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EAST AREA COMMITTEE CHAIR COUNCILLOR KEVIN BLENCOWE



AGENDA

To: City Councillors: Blencowe (Chair), Wright (Vice-Chair), Benstead, Brown, Hart, Herbert, Marchant-Daisley, Moghadas, Owers, Pogonowski, Saunders and Smart

County Councillors: Bourke, Harrison, Sadiq and Sedgwick-Jell

Dispatched: Wednesday, 1 February 2012

Date: Thursday, 9 February 2012

Time: 7.00 pm

Venue: Meeting Room - Cherry Trees Day Centre

Contact: James Goddard

Direct Dial: 01223 457015

EXHIBITION ITEMS

Please note that East Area Committee will not be discussing the Half Marathon as an agenda item. It will be a display only from 6:30 PM

1 CAMBRIDGE HALF MARATHON

Volunteers are being sought to support the delivery of the 2012 Cambridge Half Marathon. This event could see 3,000 people running through the streets of Cambridge, many of these will be running to raise money for charity.

2 TREE PLANTING ON PARKS AND OPEN SPACE - EAST AREA

Alistair Wilson (Streets and Open Spaces Asset Manager) will be available to answer questions from Councillors and members of the public concerning tree planting on parks and open space in the East Area prior to his report later in the agenda.

MAIN AGENDA ITEMS

- 3 **APOLOGIES FOR ABSENCE** 7:00 PM
- 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**.

MINUTES AND MATTERS ARISING

- 5 **MINUTES** (*Pages 1 - 20*)
To confirm the minutes of the meeting held on 15 December 2012. (*Pages 1 - 20*)
- 6 **MATTERS & ACTIONS ARISING FROM THE MINUTES**
Reference will be made to the Committee Action Sheet available under the 'Matters & Actions Arising From The Minutes' section of the previous meeting agenda.

General agenda information can be accessed using the following hyperlink:

<http://www.cambridge.gov.uk/democracy/ieListMeetings.aspx?Committeed=147>

OPEN FORUM: TURN UP AND HAVE YOUR SAY ABOUT NON-AGENDA ITEMS

- 7 **OPEN FORUM** 7:15 PM
Refer to the 'Information for the Public' section for rules on speaking.

ITEMS FOR DECISION / DISCUSSION INCLUDING PUBLIC INPUT

- 8 **CAMBRIDGESHIRE DRUG AND ALCOHOL ACTION TEAM** 7:45 PM
- NEW DRUG TREATMENT SERVICE PROVIDER (*Pages 21 - 22*)
The Drug and Alcohol Action Team recently re-tendered Adult Drug

Treatment Services. This went to Inclusion - part of South Staffordshire and Shropshire NHS Trust. East Area Committee previously expressed interested in changes to provision in Mill Road. The Cambridgeshire DAAT Co-ordinator would like to attend to inform the public about the new drug treatment Service provider in Cambridgeshire. (Pages 21 - 22)

- 9 TREE PLANTING ON PARKS AND OPEN SPACE - EAST 8:00 PM AREA** (Pages 23 - 30)
- 10 ENVIRONMENTAL IMPROVEMENT PROGRAMME** (Pages 31 - 40) **8:15 PM**
- 11 INFORMATION REPORT - RESULTS OF CONSULTATION FOR PROPOSED LOADING BAY AT 103 MILL ROAD 8:30 PM**
Written report with the results of the consultation post October planning application. For information only, it will not be debated at the committee.
- Item to follow
- 12 ALTERNATIVE FUTURE ARRANGEMENTS FOR EAC MEETINGS** (Pages 41 - 42) **8:35 PM**
Public discussion as deferred from 15 December 2011 meeting regarding alternative future arrangements for EAC meetings based on lessons / ideas from the North Area pilot. (Pages 41 - 42)
- 13 EAST AREA CAPITAL GRANTS PROGRAMME - APPLICATION AND PROJECT APPRAISAL FOR ST. PHILIPS CHURCH, MILL ROAD** (Pages 43 - 68) **9:05 PM**

Intermission

9:20 PM

PLANNING ITEMS

- 14 PLANNING APPLICATIONS 9:30 PM**
The applications for planning permission listed below require determination. A report is attached with a plan showing the location of the relevant site. Detailed plans relating to the applications will be displayed at the meeting.
- 14a 11/1321/FUL: 129 - 131 Vinery Road, Cambridge** (Pages 69 - 100)

14b 11/1432/FUL: 13-14 Mercers Row (*Pages 101 - 120*)

General Items

14c Land formerly known as the rear of 7 – 9 Mill Road, Cambridge, now 1a Willis Road, Cambridge (*Pages 121 - 146*)

INFORMATION FOR THE PUBLIC

The East Area Committee agenda is usually in the following order:

- Open Forum for public contributions
- Delegated decisions and issues that are of public concern, including further public contributions
- Planning Applications

This means that planning items will not normally be considered until at least 8.30pm - see also estimated times on the agenda.

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>

EAST AREA COMMITTEE

15 December 2011

7.00 - 11.44 pm

Present: Councillors Blencowe (Chair), Wright (Vice-Chair), Benstead, Herbert, Marchant-Daisley, Moghadas, Owers, Saunders, Smart

County Councillors: Bourke, Harrison, Sadiq and Sedgwick-Jell

Councillors Bourke and Harrison joined the meeting from item 11/69/EAC

Councillor Sedgwick-Jell left after the vote on item 11/71/EAC

Councillors Harrison and Sadiq left after the vote on item 11/74/EAC.

Councillor Bourke left after the vote on item 11/75/EACd

Officers: Tony Collins (Principal Planning Officer), Philip Doggett (Chief Property Surveyor), Sarah Dyer (City Development Manager), James Goddard (Committee Manager), Lynda Kilkelly (Safer Communities Section Manager)

Other Officers in Attendance:

John Fuller (Community Engagement Officer), Andy Tregilgas (Police Constable), Joseph Whelan (Head of New Communities Service)

FOR THE INFORMATION OF THE COUNCIL**11/65/EAC Apologies For Absence**

Councillors Brown, Hart and Pogonowski

11/66/EAC Declarations Of Interest

Name	Item	Interest
Councillors Bourke, Saunders & Wright	11/70/EAC, 11/71/EAC, 11/72/EAC, 11/76/EAC	Personal: Member of Cambridge Cycling Campaign
Councillor Herbert	11/76/EACa	Personal: spoke as Ward Councillor in previous iteration of application.

		Did not participate in the decision making or vote.
Councillor Saunders	11/76/EACd	Personal: Member of Cambridge Past, Present & Future, but did not fetter discretion to consider planning item
Councillor Wright	11/76/EACd	Personal: Member of Cambridge Past, Present & Future, but did not fetter discretion to consider planning item

11/67/EAC Minutes

The minutes of the 25 and 27 October 2011 meetings were approved and signed as a correct record.

11/68/EAC Matters & Actions Arising From The Minutes

- (i) **11/56/EAC Open Forum “Action Point: EAC Councillors to discuss proposed alternative future arrangements for EAC meetings.”**

Covered under item 11/73/EAC of the agenda.

- (ii) **11/56/EAC Open Forum “Action Point: Councillor Blencowe undertook to liaise with Councillor Cantrill (Executive Councillor for Arts, Sport and Public Places) to ask Sainsbury’s to reaffirm their intention to seek a loading bay before any public consultation was conducted on the matter.”**

Covered under item 11/72/EAC of the agenda.

- (iii) **11/56/EAC Open Forum “Action Point: Councillors Blencowe and Marchant-Daisley undertook to clarify how the £55,000 and £164,000 payments in lieu of land provision in Petersfield ward would be allocated. That is, in a ward specific or general fund.”**

Councillor Marchant-Daisley said that £55,000 had been allocated to Petersfield ward specifically, whereas the remaining £164,000 had been allocated to a general fund. The Head of Legal Services had confirmed that this was in order, thus Petersfield would have to bid for funding from

the general pot with other wards. Councillor Marchant-Daisley undertook to pursue this issue further.

- (iv) **11/61/EAC Citizens Advice Bureau Kiosk Location “Action Point: EAC Councillors to suggest potential kiosk locations to the Advicehub Partnership Development Manager.”**

Councillors to suggest potential kiosk locations to the Advicehub Partnership Development Manager outside of the committee meeting.

- (v) **11/63/EAC Environmental Improvement Programme “Action Point: Project Delivery & Environment Manager to add Ainsworth Place, Fairsford Place and Stone Street EIPs to priority list for action.”**

Project Delivery & Environment Manager has been requested to add Ainsworth Place, Fairsford Place and Stone Street EIPs to priority list for action.

(Ref 11/55/EAC Matters Arising) Councillor Owers reported that Cherry Hinton shop forecourt cycle racks were now in place.

- (vi) **11/63/EAC Environmental Improvement Programme “Action Point: Project Delivery & Environment Manager to add maintenance costs to future EIP reports.”**

Maintenance costs will be added to future Environmental Improvement Project reports.

11/69/EAC Open Forum

1. **Mr Woodburn asked several questions relating to the Police plus south and east corridor funding.**

Questions covered under items 11/70/EAC and 11/71/EAC of the agenda.

2. **Mr Woodburn raised concerns that a County Council Cabinet decision to charge for Park & Cycle and Park & Walk spaces at Park & Ride sites could lead to people parking in unregulated residential areas in order to avoid charges.**

Councillor Sadiq agreed with Mr Woodburn's sentiments, and said that he had raised these concerns at Cabinet. Councillor Sadiq hoped the expansion of Babraham Park & Ride would mitigate the situation. Councillor Sadiq encouraged stakeholders to critique the proposal during the deliberation process.

Councillor Sadiq undertook to ask County Councillor van de Ven to contact Mr Woodburn to discuss his concerns.

3. **Dr Eva raised concerns regarding parking at the northeastern end of Riverside (from Riverside Place to Stourbridge Common):**
- **In 2008 The East Area Committee agreed, in principle, to environmental improvements along the entire length of Riverside between Stourbridge and Midsummer Commons. The cost for improving Riverside between Riverside Bridge and Stourbridge Common was previously estimated at £550,000.**
 - **Dr Eva proposed a series of interim measures to improve the cityscape (streetscape).**

Councillors welcomed Dr Eva's comments and his suggestions for environmental improvement projects (EIPs). Councillors noted the suggested projects and undertook to raise these with Andrew Preston (Project Delivery & Environment Manager). However, a residents survey would need to be undertaken before a resident's parking scheme could be implemented.

ACTION POINT: Councillor Blencowe to respond to Dr Eva's Riverside Place concerns raised in 'open forum' section. Councillors to notify Andrew Preston (Project Delivery & Environment Manager) of Dr Eva's proposed environmental improvement projects in order to ascertain their feasibility.

4. **Mr Hughes and Mr Minas raised concerns about anti-social behaviour (ASB) near the Cambridge Seminar School on Newmarket Road. Specific points raised:**
- **How to prevent ASB.**
 - **How to protect a vulnerable students' environment.**
 - **Queried who could undertake enforcement action.**
 - **Concerns over Police response times, which led to school staff moving on unauthorised persons before the Police arrived.**

Councillor Smart signposted Police and Council Outreach Officers.

Councillor Wright had raised the issue of ASB affecting businesses and open spaces when she supported a Labour motion at Full Council 20 October 2011. She asked people to ring the Police to log issues in order to provide trend information for area profile monitoring.

EAC returned to this question under agenda item 11/70/EAC.

- 5. Mrs Griffiths queried why Coleridge College students were allowed to obstruct the pavement in front of the college with parked bicycles.**

ACTION POINT: Councillor Sadiq to respond to Mrs Griffiths after liaising with fellow School Governors.

- 6. Mrs Griffiths queried why a coach stop was advertised outside the Victoria Avenue toilets when coaches did not in fact stop there.**

ACTION POINT: Councillor Harrison to respond to Mrs Griffiths.

- 7. Mr Ousby asked why developers were able to pay commuted sums in lieu of open spaces on developments. He suggested open spaces would be preferable.**

Councillors agreed that open spaces were preferable to payments in lieu, but the size of the plot of land developed determined the potential open space available. Thus payments in lieu could be made when open spaces would not be viable, in preference to an unviable piece of open land that would be neglected. The (City) Head of Planning had briefed (City) Councilors on this issue, so parties were aware of resident's concerns. The review of the Local Plan was being used as a way of making a clearer apportionment of open space on developments in future. Councillors were obliged to follow Local Planning Policy, which allowed for payments in lieu, regardless of personal feelings where they may wish for more open spaces in developments.

City Labour Councillors in particular were pressing the City Council to favour open spaces over commuted sums for new developments.

11/70/EAC Policing and Safer Neighbourhoods

The committee received a report from the Safer Communities Section Manager, Community Engagement Officer and Constable Tregilgas regarding policing and safer neighbourhoods trends.

The report outlined actions taken since the Committee on 18 August 2011. The current emerging issues/neighbourhood trends for each ward were also highlighted (see report for full details). Previous priorities and engagement activity noted in the report were misuse of public open spaces, anti-social behaviour (ASB) of moped riders in Coleridge, speeding in Mill Road, plus drug dealing and ASB affecting Norfolk Street and surrounding area.

The committee discussed the following policing issues:

- (i) Drug dealing, drug use and associated anti-social behaviour (ASB) eg dumping of needles affecting Abbey Ward.
- (ii) ASB linked to street drinking and practicability of citywide ban.
- (iii) ASB affecting open spaces in general (thematic rather than geographic focus).
- (iv) ASB, drug and alcohol use affecting Norfolk Street and surrounding area.
- (v) ASB of moped riders in Coleridge Road and possible link to other criminal activity such as drug dealing.
- (vi) Practicability of citywide enforcement of 20 mph speed limit. Alternatively, the need to join up initiatives concerning speed limit enforcement as there were multiple speed limits (20 mph and 30 mph) across the City wards.
- (vii) Speeding in Mill Road and Coleridge Road.
- (viii) Theft from shops at the Beehive Centre, and associated crime such as drug dealing.
- (ix) Police response times to non-emergency incidents.

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

- 1. Mr Woodburn queried the criteria for a speed camera van to be set up in Mill Road as he felt there was a need to take more enforcement action.**

EAC debated the merits of including this as a priority to be adopted.

The Community Engagement Officer said that the Police had three vans equipped with speed cameras. Two were targeted at sites of fatal or serious injury. The remaining speed camera van targeted community sites based on need. Mill Road was not seen as a priority in comparison with other areas.

Speeding could be addressed through education, engineering (eg putting in speed mitigation measures such as speed bumps) and enforcement. Currently, only enforcement activity occurred in Mill Road, which was undertaken by uniformed officers who achieved a short term success while present in the area.

- 2. Mr Woodburn raised concerns about levels of cycle thefts in the south and east areas. He queried if this could be an area priority following enforcement action in the north area.**

The Community Engagement Officer said that levels of theft were not seen as a priority in comparison with other areas. Theft levels were lower than the City average.

- 3. Mr Hughes and Mr Minas raised concerns about anti-social behaviour (ASB) near the Cambridge Seminar School on Newmarket Road.**

The Safer Communities Section Manager said an action plan was in place to address street life issues around the City. The Police and Council Outreach Team Officers would undertake joint action. Residents were asked to ring the Police to log issues in order to provide trend information for area profile monitoring, plus an evidence base for remedial action such as section 30 enforcement. As an alternative to the main Police Switchboard number, the public could ring/email PCSOs direct using contact details on e-cops if an immediate response was not required. However, if a crime was in progress, 999 or the main Police Switchboard number were more appropriate numbers.

4. Mr Lucas-Smith asked if a specific campaign would be undertaken to target cyclists without lights.

The Community Engagement Officer said on-going monitoring would occur as part of routine police patrols, a specific campaign was not imminent.

5. Mr Taylor asked if Police Community Support Officers undertook undercover/covert work.

Constable Tregilgas said that Police Community Support Officers did not undertake covert work.

Councillor Owers requested a change to the recommendations. Councillor Owers formally proposed to add the following priority:

- Traffic regulation and enforcement of 20 mph speed limit in Coleridge Road

The priority was **agreed (by 6 votes to 0)**.

Councillor Sadiq requested a change to the recommendations. Councillor Sadiq formally proposed to retain the following priority:

- ASB of moped riders in Coleridge Road

The priority was **agreed (by 6 votes to 2)**.

The following priorities were unanimously **agreed**:

- (i) ASB, drug and alcohol use affecting Norfolk Street and surrounding area (eg Newmarket Road).
- (ii) Traffic regulation and enforcement of 20 mph speed limit in Coleridge Road, specifically ASB of moped riders.
- (iii) Traffic regulation and enforcement of 20 mph speed limit in Mill Road.

11/71/EAC East and South Corridor Funding

The committee received a report from the County Council Head of New Communities Service regarding south and east corridor funds.

Cambridgeshire County Council, in partnership with Cambridge City Council and South Cambridgeshire District Council, had drawn up four development-

related transport plans. They covered the whole of the Cambridge City area, and some of the necklace of villages surrounding the city that lie in South Cambridgeshire.

The Officer's report set out examples of East and South Corridor Area Transport Plan funded projects (EACTP and SACTP).

£4m had been allocated to SACTP and £400k to EACTP. East Area Committee were invited to suggest potential projects. These could be discussed with County Officers to being worked up into viable projects. Head of New Communities Service would bring the projects back to a future East Area Committee for prioritization, prior to agreement by Portfolio Holders from the participating Councils.

ACTION POINT: Head of New Communities Service to bring future reports to EAC for review of potential projects that could be supported by East and South Corridor funding.

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

1. **Mr Woodburn asked if Tins Phase 2 could be made an EACTP priority.**

EAC debated the merits of including this as a priority to be adopted.

2. **Mr Woodburn asked if Hills Road Bridge Steps could be made an EACTP priority. Mr Woodburn offered to give Councillors a site tour of the bridge to demonstrate why he felt the project was required.**

EAC debated the merits of including this as a priority to be adopted.

3. **Mr Gawthrop suggested providing an access link from the CB1 development to the Leisure Park, so that both sites could access the Leisure Park multi storey car park, as the CB1 development would no longer include one.**

Councillor Herbert suggested this might be a more viable option for off peak, rather than peak traffic.

Members considered schemes for funding as set out in the Officer's report. The Head of New Communities Service responded to member's questions about individual projects and what funding aimed to achieve.

Resolved (11 votes to 0) to endorse the officer recommendation to approve the grant allocations as listed below:

ECATP

- (i) Newmarket Road Bus Priority – Part 1: £100,000.
- (ii) Crossing Provision, Ditton Lane / Newmarket Road: £60,000.
- (iii) The Tins Phase 2: £275,000.

SCATP

- (iv) Hills Road Bridge Steps: Cost subject to cost appraisal.

Resolved (by 11 votes to 0) not to endorse the officer recommendation to approve the grant allocations as listed below:

ECATP

- (v) Radial Route Signing: £50,000.

SCATP

Radial Route Signing: £50,000.

11/72/EAC Approach From Sainsburys for the City Council to Dedicate Land at 103 Mill Road for use as a Loading Bay

The committee received a report from the Chief Property Surveyor regarding the dedication of land at 103 Mill Road for use as a Loading Bay.

