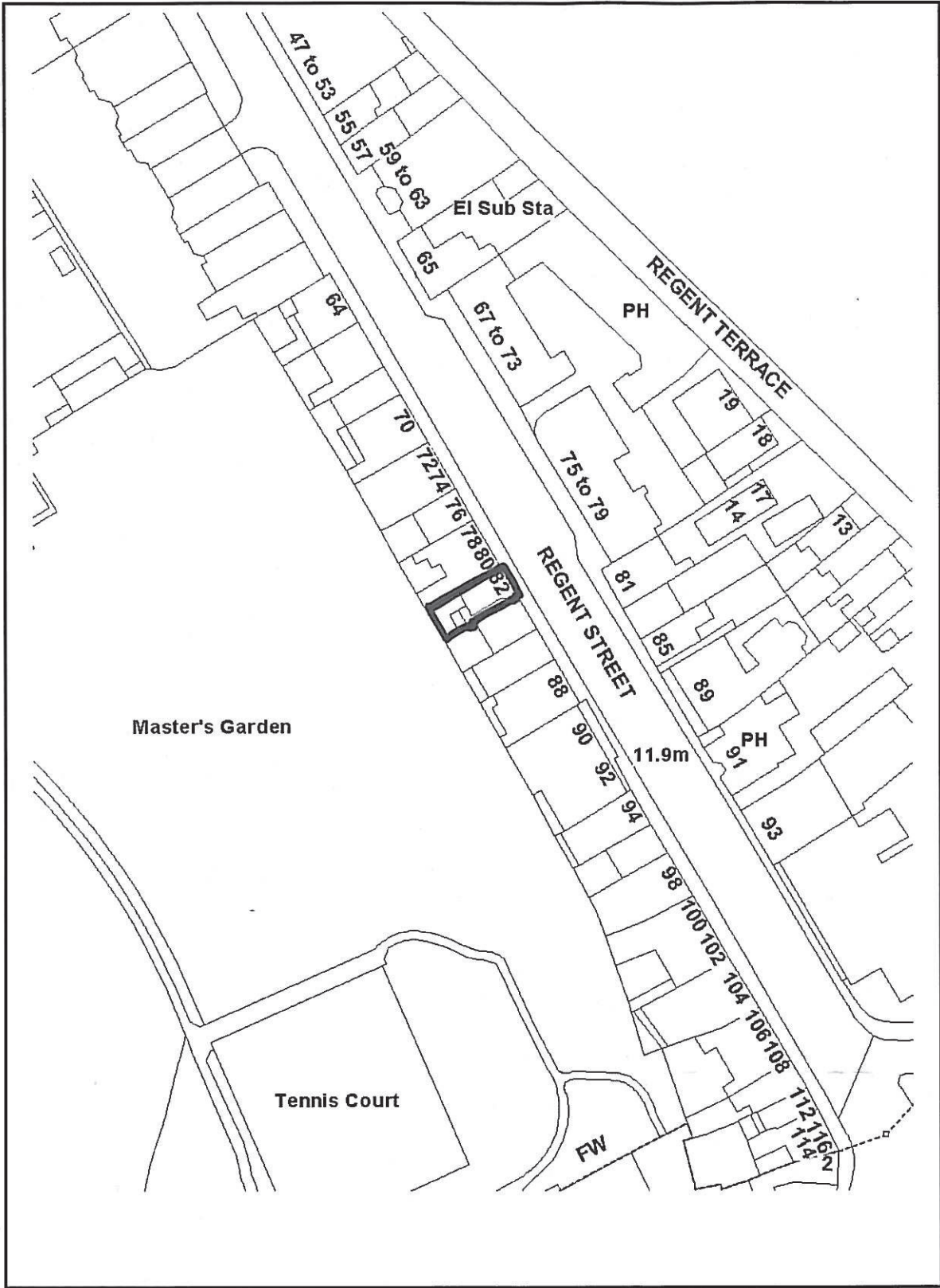
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Amended
Plan
Proposed Ground Floor 31/3/11.

Ref: V/0184/FULL

Hard Surface Back Yard



11/0184/FUL
82 Regent Street Cambridge Cambridgeshire CB2 1DP

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