The Chief Property Surveyor said in response to questions from members of the public:

- (i) The Cambridgeshire Cycle Campaign would be included in the consultation.
- (ii) The term “amenity value” would be clarified in the consultation material.

Councillor Smart requested an amendment to the list of consultees set out in paragraph 2.1 of the Officer’s report. Text to be amended as set out below:

“Nearby residents and businesses would be consulted using a short questionnaire seeking views on the impact of the proposal on the amenity value of the open space. This would be available on the Council’s website and posted to nearby addresses using the same database when publicising the

planning application. This will comprise written consultation with 485 neighbouring addresses, incorporating both residential and business addresses. In addition, residents associations, the Mill Road Society and other interested parties will be consulted in the area ~~including respondents to the original planning application~~. However, the consultation would not duplicate the planning consultation because this proposed consultation is in relation to the impact on the amenity value of the Council's public open space."

The committee approved this amendment by 5 votes to 4.

The committee resolved unanimously to adopt the recommendation that members of the East Area Committee considered the contents of the Officer's report and confirmed that they supported this proposed process for local consultation in order to inform any decision by the Executive Councillor for Arts, Sport and Public Spaces on whether to consider dedicating the land for a loading bay or not, subject to agreement of terms.

11/73/EAC Alternative Future Arrangements for EAC Meetings

The committee agreed to defer this item to 9 February 2012. Councillors would discuss options in a Chair's briefing pre-meeting, prior to further discussion and consideration at the next committee.

11/74/EAC Meeting Dates 2012/13

Meeting dates for 2012/13 were agreed as follows:

14 June 2012, 16 August 2012, 18 October 2012, 13 December 2012, 7 February 2013, 11 April 2013.

(Subject to amendment as part of the discussion concerning alternative future arrangements for EAC Meetings on 9 February 2012).

Indicative 2013/2014 dates for information:

13 June 2013, 15 August 2013, 17 October 2013, 12 December 2013, 6 February 2014 and 3 April 2014.

11/75/EAC Re-Ordering Agenda

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the agenda.

11/76/EAC Planning Applications

11/76/EACa 11/0664/EXP: 187 Cherry Hinton Road

The committee received an application for full planning permission.

The application sought approval for the demolition of 187 Cherry Hinton Road and the erection of a three storey block of flats in its place, together with the erection of 4 semi-detached houses at the northern end of the site in place of the garages.

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

- Mr Wigglesworth

The representation covered the following issues:

- (i) Expressed concerns about procedural issues regarding the application.
- (ii) Expressed concerns about the application and over development of the site (north side).
- (iii) Lack of gardens at properties.
- (iv) Expressed concerns about refuse arrangements and storage areas.

Mr Verrecchia (Applicant) addressed the committee in support of the application.

Lewis Herbert (Ward Councillor for Coleridge) addressed the committee about the application.

- (i) Referenced concerns raised in the 2008 iteration of the application regarding amenity space, and suggested these had not been met.
- (ii) Suggested the application did not meet Policy 3/7 due to a lack of amenity space.
- (iii) Suggested there was a lack of accessible secure cycle storage.

- (iv) Raised no objection to the site being developed in principle, but suggested the current application was not appropriate.

The Committee:

Resolved (by 3 votes to 0) to accept the officer recommendation to approve planning permission as per the agenda.

Councillor Herbert spoke as a Ward Councillor and did not participate in the decision making for this item.

Reasons for Approval

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

East of England plan 2008: SS1, T2, T3, T9, T13, T14, ENV7, WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8, P9/9

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/10, 3/11, 3/12, 4/4, 4/13, 4/15, 5/1, 5/12, 8/1, 8/2, 8/6, 8/10, 10/1.

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

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

Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the

Obligation has not been completed by 31 December 2011 it is recommended that the application be refused for the following reason:

The proposed development did not make appropriate provision for open space, community facilities, education and Area Transport Contributions, in accordance with the following policies, standards and proposals: policies 3/8, 8/3 and 10/1 of the Cambridge Local Plan 2006; policies P6/1, P8/3, P9/8 and P9/9 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, Southern Corridor Area Transport Plan 2002 and Guidance for Interpretation and Implementation of Open Space Standards 2006.

11/76/EACb 11/0535/FUL: 14 Emery Street

The committee received an application for full planning permission.

The application sought approval for a single storey side extension, dormer to loft and dormer to side (following demolition of existing single storey perspex lean-to).

The Committee:

Resolved (unanimously) to accept the officer recommendation to refuse planning permission as per the agenda.

Reasons for Refusal

1. The proposed rear box dormer window, by reason of its size, scale, and third storey rear projection beyond the roof plane, would result in a disproportionate roof extension in relation to the terraced property, detracting from the character and appearance of the dwelling and the wider Conservation Area. As such, the development has not used the key characteristics of the locality to inform its design and is therefore contrary to Cambridge Local Plan policies 3/4, 3/14 and 4/11.

11/76/EACc 11/1097/EXP: 71-73 New Street

The committee received an application for full planning permission.

The application sought approval for extension of time for the implementation of planning permission reference 09/0063/FUL for change of use of existing vehicle workshop and storage site to residential to create six flats with five car parking spaces, refuse and cycle storage.

The Committee:

Resolved (unanimously) to accept the officer recommendation to approve planning permission as per the agenda.

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: policies ENV7 and WM6

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

Cambridge Local Plan (2006): policies 3/1, 3/4, 3/6, 3/7, 3/11, 3/12, 5/1 and 7/3

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

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

Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the

Obligation has not been completed by 15th March 2012 it is recommended that the application be refused for the following reason.

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, education and life-long learning facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

11/76/EACd 11/0872/FUL: 292 Mill Road

The committee received an application for full planning permission.

The application sought approval for erection of 5 houses and conversion/extension to provide student accommodation (16 units).

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

- Mr Bell
- Mr Ainsworth
- Ms Walker
- Ms Jeffery

The representations covered the following issues:

- (i) Cambridge Past, Present & Future (CPPF) strongly objected to the change of use from a Public House/Restaurant to flats.
- (ii) Referred to Policy 5/11 of the Local Plan and NPPF Paragraph 126, suggesting they were relevant because objectors believe that Public Houses were Community Assets.
- (iii) CPPF objects to the loss of a commercial premises along the popular Mill Road.
- (iv) Suggested that although it hasn't operated as a pub for a few years, the Royal Standard could be converted back into a pub.
- (v) CPPF and Campaign For Real Ale were confident that in the right hands, the Royal Standard would be a thriving business and a real asset to the community.
- (vi) Concerns about the impact of the proposals on highways and parking.

- (vii) Objectors queried if the application met Policies 3.10 and 4/11.
- (viii) Referred to Design & Conservation Panel comments on the application.
- (ix) Suggested the application to be an overdevelopment of the site that failed to respect the setting and character of the Conservation Area. The proposal would not enhance the character and appearance of the area. It would replace a prominent local landmark.
- (x) Concerns regarding overshadowing.

Mr Philip Kratz (Applicant's Agent) addressed the committee in support of the application.

The committee unanimously agreed to rule out CPPF's late submission as it was received post deadline.

Kilian Bourke (Romsey Ward County Councillor) addressed the committee about the application. He reiterated resident's concerns relating to development in a Conservation Area, appearance of the design, parking, over development of site plus loss of a local landmark.

Councillor Blencowe proposed an amendment that s106 negotiations should be delegated to officers.

This amendment was carried unanimously.

The Committee:

Resolved (by 8 votes to 0) to reject the officer recommendation to approve the application.

Resolved (by 8 votes to 0) to refuse the application contrary to the officer recommendations for the following reasons:

1. The proposal, because of the loss of the space on the street corner, and the impact of the proposed extensions on the existing Building of Local Interest, would have a harmful effect on the building, the street scene, and the character of the conservation area, contrary to policies ENV6 and ENV7 of the East of England Plan (2008), policies 3/10, 3/12, 4/11 and 4/12 of the Cambridge Local Plan 2006 and to government advice in PPS5 'Planning for the Historic Environment' (2010).
2. The proposed development does not make appropriate provision for

open space/sports facilities, community development facilities, education and life-long learning facilities, transport mitigation measures, waste facilities, restriction of occupation of the student units to those studying at Anglia Ruskin University or the University of Cambridge or monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14, 7/10, 8/3 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, and the Eastern Corridor Area Transport Plan 2002

DELEGATED AUTHORITY was granted to officers to negotiate a Section 106 agreement in the event of an appeal.

11/76/EACe 11/0288/FUL: 15 Swann's Road

The committee received an application for full planning permission.

The application sought approval for change of use to car hire business and erection of associated office and wash down canopy on land off Swann's Road.

The City Development Manager explained that this application was being brought back to Committee because in the interval between resolution to accept the officer recommendation to approve the application in August 2011, and issuing the decision notice, a letter was received from solicitors acting for an objector which threatened judicial review.

In summary the letter argued that the Council had failed to:

- (i) Carry out a comprehensive screening assessment.
- (ii) Publish the screening questionnaire, which it had carried out.
- (iii) Consider the project cumulatively with other operations on the rest of the area.

Officers did not, and do not think, it necessary to carry out a comprehensive screening exercise as the preliminary exercise (the screening questionnaire) led to the conclusion that the application project did not fall within the relevant statutory criteria which would trigger a screening. At their last meeting the Committee did not address the other operations (ie the scrap metal storage

and sorting) on the rest of the area (“the Area”) because it was not thought to be material.

However in the light of this letter and further information supplied since 18th August, the Committee was taking the opportunity to consider the proposed development in conjunction with the other activities on the rest of the area (ie the cumulative impact) and if necessary review their earlier resolution. Officers have also looked at this additional aspect but remain of the opinion that this application does not present the risk of any significant environmental impact either alone or in conjunction with the current lawful activities on the remainder of the site.

The City Development Manager also referred to the Amendment Sheet to which was attached a letter from the objector’s representative to the National Planning Casework Unit which is part of the Department of Communities and Local Government. This letter related to an application that is under consideration by the County Council but had been copied to the City Council. This letter effectively challenged the decision of the Secretary of State that is referred at the end of paragraph 0.8 of the report. It is put before the Committee so that they are aware of the full facts and in the opinion of officers its contents do not affect the officer recommendation.

Officers remain of the view that the application should be supported for the reasons set out in this report. The contents of the report and the recommendation set out a paragraph 10 remain unchanged.

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

- Dr Stookes

The representation covered the following issues:

- (i) The Council has been provided with noise assessment reports relating to the site.
- (ii) Suggested the Council has not been provided with evidence to dispute the noise assessments.
- (iii) Suggested the Council was unable to rely on the fact that activities occurring around the site contribute to the overall level of noise, and so make noise from the application site acceptable in comparison.
- (iv) Suggested the Council is obliged to remedy any breach of failure to comply with the EIA Directive 85/337/EEC.

- (v) Invited Councillors to defer the application and require the Applicant to submit an environmental statement in support of the proposal.

Mr Hancock (Applicant's Agent) addressed the committee in support of the application.

The Committee:

Resolved (by 7 votes to 1) to accept the officer recommendation to approve planning permission as per the agenda.

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, ENV7 and WM6

Cambridge Local Plan (2006): Policies 3/1, 3/4, 3/7, 3/12, 4/13, 4/15, 8/2, 8/6 and 8/10

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

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

The meeting ended at 11.44 pm

CHAIR



Cambridgeshire Drug and Alcohol Action Team
2nd Floor, C Wing
Castle Court, Castle Hill, Cambridge
CB3 0AP
Tel: 01223 600680
Fax: 01223 699801
Website: www.cambsdaat.org

To: East Area Committee
From: Vickie Crompton, DAAT Coordinator
Re: New Adult drug treatment service
Date: 09 February 2012

In 2011/12 the Cambridgeshire Drug and Alcohol Action Team (DAAT) undertook a tendering exercise for the 'Provision of Adult Drug Treatment Services in Cambridgeshire'. This is a legal requirement as the existing contract is expired on the 1st April 2012.

The tender was concluded in December 2011 and the Contract awarded to INCLUSION Drug Services, part of South Staffordshire and Shropshire NHS Foundation Trust. The new contract will commence on Monday 2nd April 2012.

Fundamentally the service will be the same but with more focus on the support for families and carers and to ensure treatment is accessible for everybody who needs it. We expect that clients will be seen in venues across the city, such as GPs, home visits etc and not all focused at one main location. It is unclear at the moment whether INCLUSION will take over the Mill Road premises. However, they are aware of historical issues with clients gathering around this area and if the main office is based there, INCLUSION will have robust boundaries for clients to ensure this won't happen again. There will not be an in house pharmacy which people have to attend daily as dispensing will be delivered by community pharmacies.

Over the next two months the DAAT will be working alongside INCLUSION to implement and embed the new service. We will endeavour to involve all relevant stakeholders with this transition to ensure that service provision to clients is not disrupted during this period.

If you would like to discuss any of the above information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads 'Vickie Crompton'.

Vickie Crompton
Cambridgeshire DAAT Coordinator

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To: East Area Committee
Report by: Head of Streets and Open Spaces

9th February 2012

Tree Planting Project - Parks and Open Space 2011/15

1. Executive summary

- 1.1 The City Council is one of the largest single owners of trees in Cambridge.
- 1.2 Trees contribute greatly to our local environments. They provide habitats for wildlife, store carbon, offer natural spaces for rest and relaxation, release oxygen, filter pollution and provide shade and shelter for livestock and animals.
- 1.3 The Council identified the need to increase the investment in tree planting as detailed in the Budget Setting Report for 2011/12, in which the Council approved a four-year planting programme totalling £200,000.
- 1.4 The tree planting project will increase opportunities for communities to be involved with tree planting, create opportunities for local people to make decisions relating to tree planting proposals and to provide a focus for community based volunteering.
- 1.5 Provisional tree planting opportunities for Years 1 to 4 have been identified and detailed by Officers.
- 1.5 The City Council's Area Committees are being consulted on proposals, and given the opportunity to decide, and approve planting schemes.
- 1.6 There are opportunities for local people to volunteer and take an active role, in the planting and aftercare of trees.

2. Recommendations

2.1 The Area Committee is recommended to: -

- a) Approve the provisional four-year planting schedule at paragraph 4.5 to 4.8;
- b) Consider, adapt and approve the list of proposed sites on an annual basis.

3. Background

3.1 The City Council is one of the largest single owner of trees in Cambridge. We own trees on public land such as parks and play areas, and also in local nature reserves, cemeteries, allotments, and other Council premises including the riverbank.

3.2 Trees are widely, and increasingly, recognised as an important contributor to people's wellbeing and to the liveability of places, both in rural and urban contexts. The City Council recognises the importance of managing and enhancing the City tree stock, to maximise these benefits and to ensure their continuance in the face of the threats that face trees now and in the coming years.

3.3 This project delivers outcomes for the Council's vision, for a City: -

- which is diverse and tolerant, values activities which bring people together and where everyone feels they have a stake in the community;
- which draws inspiration from its iconic historic centre and achieves a sense of place in all of its parts with generous urban open spaces and well designed buildings; and
- whose citizens feel they can influence public decision making and are equally keen to pursue individual and community initiatives.

3.4 A budget of £50,000 is available for each of the four years. The first phase of tree planting will take place in 2011/12. The project will complete in 2014/15.

3.5 Citywide parks and open spaces have been considered, prioritised are listed in Area Committee's detailed in tables 1 to 4 below; the tables also detail outline tree planting schemes with indicative costs.

3.6 Officers' have provisionally prioritised the sites detailed in Tables 1 to 4 using the following criteria: -

- Current tree stock levels, including tree age distribution;
- Identified deficiency of young tree stock;

- Geographical spread across the city – to ensure an even distribution and benefit to all areas;
- Asset type - to ensure a broad range of sites where considered from major parks and commons through to smaller local community spaces; and
- The use of the Performance Management Framework data to set priorities for sites scoring lowest for quality and value.

3.7 The prioritised Tables below are provisional and subject to change by Area Committees. There are opportunities available to consider additional sites through the duration of the project.

4. Considerations

4.1 The mortality rate for newly planted trees in public spaces and highways can be as high as 25%¹.

4.2 Aftercare, to include a summer watering programme, mulching and weeding of tree bases are important factors during the first two years after planting to reduce mortality rates. It is therefore recommended that the planting-aftercare costs be apportioned for the four years as follows: -

Year 1 – Planting £41,000 – Sundries purchase £9000

Year 2 – Planting £32,000 – Aftercare £16,000

Year 3 – Planting £16,000 – Aftercare £32,000

Year 4 - Planting £16,000 – Aftercare £32,000

4.3 In addition to the supply costs of trees and their subsequent planting, sundries are required. These include stakes (4 per tree with cross bars), ties, tree gators (for watering). It is recommended to purchase the sundries 'up front' in year one to achieve an economy of scale and the substantial discounts this approach offers.

4.4 Officers from the Procurement Team have provided help and assistance in drafting a framework contract for the supply of trees for Years 2 to 4. Other neighbouring Councils have also expressed an interest in collective buying using this framework contract. It is proposed to tender for the supply of trees in Year 1.

¹ Trees in Towns II; Communities and Local Government, February 2008

4.5 Table One Year One

Site	Scope of works	Area Committee	Cost
Romsey Recreation Grd	New placements	East	£4,000
Ditton Fields Recreation Grd	Smaller Tree species boundary planting	East	£2,000
Thorpe Way/Fison Road Play Area	Specimen & Boundary improvements	East	£1,500
		Total	£7500
		% of budget	19

4.6 Table Two Year Two

Site	Scope of works	Area Committee	Cost
Dudley Road Play Area	Cluster planting	East	£2,500
Barnwell Road Recreation Ground	Succession planting for Malus	East	£1,000
Coleridge Road Recreation Ground	Works to be incorporated as part of potential whole park improvement/masterplan	East	£4,000
		Total	£7500
		% of budget	24

4.7 Table Three Year Three

Site	Scope of works	Area Committee	Cost
Velos Walk	2-3 to replace lost over years	East	£700
Romsey Recreation Ground	Structural planting	East	£2,000
Donkey Common	Planting to rear of pool building	East	£800
		Total	£3500
		% of budget	22

4.8 Table Four Year Four

Site	Scope of works	Area Committee	Cost
Gwydir Street – Bath House	1 x Tree	East	£250
Coldham Lane Play Area	2-3 Trees	East	£600
Coldhams Common	Potential to plant many, dependant on usage of final part of monies including contingency sum below	East	£2,500
		Total	£3350
		% of budget	21

4.9 It is recommended that the Tree Planting Project follows the *Protocol for the Consultation and Determination of Tree Works Operations to Trees on City Council owned land*, or any subsequent revisions.

Where trees are to be planted where none have been planted previously, or the proposals are for major planting as part of the long-term renewal of a landscape, the Council will undertake consultations.

4.10 All tree planting consultation will be undertaken with the community. The consultation will extend to interested persons, resident groups, and amenity societies and near neighbours.

4.11 Details of tree planting will be posted on the City Council website.

4.12 It is recommended that Area Committees are given the opportunity to amend and/or approve the final Tree Planting schemes prepared each year detailed at Tables 1 to 4.

4.13 Trees Officers' recognise the benefits of the Tree Planting Project and the opportunities it affords to involve local people and to trial/ pilot a Tree Warden Scheme². The Tree Warden Scheme is a national initiative to enable people to play an active role in conserving and enhancing their local trees and woods. The scheme was founded and is co-ordinated by The Tree Council.

² <http://www.treecouncil.org.uk/tree-wardens>

- 4.14 Tree Wardens would be volunteers, appointed by the City Council, who gather information about their local trees, get involved in local tree matters and encourage local practical projects to do with trees and woods.
- 4.15 It is recommended that the City Council pilot a Tree Warden Scheme, in year 2012/13.

5. Implications

5.1 Financial Implications

Capital spending on tree planting and subsequent tree maintenance for a period of four years.

5.2 Staffing Implications

Consultation, community engagement and preparing planting plans have been considered in the report. A project leader will be assigned from the Asset Team of Streets and Open Spaces.

5.3 Equal Opportunities Implications

An equalities impact assessment will be completed before commencement to ensure there is no negative impact from any proposal.

5.4 Environmental Implications

The project will have a high positive climate change rating. The outcomes are detailed at paragraph 1.2 & 3.2.

5.5 Consultation

Proposals are set out from paragraph 4.9 to 4.12.

5.6 Community Safety Implications

None

6. Background papers

These following background papers were used in the preparation of this report:

Budget Setting Report for 2011/12

7. Appendices

Tree planting plans and schedules for year 1

8. Inspection of papers

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

Author's Name: Alistair Wilson

Author's Phone Number: 01223 - 457000

Author's Email: alistair.wilson@cambridge.gov.uk

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CAMBRIDGE CITY COUNCIL

Report Project Delivery & Environment Manager

by:

To: East Area Committee on 9th February 2012

Wards: Abbey, Coleridge, Petersfield, Romsey

Environmental Improvement Programme

1.0 DECISIONS TO BE MADE

NEW SUGGESTED SCHEMES FOR THE 2012/13 PROGRAMME

***Recommendation:** To approve the list of schemes in section 5.0 for further investigation into their feasibility and estimated cost.*

2.0 BUDGET

Please see over.

EAST AREA COMMITTEE

Environmental Improvements Programme 2011-2012

Total Budget Available to 31/3/12 £358,200

	COMPLETE	Total Spend Previous Years £	Forecast Spend 2011/12 £	TOTAL SCHEME COST £	Approved Budget £
ADOPTED PROJECTS					
Mill Road Hanging Baskets 2011	✓	0	7,500	7,500	7,500
Cherry Hinton Rd Shop Forecourts	✓	5,650	64,350	70,000	70,000
Riverside Conflict Reduction Scheme	✓	60,000	60,000	120,000	120,000
Cavendish Road		26	14,974	15,000	15,000
Staffordshire St Verge Parking	✓	20,547	64,453	85,000	85,000
Devonshire Road Cycle Bridge	✓	10,702	1,500	12,202	17,500
Highway Verges Scheme	✓	32,000	48,000	80,000	93,500
Mill Road Cemetery	✓	0	5,000	5,000	5,000
Romsey Planting		10,175	11,825	22,000	22,000
Rustat Road Footpath	✓	6,624	350	6,974	10,000
total cost to implement adopted projects			277,952		
Uncommitted Budget			80,248		
SCHEMES UNDER DEVELOPMENT					
		Total Spend to Date £	Total Estimated Cost £		
Ditton Walk/Newmarket Rd Planting		0	14,000		
No Waiting & 1hr Parking Restrictions (Coleridge Area)		0	10,000		
Riverside Railing Refurbishment		0	25,000		
Silverwood Close and Whitehill Road Estate Verge Parking Prohibition		0	8,000		
Tree Planting on Chalmers Rd & Greville Rd		0	5,000		
Stanley Rd/Garlic Row		0	4,000		
Brooks Rd/Perne Rd Verge Parking Prohibition		0	7,500		
total estimated cost of projects in development			0	73,500	
Uncommitted Budget				6,748	

3.0 UPDATE ON PROGRESS OF EXISTING SCHEMES

3.1 Cherry Hinton Road Shop Forecourts

This project is now complete, including the installation of the cycle racks, which took longer than expected due to issues with their procurement experienced by our Contractor.

3.2 Cavendish Road/Mill Road Improvements

This scheme to provide landscape improvements to this junction is on hold until the owner of the Shoe Shop has signed the lease agreement and provided the funding to construct a disabled parking space adjacent to his premises on City Council owned land. Once this has been received, the construction work can commence immediately.

3.3 Staffordshire Street Verge Parking

This scheme is complete and the planting of trees and shrubs will take place shortly.

3.4 Romsey Planting

Reconstruction of the numerous planting beds has been completed and the new planting will take place shortly.

3.5 Ditton Walk/Newmarket Road Planting

The construction work for this scheme will commence towards the end of the summer and planted in the autumn at the beginning of the planting season.

3.6 Rustat Rd and local area parking restrictions

This scheme is on hold as it is being included in the South Area Parking Review.

3.7 Riverside Railings Refurbishment

We are currently waiting for our Contractor to complete discussions with a specialist contractor who are looking into the feasibility and cost of refurbishing the railings insitu. There is a concern that the existing railings may not be able to be removed whilst maintaining their existing connections. This would then make the offsite option not feasible, due to the high cost of the requirement for new connections to a higher standard when reinstalling. Once the most feasible option has been determined, a consultation will be carried out with local residents.

3.8 Silverwood Close/Whitehall Estate Verge Parking Prohibition

A consultation is planned to take place on this scheme throughout February.

3.9 Chalmers Road & Greville Road Tree Planting

This scheme is on hold due to the request from the County Council for a 12 year commuted sum for maintenance, amounting to £11,235.84. Discussions are still ongoing with the County Council, who are yet to finalise their rates for items that attract commuted sums for maintenance from third parties.

3.10 Stanley Rd/Garlic Row Traffic Management

A consultation will take place on the options for this scheme throughout February, following development of the options with local residents, Ward Councillors and the County Council.

3.10 Brooks Road/Perne Road Verge Parking Prohibition

The County Council have suggested that this issue should be taken into account as part of their review of traffic regulation orders through their Ring Road and Radial Routes Review Project. The budget set aside for this scheme could then be used to recondition the verges themselves, whilst the County Council introduce any traffic orders

4.0 UPDATE ON MINOR HIGHWAY TRO SCHEMES JOINTLY FUNDED WITH COUNTY COUNCIL

4.1 Schemes currently being formally advertised:

- i) Stone Street
- ii) Fairsford Place
- iii) Ainsworth Court
- iv) Tiverton Way/Budleigh Close
- v) Birdwood Road/St Thomas's Road

4.2 Schemes requiring further consultation prior to advertisement:

- i) Rustat Road and local area - part of South Area Parking Review.
- ii) Ainsworth Place – informal consultation required on options.

5.0 NEW SUGGESTED SCHEMES FOR 2012/13

The table below lists the new schemes that have been submitted by Ward Councillors and residents for consideration as part of the 2012/13 Environmental Improvement Programme.

No	Proposed Scheme	Ward	Promoter	Estimated Cost	Considerations
1.	Mill Road – Railway Town signage	Romsey	Ward Councillors	£5000	Design still required, budget therefore difficult to quantify at this stage.
2.	Cycle and Pedestrian Improvements at junction of Brookfields and Burnside, leading to the Tins path.	Romsey	Ward Councillors	£4000	Match funding from the County Council will be applied for. To include request for double yellow lines at junction.
3.	Reinstatement of wooden bollards erected to protect pedestrians from cars mounting pavement on Tenison Road.	Romsey	Glisson Rd/Tenison Road Area Residents Association	-	County Council have agreed to look into reinstating these wooden bollards. Also proposing to review the highway network in this area as a consequence of the CB1 Station Development.
4.	Reinstatement of the wooden bollards along Tenison Road between the Lyndewode Road and Mill Road junctions.	Romsey	Glisson Rd/Tenison Road Area Residents Association	-	County Council have agreed to look into reinstating these wooden bollards. Also proposing to review the highway network in this area as a consequence of the CB1 Station Development.
5.	Wheeled Bin Stores/Screens in Tenison Road and Devonshire Road.	Romsey	Glisson Rd/Tenison Road Area Residents Association	-	Screens/Stores could not be provided on the public highway as this would not be supported by the County Council as highway authority. Is the EIP Programme the most suitable/appropriate vehicle for resolving this issue?
6.	Planting at the speed table at the junction of Lyndewode road and Glisson Road.	Romsey	Glisson Rd/Tenison Road Area Residents Association	£5000	The feasibility of this proposal would need to be discussed with the County Council. As the table is located close to the junction, the space available for any planting areas will be limited.

No	Proposed Scheme	Ward	Promoter	Estimated Cost	Considerations
7.	Community Noticeboard on Cannons Green at junction of Lyndewode Road and Tenison Road.	Romsey	Glisson Rd/Tenison Road Area Residents Association	£2000	
8.	Road safety concerns at blind bend on Catherine St	Romsey	Cllr Zoe Moghadas	T.B.C	Further investigation required in conjunction with the County Council.
9	Road safety concerns at the Mill Road/Coleridge Rd/Hemingford Road signalised junction.	Romsey	Cllr Zoe Moghadas	T.B.C	Further investigation required in conjunction with the County Council.
10.	Radegund Road H-bar road markings to discourage vehicles from blocking driveway accesses.	Coleridge	Ward Councillors	£800	To be agreed with the County Council. Proposed in conjunction with the provision of bollards to prevent verge parking on Radegund Road. School side to be funded by the school, further EIP funding may be required if the County Council do not agree to fund those on the opposite side.
11.	Evening and night time weight restriction for the north Romsey terraced streets.	Romsey	Cllr Catherine Smart	T.B.C	To be agreed with the County Council. Similar existing restrictions apply on Cavendish Road.
12.	Improved accessibility at the Wadloes Road bus stop.	Abbey	Cllr Caroline Hart	£7500	Provision of flush access into the bus shelter and from the bus shelter across the cycle lane on to the hardstanding where the bus stops.
13.	Removal of conflict between cyclists, pedestrians and motorists at the junction of the path from Tesco's and Riverside.	Abbey	Mr Eva	£1200	Introduction of no waiting restrictions to prevent parked vehicles from obscuring the visibility of cyclists joining Riverside at this point.

14.	Resolution of the issues associated with parked vehicles from the Riverside Bridge to Stourbridge Common	Abbey	Mr Eva	T.B.C	Parked vehicles create conflict zones for cyclists pedestrians and motorists, strongly detract from important views in a conservation area and allow overnight parking by campervans. Consultation required on the options available to resolve this issue. No waiting restrictions or residents parking could form the basis of options presented to residents.
15.	Three flower beds for Whitehill Close	Abbey	Whitehill Close Neighbourhood Watch	T.B.C	The cost of maintaining these additional planted areas would need to be determined and funded secured to ensure the appropriate level of maintenance.
16.	Dropped Kerb at the junction of Gwydir Street and Hooper Street	Petersfield	Cllr Sarah Brown	£4000	Potential issue with the location of utility apparatus chambers hindering the installation of dropped kerbs and the associated requirement to lower the footway to suit.

Recommendation: To approve the list of schemes in section 5.0 above for further investigation into their feasibility and estimated cost.

BACKGROUND PAPERS

APPENDIX 1 - EIP Eligibility Criteria

7.0 IMPLICATIONS

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

8.0 INSPECTION OF PAPERS

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

Andrew Preston
Environmental Projects Manager

Telephone: 01223 457271

Email: andrew.preston@cambridge.gov.uk

APPENDIX 1

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

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

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

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

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

Categories of scheme ineligible for funding:

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

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

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

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Agenda Item 12

2012/13 Meetings

		MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
Civic Affairs	Monday		27 (Wed)			19 (Wed)		21 (Wed)		30 (Wed)		20 (Wed)		13
Community Services Scrutiny Committee	Monday		28 (Thu)				11 (Thu)			17 (Thu)		14 (Thu)		
Council	Monday	Annual Meeting 24 (Thu)		19 (Thu)			25 (Thu)				21 (Thu)		18 (Thu)	Annual Meeting 23 (Thu)
Development Control Forum	Monday		6 (Wed)	4 (Wed)	1 (Wed) 29 (Wed)	26 (Wed)	24 (Wed)	21 (Wed)	19 (Wed)	16 (Wed)	13 (Wed)	13 (Wed)	10 (Wed)	8 (Wed)
Development Plan Scrutiny Sub-Committee	Monday		12 (Tue)	17 (Tue)	14 (Tue)	11 (Tue)	16 (Tue)	13 (Tue)	18 (Tue)	22 (Tue)	19 (Tue)	19 (Tue)	16 (Tue)	14 (Tue)
East Area Committee	Monday		14 (Thu)		16 (Thu)		18 (Thu)		13 (Thu)		7 (Thu)		11 (Thu)	
Environment Scrutiny Committee	Monday		26 (Tue)				9 (Tue)			15 (Tue)		12 (Tue)		
Equalities Panel	Monday		18					19						
Housing Management Board	Monday		19 (Tue)			18 (Tue)				8 (Tue)		5 (Tue)		
Joint Development Control - Cambridge Fringes - Development Control Forum	Monday	23 (Wed)	20 (Wed)	18 (Wed)	15 (Wed)	12 (Wed)	10 (Wed)	7 (Wed)	6 (Thu)	30 (Wed)	27 (Wed)	27 (Wed)	24 (Wed)	22 (Wed)
Joint Development Control Committee: Cambridge Fringes	Monday		13 (Wed)	11 (Wed)	8 (Wed)	6 (Thu)	4 (Thu) 31 (Wed)	28 (Wed)		23 (Wed)	22 (Fri)	20 (Wed)	17 (Wed)	15 (Wed)
Joint Staff Employer Forum	Monday				21 (Tue)			14 (Wed)			5 (Tue)		23 (Tue)	
Licensing Committee	Monday		11				8			28			15	
Licensing Sub Committee	Monday	Sub Committee B 21 28	18 25	2 9 16 23 30	6 13 20	3 10 17 24	1 15 22 29	5 12 19 26	3 10 17 20 (Thu)	3 (Thu) 7 14 21	4 11 18 25	4 11 18 25	8 22 29	13 20
North Area Committee	Monday			26 (Thu)		27 (Thu)		22 (Thu)		31 (Thu)		21 (Thu)		16 (Thu)
Planning Committee	Monday	30 (Wed)	27 (Wed)	25 (Wed)	22 (Wed)	19 (Wed)	17 (Wed)	14 (Wed)	12 (Wed)	9 (Wed)	6 (Wed)	6 (Wed)	3 (Wed)	1 (Wed)
South Area Committee	Monday			16		10		12		14		7 (Thu)		9 (Thu)
Standards Committee	Monday		13 (Wed)					28 (Wed)				6 (Wed)		
Strategy and Resources Scrutiny Committee	Monday			9			15			21	8 (Fri)	18		
The Executive	Monday					17				24 (Thu)				
West / Central Area Committee	Monday		21 (Thu)		23 (Thu)			1 (Thu)		10 (Thu)	28 (Thu)		25 (Thu)	

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To: Executive Councillor for Community Development and Health
Report by: Head of Community Development
Relevant committee: East Area Committee 9/02/12
Wards affected: Romsey, Petersfield, Coleridge, Abbey

Community Development Capital Projects in the East Area Funding Application from St.Philips Church

1. Executive summary

- 1.1 This report gives the committee an update of the East Area Capital Grants Programme and brings forward an application by St.Philips Church in Mill Road for consideration by the East Area Committee. If the grant to St.Philips Church is approved, £503,402 will have been committed to date from a capital budget of £800,000.
- 1.2 An update on the East Area Committee's Capital Grants Programme is shown at Appendix A.
- 1.3 The grant application from St.Philips Church is for a contribution of £78,000 from the East Area Capital Grants Programme towards a major re-development which includes the provision of new community rooms and a community café with kitchen training facilities for young people and people with disabilities. A contribution of £44,000 towards the cost of a lift and solar panels was agreed at the start of the project in February 2011.
- 1.4 A project appraisal for the application is shown at Appendix B.

2. Recommendations

- 2.1 The Area Committee is asked:
 - a) to recommend to the Executive Councillor for Community Development and Health that a capital grant of £78,000 be awarded to St.Philips Church as a contribution towards the cost of providing new community rooms and a community cafe, subject to compliance with the Council's legal agreement.

3. Background

- 3.1 In August 2010, following consideration by the East Area Committee, the Executive Councillor for Community Development and Health approved a Capital Grant Programme for the East of the City. The budget for the programme, which has come from S106 contributions from developers, was set at £800,000 with £400,000 being reserved for 5 named projects. The remainder of the funding was allocated to each ward in proportion to the contributions received as a result of developments in the four wards. All applications are subject to a project appraisal process before a recommendation is made. Appendix A gives an update on the programme.
- 3.2 The criteria used to assess potential schemes include:
Projects should -
- Increase and/or improve the quality and sustainability of community facilities serving the East of the City.
 - Demonstrate value for money.
 - Have no net adverse environmental impact and where possible have a positive impact on the causes and effects of climate change.
 - Be completed by 2013 or have established a clear implementation plan within an agreed timescale.
 - Should not normally require revenue funding from the City Council.
 - Have robust and sustainable management arrangements.
 - Have an equal opportunities policy in place.
 - Have developed a solid business plan.
 - Demonstrate the ability to raise additional funding in circumstances where the Council is not the sole or main funder.
- 3.3 Successful applicants are required to enter into a legal agreement with the Council, that sets out the conditions of the grant, before any money is released.
- 3.4 The project appraisal for St.Philips Church will be considered by the Council's Asset Management Group (an internal officer group) on 2nd February 2012 and any comments will be reported verbally at the East Area Committee meeting.

4. Implications

- 4.1 There are no direct implications arising from this report that have not been covered in the body of the report. Capital grants are released on receipt of an architect's interim certificate and/or copy invoices from contractors. No money is released in advance of work being done.

4.2 Briefings on progress with other potential applications are being sent to members on a regular basis. Also meetings to discuss ward issues are taking place with Ward Councillors, as required.

5. Background papers

These background papers were used in the preparation of this report:

6. Appendices

6.1 Appendix A – Update on East Area Committee’s Capital Grant Programme

6.2 Appendix B – Project Appraisal for St.Philips Church

7. Inspection of papers

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

Author’s Name: Trevor Woollams
Author’s Phone Number: 01223 457061.
Author’s Email: Trevor.woollams@cambridge.gov.uk

East Area S106 Capital Programme Update February 2012

1. Programme Update

1.1 £400,000 Top Slice Budget (£80,000 for each project) for the five nominated projects (see EAC Report 19.8.10)

	Project	Ward	Progress	Funding	Notes
1	St Philips Church 185 Mill Road CB1 3AN	Romsey	Recommendation to EAC 10.2.11 APPROVED Exec Cllr Bick 17.3.11	£44,000	Agreement Signed Work in progress
			Recommendation to EAC 9.2.12 Recommendation is for a grant of £78,000 towards the cost of new community rooms and a community café with training kitchen.	<i>£78,000</i>	(awaiting consideration / approval)
2	Flamsteed Rd Scout Hut CB1 3QU	Coleridge	Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11 A signed Agreement has been received. The Council has agreed to extend their lease until 2022.	£120,000	Agreement signed. Awaiting start on site
3	St Martins Church Centre Suez Rd CB1	Coleridge	Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11 A draft Agreement has been produced and sent to the	£120,000	Awaiting Signed Agreement and programme

	Project	Ward	Progress	Funding	Notes
	3QD		Church. The Church has received planning approval for the works.		
4	Stanesfield Rd Scout Hut CB5 8HN	Abbey	<p>Further work required. Local Scout Group now has a stronger Management Committee and is actively seeking proposals for a replacement building on the site. However, the group do not have any capital funding themselves. They are seeking other sources of funding but it is likely that they will need more than the notional allocation of £80k currently available through the East Area Capital Grants pot.</p> <p>Site meeting held on 27th January 2012 with ward councillors and members of the management committee to explore possible options.</p>		Awaiting submission of viable project
5	Emmanuel United Reformed Church, Cherry Hinton Road	Coleridge	<p>Awaiting further information required. Church Council has identified a need to take a strategic approach to the redevelopment of all their sites. Are unlikely to be in a position to progress a funding application in the foreseeable future.</p>		Suggest an alternative project(s) are identified in Coleridge.

1.2 £400,000 nominally allocated to wards (see EAC Report 19.8.10)

	Project	Ward	Progress	Funding	Notes
6	Squeaky Gate, Norfolk Street Enterprise Centre 47-51 Norfolk St CB1 2LD	Petersfield	Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11 Renovation of 1 st floor accommodation rented from Future Business (10 yr lease from City) to provide community recording studio, training room, main base for outreach.	£19,000	Agreement Signed Works Complete
			Recommendation to EAC on 18.8.11 APPROVED Exec Cllr Bick on 23.8.11 an additional £7,602 to cover unforeseen costs which have arisen due to: <ul style="list-style-type: none"> • the removal of an unsafe chimney stack and subsequent reinstatement of brickwork • provision of additional support to the corridor ceiling • removal of unsafe and poorly constructed stud wall and door • additional support to brickwork to enable secure fitting of insulated walls 	£7,602	Agreement signed Works Complete
7	King's Church,	Petersfield	Recommendation to EAC 18.8.11	£100,000	Agreement signed.

	Project	Ward	Progress	Funding	Notes
	49-53 Tenison Road, CB1 2DG		APPROVED Exec Cllr Bick on 23.8.11 Redevelop facilities to provide a second floor for worship and multiple spaces on the ground floor for community use.		Planned start March 2012
8	Sturton Street Methodist Church 58 Sturton St CB1 2QA	Petersfield	Further information required. Redevelop to provide enhanced community facilities. More work required by applicant to firm up project and costs. Discussion held with applicant on 6.12.12		Awaiting proposals
9	Salvation Army 1 Tenison Rd CB1 2DG	Petersfield	Awaiting contact.		No information
10	YMCA Gonville Place	Petersfield	Further work required YMCA have planning permission to remodel ground floor to provide a new lounge for residents at the rear of the main building. This could potentially leave a large ground floor space for youth and community use. Ward Cllrs concerned that provision might be replicating facilities already available and that location on edge of ward not best for promoting use from across the ward. However, they felt the facilities could have potential as youth venue.		Exploring options with YMCA for a possible city centre youth venue. ChYpPS to carry out survey of young people

	Project	Ward	Progress	Funding	Notes
			<p>Exec Cllr and HoCD met with YMCA on 21.7.11 to discuss potential for a city centre youth venue. Meeting was positive and both sides agreed to explore things further. Agreed to draw up proposals for consultation with young people with a view to gauging their views about the venue, what it should contain, how it should be run etc. Would need to progress in partnership with others.</p> <p>£100k budget for a City Centre Youth Venue is identified in the Council's capital plan from other sources. However, we will not be clear about the actual funding required until the exploratory work has been carried out and we know whether a joint scheme with the YMCA is practicable and will deliver what young people want.</p> <p>A report will be submitted to Community Services Scrutiny Committee in March 2012.</p>		
11	East Barnwell Community Centre	Abbey	<p>Further information required. Discussions taking place with County and managers to assess future development. Awaiting information.</p>		County looking to explore possible 'community hub'
12	Centre at	Trumpington	Recommendation to EAC 27.10.11	£14,800	St.Pauls are

	Project	Ward	Progress	Funding	Notes
	St.Pauls	/ Petersfield	APPROVED Exec Cllr Bick on 12.1.12 Application for £14,800 towards the cost of a major refurbishment of their main hall for community use with a total value of around £180,000. The grant will be used specifically to re-new and upgrade the heating system.		seeking additional funding from others. Start date estimated to be summer 2012.
13	Rock Road Library	(Queen Ediths) Coleridge	Identified by County as part of a possible community hub project. HoCD met with Rep from Friends group in October 2011.		Awaiting proposals
14	St.Barnabas Church, Mill Road	Petersfield	Church approached HoCD in November 11 about possible funding towards a major refurbishment with an estimated cost of £1.2m. Site meeting held with ward councillors on 6.12.12. Not satisfied that project would deliver wider community benefits.		

The Petersfield Study

The study recommended exploring two facilities in particular – Sturton St Church and the YMCA. The Kings Church also expressed an interest in extending their facilities for community use. All premises have been visited by a surveyor. Updates are given in the table above.

Facilities in Coleridge

A meeting with ward councillors on 14th February 2011 concluded that the funding strategy within the ward would be to allocate ward based funds to nominated projects to maximise the value of investment.

1.3 Budget Summary Table

The additional value (£40k for each) of the 2 approved Coleridge projects is met from the Coleridge ward budget as per the above strategy.

Ward	Total Accrued Contributions £	Top Slice agreed by EAC Aug 10 £	Top Slice remaining £	% Ward split agreed by EAC Aug 10	Ward split £	Ward split remaining £
Abbey	130,000	(5x £80k) 400,000	*160,000	16.25%	65,000	65,000
Coleridge	230,000			28.75%	115,000	35,000
Petersfield	356,000			44.50%	178,000	36,598
Romsey	84,000			10.50%	42,000	*0

Total	800,000	400,000	160,000	100%	400,000	136,598
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* Assumes £78,000 is approved on 9 February 2012 for St.Philips (£36,000 from top slice and £42,000 from ward split)

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Appendix B

Cambridge City Council

Item

To: Executive Councillor for Community Development and Health
Report by: Trevor Woollams
Relevant committee: East Area Committee *9 Feb 2012*
Wards affected: Romsey plus other East Area wards

DRAFT REPORT

Project Appraisal and East Area Committee Recommendation

Project Name: St Philip's Church Romsey, Construction of Training Kitchen and Café area, and development of new community rooms

Recommendation/s

Financial recommendations –

- The Executive Councillor is asked to approve a capital grant of £78,000 from the East Area Capital Grants Programme towards the re-development costs of St Philip's Church to provide a new training kitchen and café for partnership work with disabled young people, and new community rooms. The East Area Capital Grants Programme is already included in the Council's Capital Plan (Ref: PR026).
 - The total cost of the grant is £78,000 funded from Developer Contributions
 - There are no ongoing revenue implications for the Council arising from the project.

1 Summary

This application is for a capital grant of £78,000 towards a major re-development project with a total capital cost of £1.68 m. The grant will be put towards 2 elements of the project which will directly benefit residents in the east area of Cambridge and beyond:

- a) Construction of a new training kitchen and community café which will be run in partnership with the Papworth Trust,

training young people with disabilities and providing them with new skills as well as providing residents with a vibrant social meeting place. The total cost of the café and training kitchen will be £132,000

- b) Construction and fitting out of new community rooms available for use by the wider community in the east area of Cambridge. The community rooms will be fitted out with AV equipment and accommodate a wide range of uses and their total cost will be £195,000.

The City Council awarded St.Philips a capital grant of £44,000 at the outset of this project in February 2011. The grant was to assist with the cost of a lift to enable disabled residents to access the new upstairs community rooms and for the installation of solar panels.

1.1 The project

Target Dates:	
Start of procurement	Construction underway
Award of Contract	
Start of project delivery	April 2011
Completion of project	May 2012

1.2 The Cost

Total Project Cost	£1.68m
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Cost Funded from:

Funding:	Amount:	Details:
Reserves	£0	
Repairs & Renewals	£0	
Developer Contributions	£122,000	£44,000 (agreed Feb 2011) £78,000
Other	£1,558,000	(raised by St.Philips)

Ongoing Revenue Cost

Year 1	£0	
Ongoing	£0	

1.3 The Procurement

The procurement was undertaken competitively by St.Philips church with Coulsons selected as most suitable contractor because of both their price and their experience of this type of work.

2 Project Appraisal & Procurement Report

2.1 The Project (Grant element)

This project is to grant £78k towards the cost of the community café (including training kitchen) and construction and fitting out of the community rooms.

St Philip's Church has a track record of responding creatively to the needs of the local community. The church building was originally opened in 1902 to provide a place of worship for the largely working class community of Romsey Town. Over one hundred years later, St Philip's Church continues to provide services and community outreach to both regular members and a wide range of other people, many of whom experience disadvantage. Their partnerships include setting up and supporting:

- St Philip's Aided Primary School – governors, staff, assemblies, support for disadvantaged parents and those with children suffering particular difficulties;
- Romsey Mill, an award-winning local charity, working with marginalised young people and families – they provide trustees, volunteers, funding support;
- The Charity Shop, which raises money in support of Romsey Mill – church members run this and act as volunteers;

- Phil's People is a creative initiative helping vulnerable people through arts, music and food, in association with Granta Housing Association.

People of all ages and backgrounds use the church throughout the week. There are a number of different activities, which include the Mother's Union, coffee mornings, lunch clubs for 30-40 of the older generation, youth and children's activities (about 30 young people) and social evenings. In all St Philip's currently provides for over 300 local residents from the east area of Cambridge, many of whom are elderly, have physical or mental disabilities, have family problems or suffer isolation from the wider community.

Redevelopment strategy

The old building was becoming restrictive in terms of the range and scale of possible activities. The fabric was shabby and worn, dangerous in parts; the old pews prevented use of the main space except for formal services; the heating was inadequate; floor levels unwelcoming to disabled and unsteady visitors; the void above the lounge area wasted space; the small open area outside the front inaccessible and a dumping ground for litter. A project team set about considering the options for improvement and came to the conclusion that the budget for simply putting things right within the existing space would cost so much and achieve such marginal benefit that it made more sense to go for a full redevelopment and utilisation of the site, if at all possible. The key features are:

- A 2-storey extension to the left ('Co-op') side, which will include a coffee bar, with its own entrance on to Mill Road by the main shopping area, served by a kitchen large enough for training and project partnerships;
- Renewing the floor, which had become dangerously uneven and weakened in some areas, and was not at the same level as the street or some rooms: a new single level is being created, improving accessibility;
- Installing a new underfloor heating system to replace the old inefficient and ineffective boiler;
- Solar panels to provide sustainable electricity and long term income from feed-in-tariff;

- Upgraded energy conservation measures – insulation, energy efficient lighting and intelligent control system;
- Cleaning the brickwork inside and outside;
- Replacing the side windows with double glazing, and refurbishing the small amount of stained glass and protecting it with secondary glazing;
- Reconfiguring the layout of the main auditorium, replacing dilapidated pews with more flexible and comfortable seating, and new audio visual facilities to enable more versatile use;
- Provision of accessible emergency exits, a fire alarm system, upgrading disabled access and installing a lift.

The purpose of these changes is the creation of new and enhanced facilities to provide:

- A coffee bar area onto Mill Road
- Additional flexible meeting and group activity rooms (with improved soundproofing) for use by both church and community groups.
- Improvement of ground floor rooms to provide a sound proofed crèche and enlarged office/reception
- Additional office space on the new first floor
- An improved kitchen and new toilets including disabled toilets on the ground floor.

Training kitchen and cafe

Central to the redevelopment is the new community café working in partnership with the Papworth Trust (a local charity helping disabled people to have equality, choice and independence in their lives) which will provide employment and training for young people suffering from physical and mental disabilities. It will be run as a fair trade social enterprise and will provide self-sustaining income for its ongoing operation and viability, and be a place where people, especially those isolated from the rest of the community, can enjoy a safe and welcoming environment as well as access affordable food and drink.

Trainee students will work towards qualifications at entry levels one to three. They will be young people aged between 16-25 with

disabilities such as sensory impairment, acquired disability, progressive illness, mental health issues or complex health needs. At any one time the Papworth Trust will have about 14 students on the course, with no more than five working in the café during opening hours. The courses will last between a year and two years depending on each individual's needs. Through this, local disadvantaged young people can gain a greater independence in their lives.

New community rooms

Five new rooms of different sizes will be created in the upstairs area – 3 'classroom/meeting room' style spaces of 28m², 23m² and 22m², with the latter two capable of joining by way of a folding partition; a large office of 22m² and a small office of 10m². These will be available for subsidized hire by community groups and charities, as well as offering the potential for further partnership work, eg. in debt counseling, space for additional work by Romsey Mill, charity office space etc. Papworth Trust has expressed interest in space for supported learning for their students alongside the work experience in the kitchen.

The Need

St.Philps know there is a need for their work because they have been working in Romsey Town for many years. They have a track record of delivering community projects, and have the people to help make them happen. They have carried out consultations with local residents to better understand the needs and interests of those around them. There are significant differences in income levels across the city and the eastern area of Cambridge and unsustainable levels of personal debt in some of the more disadvantaged areas. There are large numbers of elderly residents in the area with many feeling isolated and disconnected from the rest of their community. Romsey Town and the wider area has a concentration of social housing for disadvantaged families and a recent growth in sheltered and supported accommodation for the elderly and people with disabilities. There are young families with needs who may be in contact with Romsey Mill but unable to access support outside programme sessions times. There are also a significant number of people with mental health and related problems living in the area.

St.Philips' plans are in line with the Council's priorities especially the vision statements:

"A city which celebrates its diversity, unites in its priority for the disadvantaged and strives for shared community wellbeing"

"A city whose citizens feel they can influence public decision making and are equally keen to pursue individual community initiatives"

Fundraising background and position

The full costs of the redevelopment project and initial three years operation come in at £1.8m (£1.68m capital). Through the sale of their underused second site, fundraising activities and donations they have already secured £1.53m. The remaining costs of the project must be covered through donations (cash and gifts in kind) as well as grant funding.

Estimated costs have increased over the duration of the construction because of unforeseen complexities with the building work. Part of this has been in order to accommodate the emerging partnership with Papworth Trust which requires a larger and more expensively equipped kitchen. The level of VAT recovery they had hoped to achieve will be lower than anticipated – around 30% of the total.

2.2 Aims & objectives

The aim of the project is to transform the outdated and underused old building into a modern and accessible facility open throughout the week as a community resource.

The specific objectives contributing to this aim are:

- To provide training and employment for young people with disabilities through the creation of a training kitchen and café in partnership with Papworth Trust
- To offer a welcoming environment for a variety of local groups experiencing exclusion: elderly people, parents with young children (who can take advantage of the crèche space

and equipment) and people suffering from mental health problems

- To create flexible space for use by community groups and charities, ranging from small and medium-sized meeting rooms to major events and celebrations.
- To operate a well-run centre which is self-sustaining over time.

2.3 Major issues for stakeholders & other departments

There are no significant implications for other Council departments.

The East Area Community Facilities Programme, of which this initiative is part, aims to address a shortage of good quality community facilities in the east of the city.

2.4 Summarise key risks associated with the project

This project is considered very low risk. Construction is well under way and most of the funding has already been secured by St.Philips. The Head of Community Development and ward members have recently visited the site and seen the significant progress already made with project delivery.

St.Philips has a long and positive history of working with and supporting the wider community. Community facilities are under pressure from new development in the area. Failure to address these issues could undermine community cohesion and lead to social pressures in areas under pressure from growth.

St.Philips will be required to enter into a grant agreement with the Council and money will only be released in arrears on proof that the relevant construction elements have been completed.

2.5 Financial implications

- a. Appraisal prepared on the following price base: 2011/12

- b. The Capital Grant of £78,000 will be dependent upon St Philip's accessing the remainder of the project costs from other sources. It would be funded from the East Area Committee Capital Grants Programme.
- c. Grant monies will be paid in arrears on receipt of an Architect's certificate or invoices from contractors for work completed
- d. This project will enable the Council to help address the need for quality community facilities without incurring on-going revenue costs.

2.6 Capital & Revenue costs

(a) Capital	£	Comments
Building contractor / works	£78,000	Grant
Purchase of vehicles, plant & equipment		
Professional / Consultants fees		
IT Hardware/Software		
Other capital expenditure		
Total Capital Cost	£78,000	

(b) Revenue	£	Comments
Total Revenue Cost	0	

2.7 VAT implications

There are no adverse VAT implications to this project

2.8 Environmental Implications

Climate Change impact	+L
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Project includes a new efficient heating system, solar panels on the roof and improved insulation for the property.

2.9 Other implications

Environmental – Project contributes to the Council’s sustainability objectives.

Equal Opportunities and Diversity – Tackling the affects of disadvantage and inequality are core objectives for the project.

2.10 Staff required to deliver the project

The project is being delivered by contractors appointed by St.Philips and supervised by a professional project manager appointed by the Parochial Church Council (PCC). The individual concerned has managed church and community centre construction and conversion projects.

2.11 Dependency on other work or projects

None.

2.12 Background Papers

2.13 Inspection of papers

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Date prepared:	20 January 2012

Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

	2012/13	2013/14	2014/15	2015/16	2016/17	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works	78,000					
Purchase of vehicles, plant & equipment						
Professional / Consultants fees						
Other capital expenditure:						
<i>insert rows as needed</i>						
Total Capital cost	78,000	0	0	0	0	
Capital Income / Funding						
Government Grant						
Developer Contributions	78,000					(See Appendix B)
R&R funding						
Earmarked Funds						
Existing capital programme funding						
Revenue contributions						
Total Income		0	0	0	0	
Net Capital Bid	78,000	0	0	0	0	

Appendix B

Developer Contributi on Cost Centre	Planning Reference	Contribution Type (Formal Open Space, Informal Open Space etc)	Address	Amount (£)
	04/0939/FP	Community Facility	Hills Road Triangle & Railway site	£78,000
Total				

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Application Number	11/1321/FUL	Agenda Item	
Date Received	3rd November 2011	Officer	Miss Catherine Linford
Target Date	29th December 2011		
Ward	Romsey		
Site	129 - 131 Vinery Road Cambridge Cambridgeshire CB1 3DW		
Proposal	Erection of a terrace of 3no three bedroom dwellings and 2no semi-detached four bedroom dwellings, following the demolition of the existing bungalows at 129 and 131 Vinery Road, Cambridge.		
Applicant	C/O: Agent		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 129-131 Vinery Road are a pair of semi-detached bungalows situated on the western side of Vinery Road. This section of Vinery Road is one-way, and the site is situated on the bend in the road. The surrounding area is predominantly residential, with the area of housing to the south and east of the site differing in character to the area to the north.
- 1.2 The streets surrounding Vinery Road and the section of Vinery Road to the south and east of the application site are consistent in layout, mainly consisting of terrace and semi-detached houses, which are consistent in terms of materials, with a strong repetition of design elements, including bay windows. The palette of materials is generally a buff brick set under tiled pitched roofs of slate or concrete tiles.
- 1.3 The area to the north is more varied in character, with buildings that differ in terms of siting, scale and materials.
- 1.4 The application site is an irregular shape, with the buildings angled to the highway, set back a distance of 11m at its closest

point. There is a Yew Tree subject to a TPO close to the southern boundary and some unprotected but mature cherry trees towards the rear of the site, which are to be retained.

- 1.5 The site is not within a Conservation Area or the Controlled Parking Zone (CPZ).

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for the erection of three 2.5 storey, three-bedroom terrace houses, and a pair of 2.5 storey, semi-detached houses, following the demolition of the existing pair of semi-detached bungalows.
- 2.2 The three terrace houses (plots 1-3) are to be situated at the front of the site, in the same position as the existing pair of semi-detached bungalows. These houses would be part 2.5-storey, part two storey and part single storey. At the front the houses would be 2.5 storeys in height, incorporating dormer windows in the roof, and would then step down to a two-storey gable-end, and would then step down again to a single storey flat-roof element. To the south of the houses an access road would be constructed, leading to the pair of semi-detached houses.
- 2.3 The pair of semi-detached houses (plots 4-5) would be situated at the end of the access road, and would stand roughly opposite 40-44 Vinery Park. These houses would be part 2.5 storey, part 2 storey, and part single storey with a 'L-shaped' footprint. At the front (when viewed from the access road) the houses would be 2.5 storeys in height, incorporating dormer windows in the roof, and would then step down to a two storey gable-ended wing, with a single storey mono-pitched element at the end of this wing. At ground floor level, each of the houses would have a bay window at the side.
- 2.4 On the site as a whole, seven car parking spaces are proposed – three off Vinery Road at the front of the terrace, two to the front of plot 5, on the common boundary with Vinery Park, and two within a car port situated to the rear of plot 1 and the side of plot 4, close to the common boundary with 135 Vinery Road. Individual cycle stores and bin stores are proposed for each house situated within the gardens. Two bin collection points are proposed – one to the front of plot 3, adjacent to the junction of

the access road and Vinery Road (for the use of plots 1-3) and one further along the access road (for the use of plots 4-5).

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Environmental Desk Study
4. Flood Risk Assessment
5. Ecological Assessment
6. Site Waste Management Plan
7. Utilities Statement
8. Arboricultural Report
9. Transport Note

3.0 SITE HISTORY

Reference	Description	Outcome
C/78/0073	Erection of single storey extension to existing bungalow (129 Vinery Road)	Permitted
C/98/0216	Erection of a single detached garage (129 Vinery Road)	Permitted

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No
	Public Meeting/Exhibition (meeting of):	No
	DC Forum (meeting of 18 January 2012):	Yes

The minutes of the DC Forum will be attached to the Amendment Sheet.

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide

the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 Planning Policy Statement 3: Housing (first published November 2006, 2nd edition published January 2010, 3rd edition published June 2010, 4th edition published June 2011):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

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)

Technical amendments to Annex B: Definitions, to reflect the introduction of Affordable Rent. (June 2011)

- 5.4 **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.
- 5.5 **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.
- 5.6 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

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

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

5.7 **East of England Plan 2008**

SS1: Achieving Sustainable Development
ENV7: Quality in the Built Environment

5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision

5.9 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/10 Subdivision of existing plots
3/11 The design of external spaces
3/12 The design of new buildings
4/4 Trees
4/13 Pollution and amenity
5/1 Housing provision
5/2 Conversion of large properties
8/6 Cycle parking
8/10 Off-street car 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
8/3 Mitigating measures (*transport*)
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

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

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

- 1. planning should be genuinely plan-led**
- 2. planning should proactively drive and support the development and the default answer to development proposals should be [yes] , except where this would compromise the key sustainable development principles set out in the Draft NPPF**
- 3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community**
- 4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use**
- 5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value**

6. **mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted**
7. **the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged**
8. **planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable**
9. **planning decisions should take account of and support local strategies to improve health and wellbeing for all**
10. **planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.**

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government 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.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

City Wide Guidance

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment - in November 2010 the Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (SFRA) was adopted by the City Council as a material consideration in planning decisions. The SFRA is primarily a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

Strategic Flood Risk Assessment (2005) – Study assessing the risk of flooding in Cambridge.

Cambridge and Milton Surface Water Management Plan (2011) – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No Objection: The size of these houses is likely to generate demand to keep more than one car. Current guidance from Central Government is moving away from maximum car parking standards and moving towards car parking provision reflecting patterns in the locality. As it stands it is likely that increased parking demand will appear on-street. The site is located on a bend on the road. It will be necessary to verify that contractors working arrangements carry no undue risk to the public.

Head of Environmental Services

- 6.2 No objection, but concerns are raised regarding the bin collection point which is to be used by plots 4 and 5. The pulling distance from the collection point to Vinery Road is excessive and therefore it is recommended that this is relocated to the same location as the proposed bin collection point for plots 1-3. Conditions are also recommended relating to construction hours and dust suppression.
- 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 Councillor Saunders has commented on this application and has requested that the application is brought to Committee for consideration if it is recommended for approval. The representation is attached to this report as Appendix 2.
- 7.2 The owners/occupiers of the following addresses have made representations:

Objections

30 Vinery Park
34 Vinery Park
36 Vinery Park
38 Vinery Park
44 Vinery Park
46 Vinery Park
Petit Catel, La Rue Des Landes, St John, Jersey (owners of 40 Vinery Park)
470 Lunsford Lane, Larkfield, Kent (co-owners of 42 Vinery Park)
135 Vinery Road
Petition containing 70 signatures

Support

32 Vinery Park
7 Vinery Way

- 7.3 The issues raised in the representations objecting to the application can be summarised as follows:

Character and design

Trees and shrubs will be removed to the front of the bin store on Vinery Park, to create the visibility splays. This also breaches a covenant placed on Vinery Park
Plots 4 and 5 would be built on garden land. Gardens are low priority land for the purposes of development.

Precedent

Loss of green space

The proposed alterations to Vinery Park

Residential amenity

Plot 5 about the Vinery Park boundary wall resulting in a loss of privacy for 38-48 Vinery Park

Noise and disturbance

Sense of enclosure

Loss of light

Traffic

Increase in traffic

The introduction of a further junction to Vinery Road would render it unable to cope with additional traffic due to the complicated one-way system and sharp bend

Close proximity to St Philip's School – the increase in traffic will constitute a safety risk to children

The area is already heavily congested with a significant amount of kerb parking – pedestrians already have to walk in the road

Inadequate provision of off-street parking spaces

Other

Lack of appropriate consultation by the developer

It is not clear who will maintain the visibility splay

7.4 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
8. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. Policy 3/10 of the Local Plan, however, makes it clear that in order to be acceptable, a housing proposal which involves the subdivision of an existing residential curtilage must meet six criteria. Two of these criteria (the wish to promote comprehensive development, and impact on listed buildings or buildings of local interest) are not relevant to this site. To be acceptable under this policy, the proposal must show that it meets the following four criteria:

No adverse impact on the residential amenity of neighbours

No adverse impact on trees, wildlife features or architectural features of local interest

No detracting from the character and appearance of the area

Adequate amenity space, vehicular access and car parking spaces

- 8.3 I test this proposal against the first of these criteria under the heading of residential amenity below, and against the other three criteria under the heading of context and design below.
- 8.4 The proposed terrace of three houses at the front of the site, will be built in the same location as the existing pair of semi-detached bungalows. The footprint of these three houses is very similar, and slightly shallower than the existing pair of bungalows, and therefore, these houses are to be built on previously developed land. It is my opinion, that these houses are acceptable in principle. The design of these houses and their potential impact on the residential amenity of the occupiers of neighbouring dwellings will be addressed under the appropriate headings below.
- 8.5 The majority of the representations received object to the principle of new residential development at the rear of the site on the basis that it is an example of 'garden grabbing', which should not be permitted. This issue must be examined in relation to the amendments made to government guidance in Planning Policy Statement 3: Housing (PPS3) (2010).
- 8.6 The Secretary of State's letter to Chief Planning Officers of 15 June 2010 states that the objective of the changes made to PPS3 are 'to give local authorities the opportunity to prevent overdevelopment of neighbourhoods and 'garden grabbing'. The letter does not define the term 'garden grabbing', but there is no indication in the letter, or in the revisions to PPS3, that development in private residential development should be prohibited. The major change relevant to this application in the revised PPS3 is that the definition of 'previously developed land' in the guidance now specifically excludes the gardens of existing residential curtilages.

- 8.7 Therefore, the rear portion of the site (ie the area where the pair of semi-detached houses will stand, along with part of the access road, car parking spaces and the car port) is not 'previously developed land. Government advice in paragraph 41 of PPS3 (2010) that 60% of new housing development should be on previously developed land, and in paragraph 36 of the same revised policy statement that the priority for residential development should be previously developed land mean that this part of the application site would not be considered a priority for new housing development. However, land formerly used for commercial and industrial purposes in Cambridge has undergone rapid redevelopment for residential use in the last decade, and the supply of such previously developed land has dwindled. In my view, it is not realistic to expect new residential development to be confined only to previously developed land, albeit that such sites should be regarded as a priority.
- 8.8 Paragraph 38 of PPS3 (2010) also states that Local Planning Authorities are advised to take into account a number of options for accommodating new housing growth, which may include, for example...additional housing in established residential areas...' For the reasons indicated above I consider that this option is one, which must form part of the Council's strategy. In my view, this garden site is an example of a location where the erection of an additional dwelling would be consistent, in principle, with that advice, and should be considered acceptable, provided that it complies with the criteria set out in policy 3/10 of the Cambridge Local Plan (2006), which is designed, as paragraph 3.29 of the Local Plan states 'to avoid...adversely affecting the amenity of local residents, or the character of the area.
- 8.9 Paragraph 36 of PPS (2010) states that government policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services, jobs and infrastructure. Paragraph 38 of PPS3 (2010) states that the selection of suitable sites for housing should take into account 'the contribution to made to cutting carbon emissions from focussing new development in locations with good public transport accessibility'. In my view, the erection of additional dwellings on this site is, in principle, in accordance with both these objectives of the revised guidance, as the site is located close to bus services, and is easily accessible from the city centre.

- 8.10 Paragraph 49 of PPS3 (2010) advises that ‘when well-designed, and built in the right location [more intensive development] can enhance the character and quality of an area’.
- 8.11 Bearing in mind the above advice from paragraphs 36, 38 and 49 of PPS3 (2010), it is my view that increasing the amount of built form on the application site would not be in conflict with the revised PPS3, and would not, in principle, lead to the overdevelopment, which the Secretary of State’s letter of 15 June 2010 seeks to give Councils the opportunity to prevent. I address below the separate question of whether the design of this specific proposal is an appropriate response to the immediate context and the requirement of both development plan policy and national planning guidance to respect that context.
- 8.12 The majority of the representations received express concern about development on this garden land, and whether or not this had been adequately justified. In the Planning Statement, submitted as part of the application, it has been argued that the proposed pair of semi-detached houses at the rear of the site relate to Vinery Park, which has changed the context and character of the area. The streets surrounding Vinery Road, and the section of Vinery Road to the south and east of the application site are consistent in layout, mainly consisting of two-storey, terrace and semi-detached houses. The section of Vinery Road to the north of the site is, in my view, entirely different with individual houses built in different eras, with no uniform building line, or style of dwelling, although all of the houses do front onto Vinery Road. Vinery Park is entirely different in character again, and introduces an access road off Vinery Road, with the terrace of houses fronting onto this access road and not Vinery Road. In my opinion, this change in character with no uniformity, makes it entirely acceptable, in principle, for this site to be developed in the way proposed.
- 8.13 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 and part c) of policy 3/10 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.14 The three houses at the front of the site are two storeys in height with rooms in the roof, making them 2.5 storeys in height.

They are to be built in the same position as the existing bungalows. As previously explained, the section of Vinery Road to the north of the application site has no distinct character and it is my opinion that the proposed terrace houses would not be out of character with the surrounding area, but would have a positive visual impact on the streetscene.

- 8.15 The pair of semi-detached houses at the rear of the site would face out onto the new access road, which runs through the site. These houses would not address Vinery Road, but the use of bay window at the side, would in opinion help visually link the development to Vinery Park.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

- 8.16 Due to the location of the houses and their orientation it is my opinion that the neighbouring properties who may potentially be directly affected by the proposals are the dwelling to the north of the proposed terrace, 135 Vinery Road and Vinery Park to the south of the site.

Potential impact on 135 Vinery Road

- 8.17 As there are currently bungalows on the site, the proposed 2.5 storey terrace dwellings, situated in the same position as the bungalows, could have a greater impact on the property to the north, 135 Vinery Road. In terms of footprint, the proposed houses are shallower than the existing bungalow, but as they are taller they could have a greater impact in terms of overlooking or overshadowing. The new houses are to the south of the neighbour and could therefore overshadow or enclose them, but as they are no deeper than the neighbouring house, it is my opinion that this would not be the case. There is a window at first floor level on the flank wall of 135 Vinery Road, and the level of light to this window would be reduced by the development. However, in my opinion the level of the potential loss of light would not be significant enough to warrant refusal of the application.
- 8.18 These houses on the frontage will have windows at the rear on the upper floors, serving bedrooms. Oblique view towards the

neighbouring gardens will be possible, but in my opinion, this is the type of overlooking which is common in an urban area, and is not something that would warrant refusal of the application.

Potential impact on Vinery Park

- 8.19 Plot 5 (the semi-detached property at the rear of the site closest to the boundary with Vinery Park) would have a bay window at ground floor level, and the blind windows above on the upper floors. In the projecting wing, there would be a window at ground floor level and an obscure glazed window at first floor level (serving a bathroom). I understand that the occupiers of the houses Vinery Park are concerned about overlooking, as their living rooms are at first floor level, at the front of the house. Due to the layout of the proposed house and the use of obscure glazing there will be no potential to direct overlooking Vinery Park. I recommend that a condition is added to ensure that this window at first floor level remains obscure glazed (condition 4). Any views from the ground floor will be obscured by the boundary wall. There are windows in the rear elevation of the houses, but oblique views over to the front of Vinery Park would only really be possible with effort due to the angle of the houses.
- 8.20 As the proposed development is to the north of Vinery Park and there is a separation distance of 13.4m between the houses to the rear of the site and Vinery Park (excluding the bay window), I do not believe there is any potential for overshadowing or enclosing Vinery Park.
- 8.21 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.22 Individual bin stores are proposed for each of the proposed houses, with bin stores situated at the rear for plots 1-3 and at the side of plots 4 and 5. Two collection points are proposed; one to the front of plot 3, adjacent to the junction of the access road and Vinery Road (for the use of plots 1-3) and one further along the access road (for the use of plots 4-5). The Waste Development Officer is satisfied with the proposed bin storage

provision, but has concerns regarding the location of the bin collection point, which is to be used by plots 4 and 5, due to the pull distance from this to Vinery Road. It has been suggested that this bin collection point is relocated to the same location as the bin collection point, which is to be used by plots 1-3. My concern, is that this area will not be large enough for the bins for 5 houses. Therefore, I recommend a condition requiring details of the bin collection points or a management plan. (condition 5))

8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety and Car and Cycle Parking

8.24 The majority of the representations received have raised concerns about highway safety, and more specifically the impact on safety for children walking or cycling to and from St Philips School. Following the Development Control Forum, further advice has been requested from the Local Highway Authority on this issue.

8.25 At school dropping off and picking up times there is congestion in the area, including kerb parking and the blocking of junctions. There is concern from residents that this development will increase congestion and that the introduction of another junction would pose a danger. The Local Highway Authority have agreed that it is likely that some residents of these new houses will park on the street. Nonetheless, it is my view, and that of the Local Highway Authority that the existing problems of congestion and illegal parking in the area, will not be exacerbated by the proposed development to such a degree to warrant refusal of this application. The further advice received from the Local Highway Authority will be attached to the Amendment Sheet. The Local Highway Authority have explained that as the site is located on a bend in the road, contractors working arrangements will need to be verified to ensure that they carry no undue risk to the public. I recommend a condition requiring details of contractors working arrangements (condition 6).

8.26 Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006) states that for houses of this size, no more than two off-street parking spaces for each house should be provided. In

total, seven off-street parking spaces are proposed. The Planning Statement submitted as part of the application explains that the three frontage parking spaces on Vinery Road will serve each of the three terraces house, one space for each house. There are four car parking spaces proposed at the rear of the site, and each of the semi-detached houses will have two parking spaces. This is below the maximum standards, but considering the sites location and the Government's aim to reduce dependence on the private car, it is my opinion that it would not be reasonable to refuse planning permission on these grounds.

- 8.27 Appendix D (Cycle Parking Standards) of the Cambridge Local Plan (2006) maintains that for houses of this size, at least three secure, covered cycle spaces must be provided for each house. It is proposed that each house will have an individual cycle store accommodating three cycle spaces in each store. This meets the adopted standards and is acceptable.
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2, 8/6 and 8/10.

Third Party Representations

- 8.29 The majority of the issues raised in the representations received have been addressed under the headings above. The issues not yet addressed are the lack of appropriate consultation by the developer, the maintenance of the area of land, which will become the visibility splay, and the proposed alterations to Vinery Park.
- 8.30 The developer is not obliged to consult with neighbours before a planning application is submitted, and therefore the concerns raised by residents regarding the lack of consultation by the developer cannot influence the determining of this application.
- 8.31 Further information regarding the other two issues raised has been requested from the application. This will be reported on the Amendment Sheet.

Planning Obligations

8.32 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 Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.33 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.

8.34 The application proposes the erection of two four-bedroom houses and three three-bedroom houses. Two residential units

would be removed, so the net total of additional residential units is three. 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 provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
4	17	13	13	238	3094

Indoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
4	17	13	13	269	3497

Informal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
4	17	13	13	242	3146

Provision for children and teenagers					
Existing total bedrooms	New total bedrooms	Net additional bedrooms not in 1-bed units	Assumed net additional persons not in 1-bed units	£ per person	Total £
4	17	13	13	316	4108

8.35 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.36 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		
2-bed	1256		
3-bed	1882	3	5646
4-bed	1882		
Total			5646

8.37 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, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.38 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	3	225
Flat	150		
Total			225

8.39 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, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.40 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.

Planning Obligations Conclusion

8.41 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 In my opinion, the proposal would not have a detrimental impact on the character of the area; and would not have a significant detrimental impact on the occupiers of neighbouring properties. I understand the concerns raised about highway safety, but this is an existing problem which will not be significantly exacerbated but the net addition of three new dwellings. I

therefore recommend that the application is approved, subject to conditions and the completion of a S106 agreement.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 09 May 2012 and subject to the following conditions and reasons for approval:

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

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

4. The first floor window in the side elevation of plot 5 hereby approved shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent when first introduced to the building and remain as such thereafter.

Reason: In the interest of privacy (Cambridge Local Plan 2006 policy 3/12)

5. Prior to occupation, full details of the positioning of bin collection points, or a site waste management plan, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that waste can be collected from the approved dwellings. (Cambridge Local Plan 2006, policy 3/7)

6. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
 - i) contractors access arrangements for vehicles, plant and personnel,
 - ii) contractors site storage area/compound,
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
 - iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

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

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

Reasons for Approval

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

East of England plan 2008: SS1, ENV6, ENV7

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

Cambridge Local Plan (2006): 3/7, 3/8, 3/12, 5/14, 8/3, 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.

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 09 May 2012, or if Committee determine that the application be refused, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, and life-long learning facilities, in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14, 8/3 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and the Open Space

Standards Guidance for Interpretation and Implementation 2010.

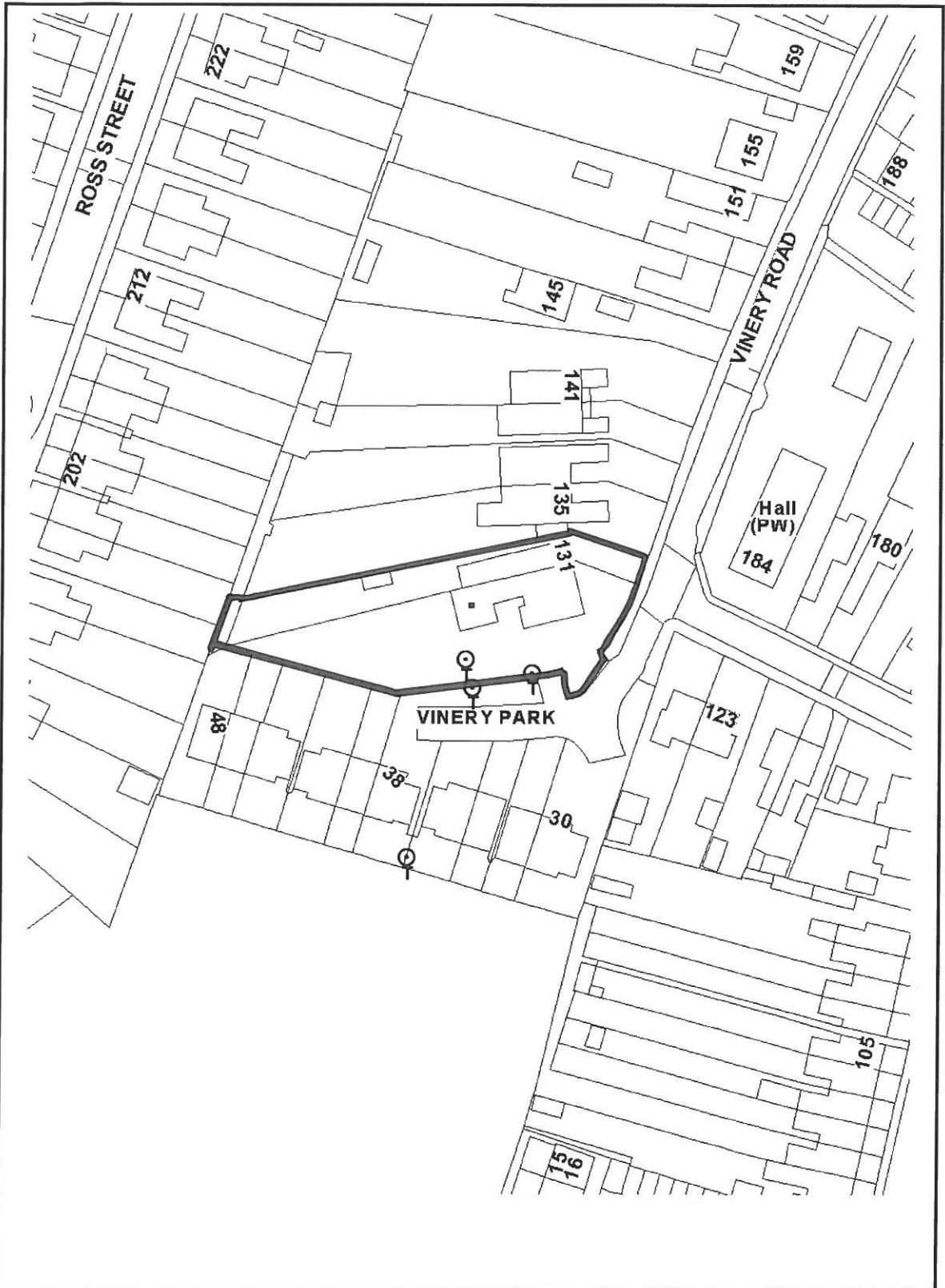
3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

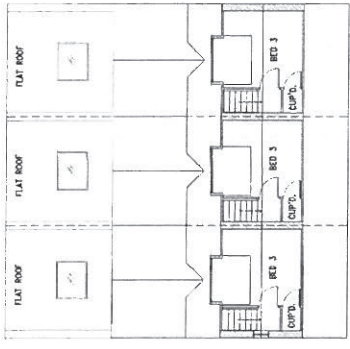
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

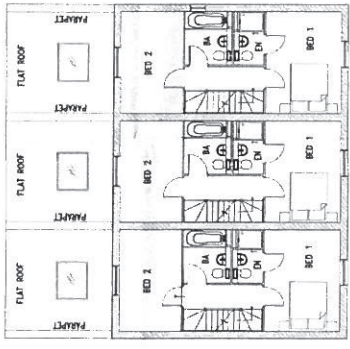
These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



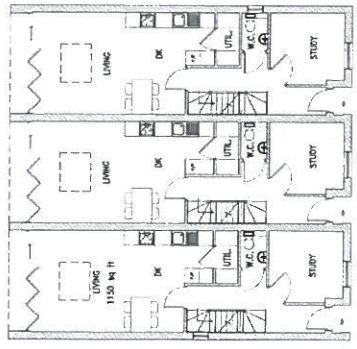
11/1321/FUL
129 - 131 Vinery Road Cambridge



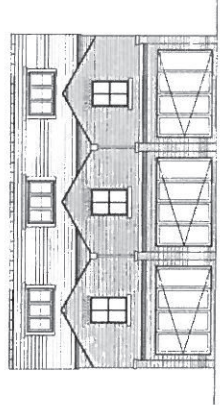
SECOND FLOOR



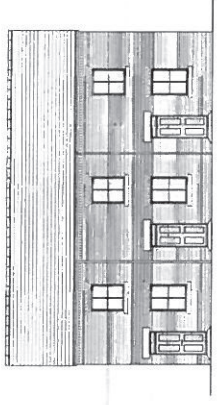
FIRST FLOOR



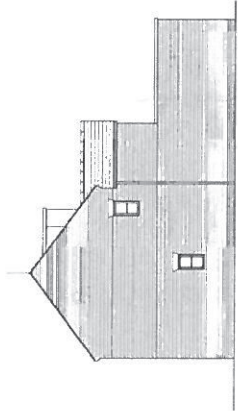
GROUND FLOOR



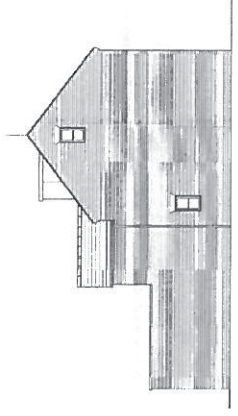
REAR ELEVATION



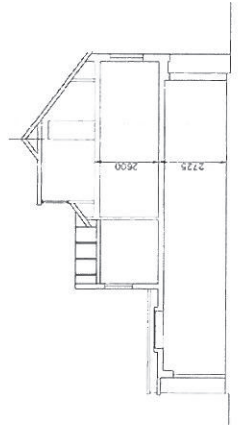
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION

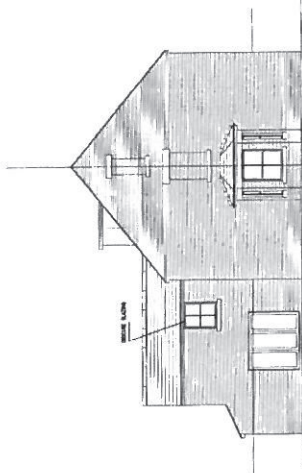


ROOF PLAN

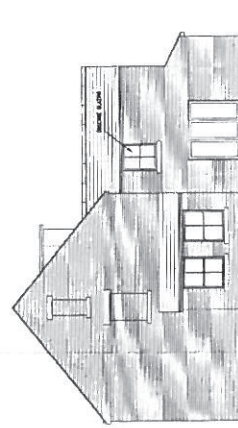
CLIENT	DORSET DEVELOPMENTS
PROJECT	PROPOSED HOUSING WIMBORNE ROAD, CAMBRIDGE
TITLE	PROJTS 1-3 PLANS & ELEVATIONS
DRAWING STATUS	PLANNING
DRAWN BY	UP
CHECKED	
SCALE	1:100 @ A1
DATE	March '11
JOB NO	216
DRAWING NUMBER	P-03
REV	



REAR ELEVATION



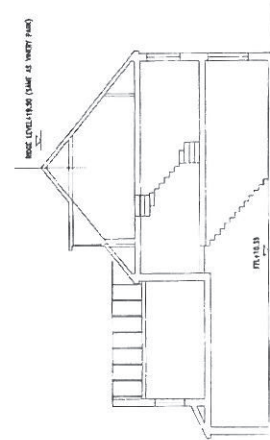
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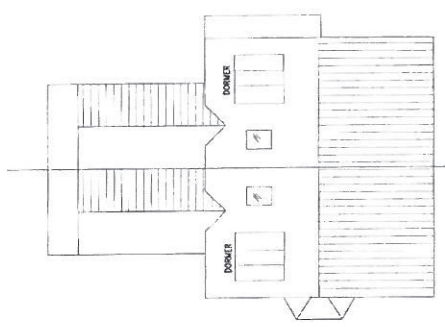
SIDE ELEVATION



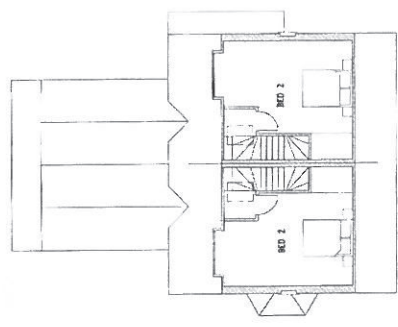
FRONT ELEVATION



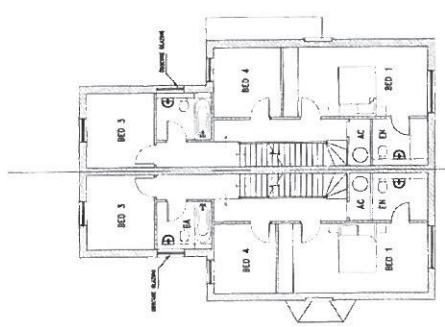
SECTION



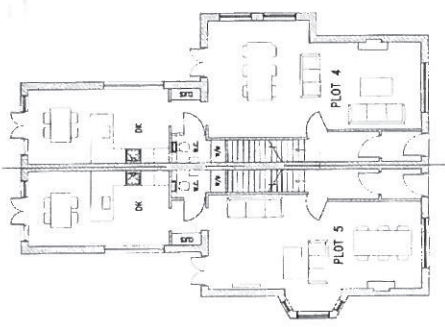
ROOF PLAN



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PROJECT	DURLEY DEVELOPMENTS
PRODUCED FOR	PROPOSED HOUSING
WHERE BUILT	WENT ROAD, CAMBRIDGE
TITLE	PLANS & ELEVATIONS
SCALE	PLANS 1:50
DATE	March '11
DESIGNED BY	DPA
DRAWN BY	MP
CHECKED BY	DM
SCALE	1:100 @ A3
DATE	March '11
PROJECT NO.	11-001
JOB NO.	11-001
DRAWING NUMBER	P-04
REV	0

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Application Number	11/1432/FUL	Agenda Item	
Date Received	5th December 2011	Officer	Mr Amit Patel
Target Date	30th January 2012		
Ward	Abbey		
Site	13-14 Mercers Row Cambridge Cambridgeshire CB5 8HY		
Proposal	Replacement of buildings with new buildings for taxi firms offices, call centre, workshop and carwash, and restroom, snack bar and smoking area.		
Applicant	4 Ronald Rolph Court Wadloes Road Cambridge CB5 8PX		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site lies within an existing industrial area comprising a mix of B1, B2 and B8 uses. To the southeast is the Dairy Crest distribution centre, the northeast a plant hire business, the northwest the SCA Recycling centre, which is located on a substantial portion of land and opposite are car and portacabin storage uses. Further along Mercer's Row to the southeast are generally lighter industrial business uses with some wholesale/partial retail activity.
- 1.2 Mercer's Row is accessed from Newmarket Road down Swann's Road, which is one-way. Access out of the site would generally be southeast via Mercer's Row and then north along Garlic Row - a mainly residential street - to rejoin Newmarket Road. The site is accessible to pedestrians, although the direct route is interrupted by access to the Dairy Crest site adjacent. There are no parking restrictions directly outside the site boundary. There are parking bays opposite on the southern side of Mercer's Row and double yellow lines extend on the north side of Mercer's Row in line with the Dairy Crest building.
- 1.3 The current building is 1361sqm gross and is currently vacant. The last use was for a research and development company

specialising in chromatography and mass spectrometry. The site is located in the intermediate office restriction zone and is allocated as a protected industrial site in the Cambridge Local Plan (2006).

2.0 THE PROPOSAL

- 2.1 The proposal is to replace the current buildings with new buildings that will be used for taxi firm offices, call centre, workshop and car wash and rest room, snack bar and smoking area.
- 2.2 The proposed building will sit in a similar position to the existing along the northwest boundary and be part two storey. The proposed building will have a pitched roof and finished in panel cladding similar to other buildings in the area.
- 2.3 This application is brought to East Area Committee for determination, as there have been letters both of support and of objection to the application.
- 2.4 The application is accompanied by the following supporting information:
1. Design Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
11/0991/FUL	Demolition of existing buildings on site and erection of new buildings to house offices, call centre, workshop and car wash for taxi firm.	WDN
C/94/0442	Retention of 2 no. Temporary office buildings, 1 no. wc building and 4 no. Containers.	A/C
C/87/0289	Erection of two storey building containing offices (378 sq metres) storage (242 sq metres) and trade counter (20 sq m).	A/C

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	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 Guidance 2: Green Belt (1995)

5.4 **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.

- 5.5 **Planning Policy Statement 9: Biodiversity and Geological Conservation (2005):** Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.
- 5.6 **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.
- 5.7 **Planning Policy Statement 23: Planning and Pollution Control (2004):** States that ‘any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use’. It highlights the fact that the planning system has a key role in determining the location of development which may give rise to pollution. Appendix A sets out those matters which may be material in taking decisions on individual planning applications including the environmental benefits of reducing the need for travel and the existence of Air Quality Management Areas.
- 5.8 **Planning Policy Guidance 24 - Planning and Noise (1994):** States at paragraph 12, that planning authorities should consider carefully whether new noise-sensitive development would be incompatible with existing activities. At paragraph 13, a number of mitigation measures are suggested which could be introduced to control the source of, or limit exposure to, noise.
- 5.9 **Planning Policy Statement 25: Development and Flood Risk (2006):** States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development

should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.

5.10 **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.

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

5.12 **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.

5.13 **Development Plan policies**

5.14 **East of England Plan 2008**

SS1: Achieving Sustainable Development

E1: Job Growth

E2: Provision of Land for Employment

E3: Strategic Employment Locations

E4: Clusters

T1: Regional Transport Strategy Objectives and Outcomes

T2: Changing Travel Behaviour

T3 Managing Traffic Demand

T14 Parking

ENV1: Green Infrastructure

ENV3: Biodiversity and Earth Heritage

ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance
WAT 2: Water Infrastructure
WAT 4: Flood Risk Management
WM6: Waste Management in Development
CSR2: Employment Generating Development
CSR4: Transport Infrastructure

5.15 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/6 Ensuring coordinated development
3/7 Creating successful places
3/9 Watercourses and other bodies of water
3/11 The design of external spaces
3/12 The design of new buildings
4/2 Protection of open space
4/3 Safeguarding features of amenity or nature conservation value
4/4 Trees
4/6 Protection of sites of local nature conservation importance
4/8 Local Biodiversity Action Plans
4/13 Pollution and amenity
4/14 Air Quality Management Areas
4/15 Lighting
7/1 Employment provision
7/2 Selective management of the Economy
7/3 Protection of Industrial and Storage Space
7/4 Promotion of cluster development
8/1 Spatial location of development
8/2 Transport impact
8/18 Water, sewerage and drainage infrastructure

5.16 Supplementary Planning Documents

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

5.17 Material Considerations

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be 'yes', except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable

9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government 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.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may,

where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

City Wide Guidance

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001) - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

Cambridge Landscape and Character Assessment (2003) – An analysis of the landscape and character of Cambridge.

Cambridge City Nature Conservation Strategy (2006) – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.

Criteria for the Designation of Wildlife Sites (2005) – Sets out the criteria for the designation of Wildlife Sites.

Cambridge City Wildlife Sites Register (2005) – Details of the City and County Wildlife Sites.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No Objection.

Head of Environmental Services

6.2 The proposal is acceptable subject to conditions relating to dust, contaminated land and hours of operation with informatives relating to boundary fencing and contacting Food and Occupational Safety Team

Landscape Sustainable Drainage

6.3 There is not sufficient amount of information, there is a need for a visual simulation and a comprehensive landscape plan.

Ecology

6.4 There is no ecological survey of the site. The site is next to a County Wildlife site and Stourbridge Common. There are trees along the boundary where foraging bats are and light spill and enhancement of this corridor should be looked at.

Sustainable Drainage

6.5 There is the potential to use treated water to via SUDs into the existing seasonal pond. Surface water should be treated accordingly and permission should be sought from Anglia Water that the proposal is acceptable.

Environment Agency

6.6 The proposed development poses a risk to the water environment but can be mitigated against through conditions relating to ground contamination, trade effluent disposal, surface water drainage and pollution control.

Policy Section

6.7 Site is within a protected industrial zone and application is contrary to policy 7/3 of the Cambridge Local Plan (2006).

Cambridge City Council Access Officer

6.8 Acceptable provided it meets Part M of the Building Regulations.

6.9 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 Councillor McGovern has requested that this application be heard at area committee.

7.2 The owners/occupiers of 15-16 Mercers Row support the application on the following grounds:

will provide employment
situated close to its customer base
change of use is acceptable as there is already a children's play area

7.3 The owners/occupiers of 9-11 Mercers Row object to the planning application on the following grounds:

does not fit into Policy 7/3 of the Cambridge Local Plan (2006) which aims to protect floorspace within Use Class B1(c), B2 and B8.
will create more traffic
highway safety issues (insufficient information - traffic impact assessment required)

7.4 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. Ecology
4. Residential amenity/pollution/drainage
5. Highway safety
6. Third party representations

Principle of Development

- 8.2 The proposal seeks planning approval for the replacement of buildings and change of use to operate a taxi firm with associated servicing, washing and smoking shelter.
- 8.3 The application form states that the proposed floor space lost will be 198 square metres of general industrial floor space within Use Class B2 and that it will be replaced with 296 square metres of floor space within a *sui generis* use.
- 8.4 The site is off Mercers Row, which is within Protected Industrial Site number 3 (Mercers Row) and therefore policy 7/3 is relevant. Policy 7/3 states that development, including changes of use, that result in loss of floor space within Use Classes B1 (c), B2 and B8 will not be permitted where the site is identified on the Proposals Map as a protected industrial/storage site, which this is.
- 8.5 Planning Policy Statement 4 (Planning for Sustainable Economic Growth) section 4 emphasises that Class B uses are important in fostering economic development. PPS4 highlights the need to ensure provision of employment land and urges the use of a robust evidence base in making assessments. The Employment Land Review provides such evidence, which shows that over recent years a significant quantity of land within Class B in the city has been lost. This pattern of land use change reduces the variety of jobs available and can therefore inhibit sustainable economic development.
- 8.6 There is no evidence within the application to justify a departure from policy 7/3 of the Cambridge Local Plan (2006), or to support the case that the Council would be meeting employment needs by allowing this application.
- 8.7 The Ministerial Statement Planning for Growth (2011) urges an approach which supports enterprise and fosters economic growth. However, it also urges local planning authorities to consider the range of likely economic and social benefits of the

proposals. I do not consider that there is any evidence that this proposal would foster economic growth more than the existing use. Conversely, however, I do consider, as I have indicated above, that the change from Class B to a *sui generis* taxi operation use would have harmful social consequences through the loss of industrial floor space necessary to maintain a variety of jobs. Consequently, I do not consider that 'Planning for Growth' provides any basis on which to support the application.

- 8.8 In my opinion, the principle of the development is contrary to policy 7/3 of the Cambridge Local Plan (2006) and guidance in Planning Policy Statement 4. The Ministerial Statement 'Planning for Growth' provides no basis for overriding existing local and national policy in this case.

Context of site, design and external spaces

- 8.9 The site is located within an industrial area with a variety of uses and adjacent to Stourbridge Common, which is, Protected Open Space and Green Belt but there are other buildings along this boundary that are visible. The proposal includes the replacement of the current buildings on site. The replacement building will be similar to those in the area, being finished in metal cladding, but being over two storeys tall will be visible from outside the site. Therefore the choice of materials will be important, but in my view, this can be controlled by condition.
- 8.10 Subject to condition, in my opinion the proposal is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/12.

Ecology

- 8.11 The proposed building is larger in foot print and taller than the existing building and does come closer to the boundary with Stourbridge Common. The Nature Conservation Officer has stated that this is an important corridor for bats; consequently an ecological survey to mitigate the impact of the proposal will be needed.
- 8.12 Subject to condition, in my opinion, the proposal is compliant with East of England Plan (2008) policy ENV3 and Cambridge Local Plan (2006) policy 4/3, 4/6 and 4/8.

Residential Amenity/Pollution/Drainage

Impact on amenity of neighbouring occupiers

- 8.13 The proposal is not located close to residential properties and is within the Industrial Zone and therefore will not have a significant impact in terms of residential amenity. However the demolition process will require dust mitigating measures as this is likely to cause nuisance to the adjoining occupiers and users of the nearby Stourbridge Common.
- 8.14 The Head of Environmental Services has commented regarding contaminated land as this is an old industrial area and previous contamination could potentially have an impact on the future health of users. He recommends conditions, which I support.
- 8.15 The Environment Agency have also recommended other conditions in relation to ground water contamination and pollution control which I also support.
- 8.16 The Head of Environmental Services also commented that the proposal includes a Shisha smoking shelter and he therefore recommends an informative to contact the Food Safety Team. He also recommends that the car wash be restricted to operate between 0800 and 1800hours only. There have been complaints in the past regarding noise from the site affecting nearby residential properties and the Head of Environmental Services therefore recommend a condition to control noise, which I support.
- 8.17 Subject to conditions, in my opinion, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 4/13.

Landscape

- 8.18 The proposal does not provide adequate information to make a proper assessment of the likely impact on the local landscape. The Principal Landscape Architect has suggested that as the proposed building will be closer to the boundary and larger than the existing buildings, and as Stourbridge Common is a Protected Open Space and Green Belt the assessment of this

issue is important. The proposal shows no details regarding the existing or proposed landscaping on site. I am satisfied that conditions would be sufficient to ensure that no harmful impact results from the development, but such conditions are essential to secure appropriate landscaping.

- 8.19 Subject to conditions, in my opinion, the proposal is compliant with East of England Plan (2008) policy ENV1 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 4/1, 4/2, and 4/3.

Highway Safety

- 8.20 Third party comments have been received in relation to highway safety. This is an industrial area. The local highway authority have commented that the proposal will not have a significant impact upon highway safety. I accept this advice.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.22 The plans show no cycle parking layout within the site. There is ample room on site to accommodate cycle parking in accordance with the City Council's cycle parking standards. The proposed gross floor space is 289 square metres; Standards require 1 space per 40 square metres, a total of 8 spaces. I recommend a condition to require these spaces.
- 8.23 Car parking space will be used in association with the proposed taxi use. This was previously a storage yard, and there is a high level of on-site car parking. The proposal is acceptable in this respect.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.25 Comments received have been addressed in the report above.

9.0 CONCLUSION

9.1 The proposal is to replace an existing building with a larger building on site and use it for a sui generis taxi operation. Although the proposal would be acceptable in other respects, the site is a protected industrial site, and the change of use is therefore contrary to policy. I recommend REFUSAL.

10.0 RECOMMENDATION

REFUSE on the following ground:

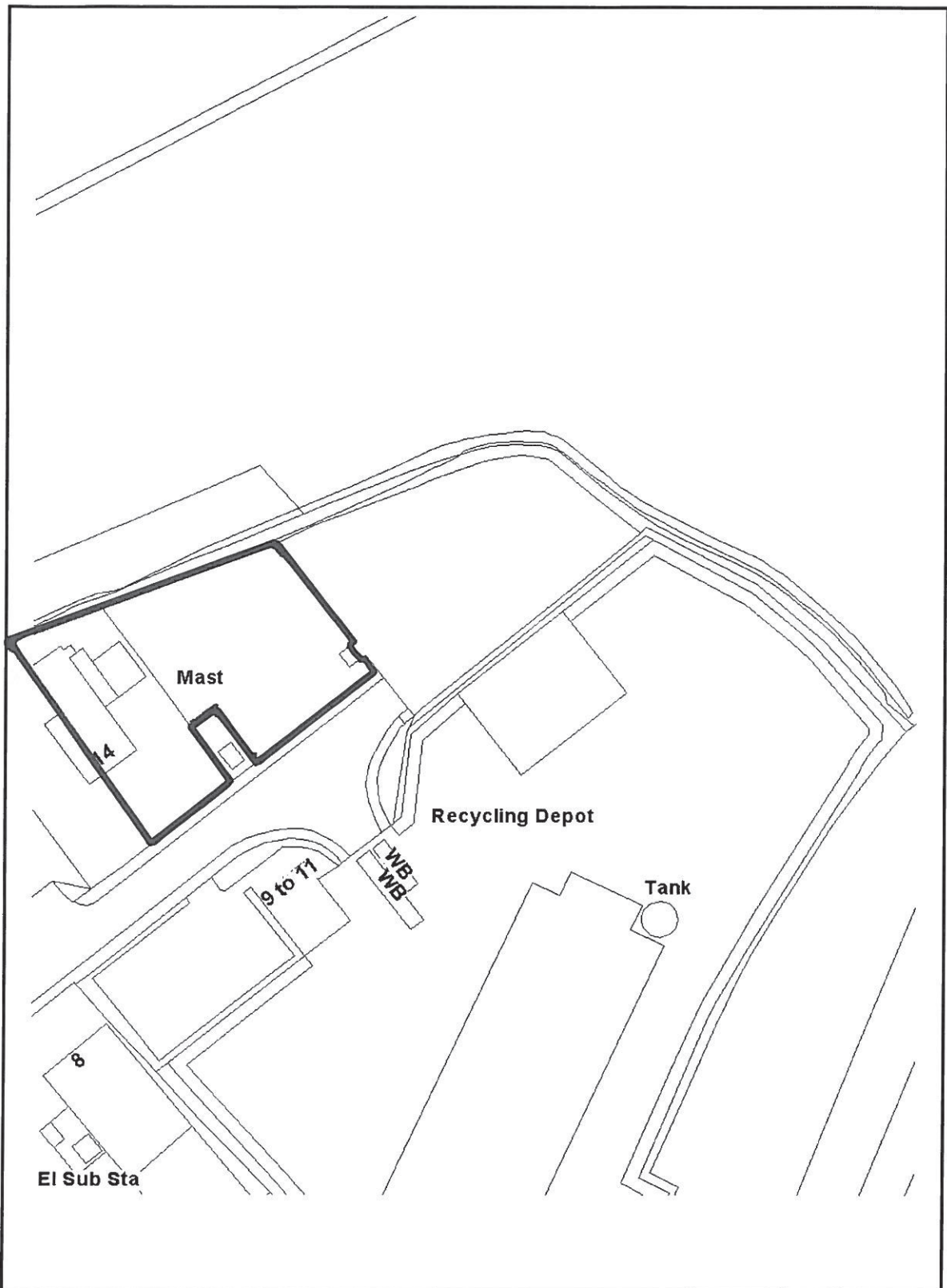
1. The loss of floorspace within uses B1(c), B2 and B8 on a site designated in the Local Plan as a Protected Industrial Site would reduce the diversity of employment opportunities in the city. The application provides no evidence that the proposal meets any of the criteria, which might render such loss acceptable, and is therefore contrary to policy 7/3 of the Cambridge Local Plan (2006), and government guidance in Planning Policy Statement 4 'Planning for Sustainable Economic Growth' (2009)

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

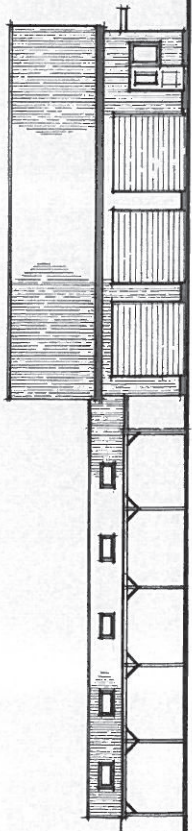
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

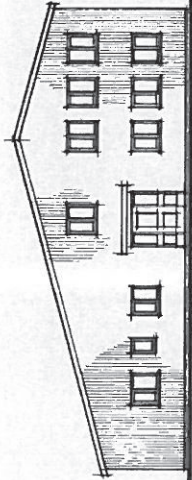
These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



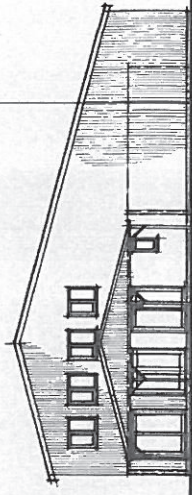
11/1432/FUL
13-14 Mercers Row Cambridge



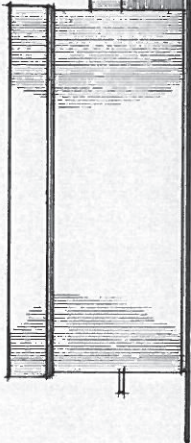
north east elevation.



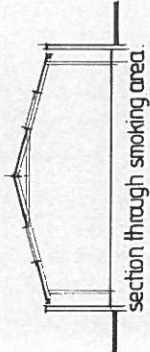
north west elevation.



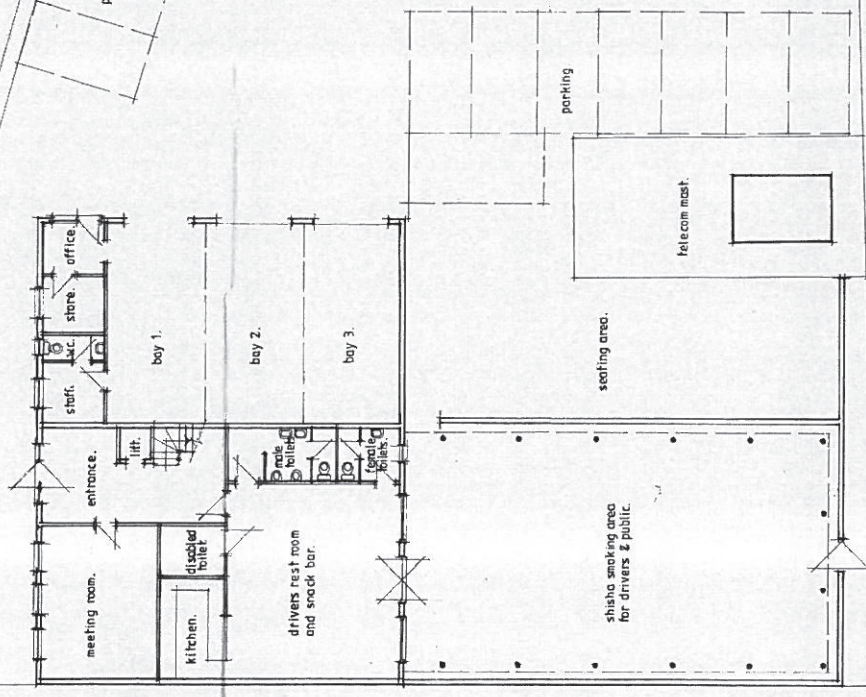
south east elevation.



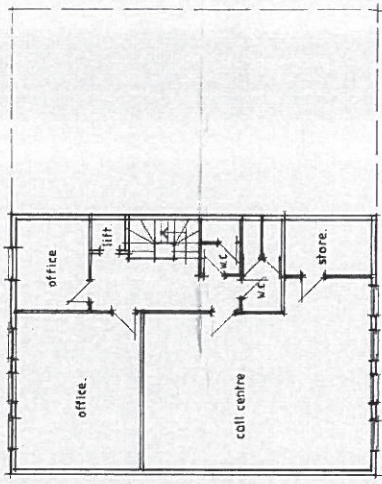
south west elevation.



section through smoking area.

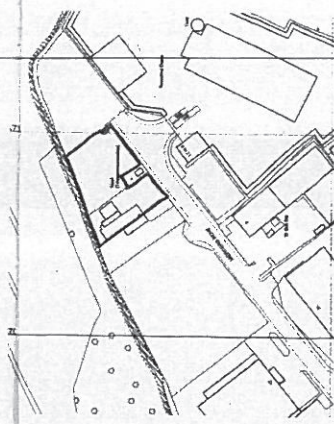
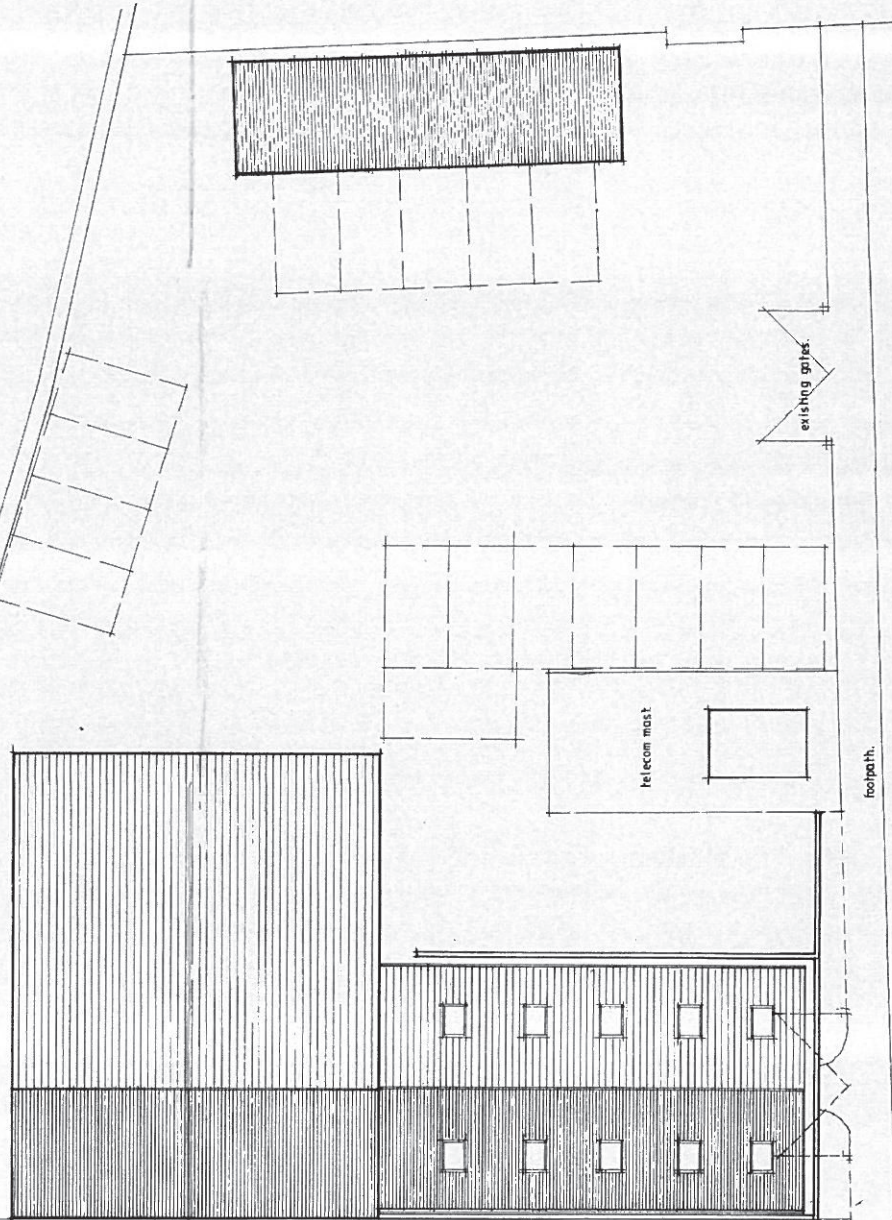
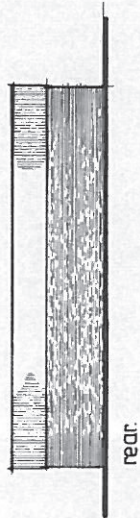
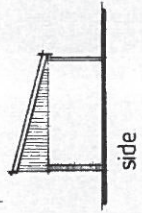
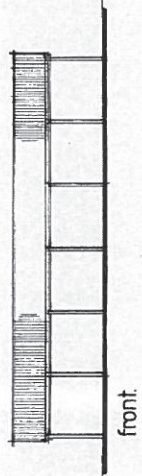
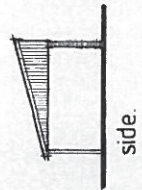
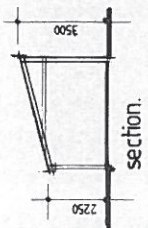
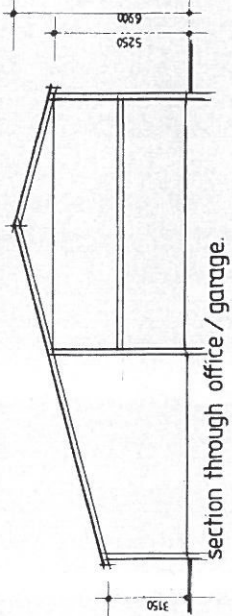


GROUND FLOOR / SITE PLAN.



FIRST FLOOR PLAN.

STEPHEN R. FRIDAY <small>FRAC</small> Building Design Service <small>16 Willow Way, Hanston, Cambridge CB2 3JF. Tel: 01223-87262</small>	
PROPOSED TAXI OFFICES, CALL CENTRE, WORKSHOPS, CARWASH, REST ROOM & SHISHA SMOKING AREA AT MERCERS ROW (13-14) CAMBRIDGE CB5 8HY.	
CLIENT	CAM CAB LTD.
DATE	AUG 2011.
SCALE	1:100.
DRAWING NO.	SF-11 016.
	4.



STEPHEN R. FRIDAY <small>Roof</small>	
Building Design Service	
16 Willow Way Histon Cambridge CB2 3JF Tel: 01223-472062	
PROPOSED TAXI OFFICES, CALL CENTRE WORKSHOPS, CARWASH, REST ROOM & SHISHA SMOKING AREA AT MERCERS ROW (13-14) CAMBRIDGE CB5 8HY	
CLIENT:	CAM CAB JD.
DATE:	AUG 2011.
SCALE:	1:100.
DRAWING No.	SF 11 016. B

ROOF PLAN.

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CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning Services

TO: East Area Committee

DATE: 09/02/12

WARD: Petersfield

PLANNING ENFORCEMENT CONTROL ENFORCEMENT NOTICE REPORT

**Land formerly known as the rear of 7 – 9 Mill Road, Cambridge,
now 1a Willis Road, Cambridge**

Failure to implement condition 11 of 09/0487/FUL

1. INTRODUCTION

This report seeks the authority to serve an Enforcement Notice to address a breach of planning control through failure to comply with the requirements of a planning condition.

Site: 1a Willis Road, Cambridge.
See Appendix A for site plan

Breach: Failure to comply with Condition 11 of 09/0487/FUL which states:

“No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.”

Reason: 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).

See Appendix B for copy of application decision notice for 09/0487/FUL.

2. PLANNING HISTORY

Reference	Description
C/66/0062	Conversion of part of premises to small paperback bookshop to serve technical College. Application Refused
C/89/0636	Erection of 2 no. one bedroom flats (Outline application). (Amended by drawings received 21/08/89). Application Refused
05/1114/FUL	Erection of 2 and a half storey building to provide 1 x 2 bed and 1 x 3 bed flat. Application Refused
06/0138/FUL	Erection of 2 storey building to provide a single, 2 bed dwelling to the rear of 7-9 Mill Road. Application Permitted
06/0736/FUL	Erection of 2 and half storey building to provide 2 x 2 bed flats at rear of 7 and 9 Mill Road. Application Withdrawn

3. BACKGROUND

3.1 Planning permission reference 09/0487/FUL was granted, subject to conditions, on the 2nd October 2009 to redevelop the site for:

“Erection of a two and a half storey 3 bedroom detached house with ancillary parking.”

Condition 11 of 09/0487/FUL required the submission of details in relation to the boundary treatment for the development.

- 3.2 On 25th February 2011 a complaint was made to the Planning Enforcement Service alleging that works relating to the approved boundary treatment in connection with 09/0487/FUL had not been fully implemented.

The details agreed were those submitted in writing by Neale Associates on 7th October 2009 and shown in drawing reference 08/1236/001d.

Appendix C contains copies of drawing number 08/1236/001d and letters confirming the discharge of condition 11 of 09/0487/FUL.

- 3.3 On 7th April 2011 a site visit was undertaken which confirmed that a dwarf wall to the front boundary of the property was missing.

On 11th April 2011 the Senior Planning Enforcement Officer emailed the Whitfield Group advising them of the need to comply with Condition 11 of 09/0487/FUL and requesting the provision of a timetable for the work to be undertaken within 7 days.

In response to the email from the Senior Planning Enforcement Officer, Mr Dennis Whitfield of Whitfield group queried the process for amending the agreed boundary treatment.

On 31st May 2011 the Senior Planning Enforcement Officer wrote to Mr Whitfield advising him that the case officer for 09/0487/FUL advised that a S73 application would need to be submitted to vary the condition or allow development without meeting the requirements of the condition. The case officer had advised that such an application would be very unlikely to be supported because the character of the area is in part defined by the dwarf walls.

The Senior Planning Enforcement Officer's letter of 31st May required works to be implemented within 28 days.

On 3rd June 2011 Mr Whitfield telephoned the Planning Enforcement Service requesting a site meeting. He was told that on the basis of the earlier advice, a meeting was not considered necessary and that he had been given 28 days to implement the boundary treatment.

On 6th July 2011 a site visit established that the works agreed in relation to boundary treatment had still not been implemented.

- 3.4 On 20th July 2011 a Planning Contravention Notice was served on Dennis Whitfield of the Whitfield Group.

On 15th August 2011 the completed Planning Contravention Notice was returned to Cambridge City Council. Question 4 of the Notice asked 'Do you intend to comply with the approved details relating to boundary treatment for the property and if so by what date?'. The response given on the returned notice was 'Yes we are intending to comply – by the end of 2011'.

The Planning Contravention Notice was served as a pre requisite to the serving of an Enforcement Notice.

- 3.5 On 19th December 2011 the Planning Enforcement Service were advised that retractable wooden fencing had been installed at the development at land to the rear of 7-9 Mill Road. Photographs of the fencing can be found in Appendix D.
- 3.6 Despite repeated requests, the developer has failed comply with the agreed boundary treatment within a reasonable time period.

4. POLICY AND OTHER MATERIAL CONSIDERATIONS:

Planning Policy Guidance 18: Enforcing Planning Control states that a local planning authority may issue an Enforcement Notice where it appears to them that there has been a breach of planning control and it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.

The development is proceeding without complying with the approved condition details, it is therefore considered expedient to issue the notice.

In order to issue an Enforcement Notice there must be sound planning reasons to justify taking such action.

By failing to comply with the full requirement for the boundary treatment, the development does not respond positively to the context of the local character of the conservation area and so is contrary to Policy 3/4 of the Cambridge Local Plan 2006.

Policy 3/11 of the Local Plan states that external spaces and boundary treatments must be designed as an integral part of development proposals. The development was permitted subject to implementation of the boundary treatment which would relate to the character of the surrounding area.

The failure to implement the dwarf wall as agreed and the installation of wooden retractable fencing in its place is contrary Policy 3/12 in that it does not have a positive impact on the setting and landscape.

5. RECOMMENDATIONS

5.1 It is recommended that the Head of Legal Services be authorised to issue enforcement notices under the provisions of S172 of the Town and Country Planning Act 1990 (as amended), for Failure to comply with a condition.

5.2 Steps to Comply:

1. Remove the wooden fencing which has been installed at 1a Willis Road, Cambridge.

2. Implement the approved dwarf wall boundary treatment as outlined by condition 11 of planning application reference 09/0487/FUL and as detailed in drawing 08/1236/001d

5.3 Period for Compliance:

28 days from the date the notice comes into effect.

5.4 Statement of Reasons:

It appears to the Council that the breach of planning control has occurred within the last ten years. The applicant has undertaken development without compliance with planning conditions.

Mindful of the advice contained in DoE Circular 10/97 and Planning Policy Guidance Note 18 and to the development plan policies mentioned above and to all other material considerations, the Council consider it expedient to serve enforcement notices in order to remedy the clear breach of planning control.

Consideration has been given to Human Rights including Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination). It is considered that enforcement notices in this case would be lawful, fair, non-discriminatory, and necessary in the general public interest to achieve the objective of upholding national and local planning policies, which seek to restrict such forms or new residential

development. The time for compliance will be set as to allow a reasonable period for compliance.

6. IMPLICATIONS

- (a) **Financial Implications** - None
- (b) **Staffing Implications** - None
- (c) **Equal Opportunities Implications** - None
- (d) **Environmental Implications** - None
- (e) **Community Safety** - None

BACKGROUND PAPERS:

The following are the background papers that were used in the preparation of this report:

A full copy of Drawing 08/1236/001d will be available to view at the Committee.

APPENDICES

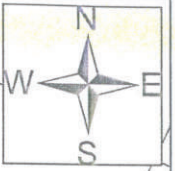
- Appendix A Site plan
- Appendix B Application decision notice reference 09/0487/FUL
- Appendix C Extract of drawing number 08/1236/001d
Letters confirming discharge of condition 11 of
09/0487/FUL
- Appendix D Photographs of boundary treatment installed 19/12/11

To inspect these documents contact Deborah Jeakins on extension 7163

The author and contact officer for queries on the report is Deborah Jeakins on extension 7163.

Report file: N:\Development Control\Planning\Enforcement\Committee reports\Land to the rear of 7-9 Mill Rd 2012.doc

Date originated: 21 Dec 2011 Date of last revision: 25 Jan 2012



Land to the rear of 7-9 Mill Road
Page 127

Date:	21st December 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:250



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

FULL PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 09/0487/FUL

Neale Associates
The Tram Shed
East Road
Cambridge
CB1 1BG

DECISION		SIG
NOTED IN		DATE
STATUTORY REGISTER		
COUNTY		
RENEWAL DATE ON COMPUTER		

The Council hereby grant full planning permission for

Erection of a two and a half storey 3 bedroom detached house with ancillary parking and storage

at

Land To Rear Of 7-9 Mill Road Cambridge Cambridgeshire CB1 2AB

in accordance with your application received 9th June 2009 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

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

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

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

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

Simon Payne
Director of Environment & Planning
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457050



INVESTOR IN PEOPLE

3. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity 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 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

4. Full details of the roofing materials including the type, source, etc. to be submitted to the Local Planning Authority as samples and approved in writing.

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

5. Prior to the commencement of development all joinery [window frames, etc.] is to be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the Local Planning Authority.

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

6. Prior to the commencement of the use hereby permitted visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary/ back of the footway . Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway verge/ footway.

Reason: In the interests of highway safety.

7. 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)

8. 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 policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

9. Part A

Prior to the commencement of refurbishment/ development works a noise report prepared in accordance with the provisions of PPG 24 "Planning and Noise", that considers the impact of noise on the Mill Road façade upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Part B

Following the submission of a PPG 24 noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme having regard to acoustic ventilation detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise as a result of the proximity of the bedrooms/living rooms to the high ambient noise levels on the Mill Road façade (dominated by traffic and vehicle noise), be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice", or latest edition. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

Reason: To protect the amenity of future occupiers. (Planning Policy Guidance 24 (1994), East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/7 and 4/13)

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed.

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

11. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by 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)

12. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
- i) contractors access arrangements for vehicles, plant and personnel,
 - ii) contractors site storage area/compound,
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
 - iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended).

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).

INFORMATIVE: Condition 2: Brickwork is to match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture, etc.

INFORMATIVE: Condition 5: All new joinery is to be of timber and not metal or plastic.

INFORMATIVE: Following implementation of any permission issued by the Local Planning Authority neither the existing residents of the site, nor future residents, will qualify for Residents Permits (other than visitor permits) within the existing Residents' Parking Schemes operating in surrounding streets. This should be brought to the attention of the applicant and an appropriate informative added to any permission that you are minded to issue with regard to this proposal.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

Reasons for Approval

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

East of England plan 2008: SS1, T14, ENV6, ENV7 and WM8

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P8/2

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 4/11, 5/1, 8/2, 8/4, 8/6, 8/10, 8/18 and 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 detail on the decision please see the officer report by visiting the Council Planning Department.

This decision notice relates to the following drawings: **LOCATION PLAN, 08/1236:001Rev B**

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The City Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please check with us, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

For further information please go to www.cambridge.gov.uk/planning to view the 'Your Decision Notice' leaflet. If you require a hard copy please contact Development Control on (01223) 457200.

Dated: 2 October 2009



Guildhall, Cambridge, CB2 3QJ

Director of Environment & Planning

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder planning application that was valid on or after 6th April 2009, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from www.planningportal.gov.uk/pcs

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

Simon Payne
Director of Environment & Planning
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457050



INVESTOR IN PEOPLE

43504



NEALE ASSOCIATES
Chartered Architects

THE TRAM SHED, East Road, Cambridge. CB1 1BG.

Tel: 01223 354477 Fax: 01223 576677
Email: neale@naarchitects.co.uk

1236/TBS/slh

7th October 2009

The Director of Planning
Cambridge City Council
The Guildhall
CAMBRIDGE
CB2 3QJ



Case Officer
- Cond. Discharge
- 8 weeks
Fee'd

Dear Sirs

Erection of 2½ storey detached house with ancillary parking & storage on land to the rear 7-9 Mill Rd, Cambridge
Yours Ref: 09/0487/FUL

Further to receipt of the Full Planning Permission in respect of the above please find enclosed our application for Approval of Details Reserved by Condition along with Certificates and our cheque in the sum of £85.00. We comment on Conditions as follows:

1. 3 year commencement – noted
2. A sample of the proposed brick will be delivered to your offices for your approval – Informative 2 is noted.
3. A sample panel of brick will be constructed on site prior to starting any masonry work – informative 2 is noted.
4. A sample of the proposed roofing material – slate will be delivered to your offices for your approval.
5. Details of external timber joinery with frames set back a recess of 75mm from the brick face along with the faced brickwork reveal is indicated on drawing 09/1236/003 – enclosed.
6. Visibility splays (2.0m x 2.0m) will be provided prior to commencement of use – see drawing 09:1236/003 enclosed.
7. Hours of working noted.
8. The arrangement for storage of recycling waste is indicated on 09:1236/003.
9. Part A – Impact of noise on the Mill Road façade. We respectfully point out that there is no Mill Rd façade. The building is set away from Mill Rd by some 23m and is screened by existing 3 storey building on Mill Rd.
Part B – Submission of Noise Report. We respectfully point out Mill Rd will have no impact on the proposed building which fronts to quiet residential Willis Rd. Neither are there any opening windows on the façade facing back towards

The Director of Planning, Cambridge City Council
The Guildhall, CAMBRIDGE, CB2 3QJ

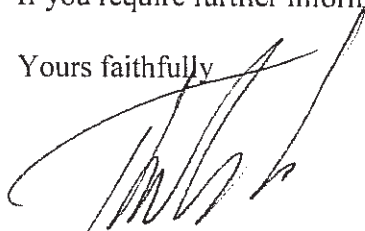
7.10.09

Mill Rd which as stated above is 23m away with existing 3 storey building between Mill Rd and the proposed building - enclosed is a location/site plan indicating this arrangement.

10. Additional windows or dormer windows are not to be constructed - noted.
11. Details of boundary treatment is indicated on drawing 08:1236/001d - enclosed.
12. Please find enclosed marked drawing 09:1236/001d indicating the following:
 - Contractors access arrangements for vehicle, plant & personnel.
 - Contractors site storage area compound.
 - Means of moving, storing and stacking of building materials, plant and equipment around and adjacent to the site.
 - Parking of contractors vehicles and contractors personnel vehicles will not be permitted on site - this is quite normal in an urban situation.

If you require further information please do not hesitate to contact this office.

Yours faithfully



Tom B Stark
for Neale Associates

Enc

CC Keith Bradford - Whitfields

In case of enquiry contact: Amit Patel
Tel: 01223 457147
Fax: 01223 457109
E-Mail: amit.patel@cambridge.gov.uk
Website: www.cambridge.gov.uk



**CAMBRIDGE
CITY COUNCIL**

**Development
Control**

Mr. Tom Stark
Neale Associates
The Tram Shed
East Road
CAMBRIDGE
Cambs
CB1 1BG

29 October 2009

Our Ref: **43504**
Your Ref: 1236/TBS/slh

Dear Mr. Stark,

RE: Erection of a two and a half storey 3 bedroom detached house with ancillary parking and storage – Land To Rear Of 7-9 Mill Road – Planning Reference 09/0487/FUL.

Thank you for your letter of 07/10/2009.

Your correspondence includes information for the discharge of conditions which were imposed on the planning consent granted for the above development. I can confirm the status of these conditions as follows:

Condition 1 – Time Limit

Your comments are noted.

Condition 2 – Material Samples

Your comments are noted.

Condition 3 – Sample Panel

Your comments are noted.

Condition 4 – Roof Sample

Your comments are noted.

Condition 5 – Joinery Details

Simon Payne, Director of Environment and Planning, Cambridge City Council,
The Guildhall, Cambridge, CB2 3QJ,
Telephone 01223 457200.



This condition cannot be fully discharged until I have confirmation on the external finishing of the brickwork 'reveal'.

Condition 6 – Visibility Splays

This condition is discharged. The development must be implemented in accordance with the approved details set out in drawing no. 08/1236 rev.001D titled "contractors arrangements".

Condition 7 – Working Hours

Your comments are noted.

Condition 8 – Trade Waste

This condition is discharged. The development must be implemented in accordance with the approved details set out in drawing no. 08/1236 rev.001D titled "contractors arrangements".

Condition 9 – PPG24 Noise Mitigation

Thank you for your comments. However, I still have concerns on the possible impact the noise generated on Mill Road will have on the new development. Although you state there are barriers and distances, which can possibly have a mitigating impact, I would require this information formally. The data will then help in insulating the development against this noise.

Condition 10 – Permitted Development exclusion

Your comments are noted.

Condition 11 – Boundary Treatment

This condition is discharged. The development must be implemented in accordance with the approved details.

Condition 12 – Contractors Arrangement

This condition cannot be fully discharged until I have received information on the access arrangements on site for vehicle, plant and personnel, how the materials are to be moved around the site and how they are to be stored and where are the contractors going to park.

The discharge of conditions 6, 8 and 11 has been carried out under powers delegated to officers by the Planning Committee.

I look forward to receiving the additional information which I have requested to enable me to discharge conditions 2 to 5, 9 and 12.

The following conditions remain to be discharged 2 to 5, 9 and 12.

If you have any queries please contact me.

Simon Payne, Director of Environment and Planning, Cambridge City Council,
The Guildhall, Cambridge, CB2 3QJ,
Telephone 01223 457200.

Yours sincerely



Amit Patel
Planning Officer

Simon Payne, Director of Environment and Planning, Cambridge City Council,
The Guildhall, Cambridge, CB2 3QJ,
Telephone 01223 457200.















26.01.2012 14:23