



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: Monday, 2 April 2012

Date: Thursday, 12 April 2012

Time: 7.00 pm

Venue: Meeting Room - Cherry Trees Day Centre

Contact: James Goddard

Direct Dial: 01223 457015

1 APOLOGIES FOR ABSENCE

7:00 PM

2 DECLARATIONS OF INTEREST

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

Minutes And Matters Arising

3 MINUTES (*Pages 1 - 18*)

To confirm the minutes of the meeting held on 9 February 2012. (*Pages 1 - 18*)

4 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?Committeeld=147>

Open Forum: Turn Up And Have Your Say About Non-Agenda Items

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| 5 | OPEN FORUM | 7:15 PM |
| | Refer to the 'Information for the Public' section for rules on speaking. | |

Items For Decision / Discussion Including Public Input

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| 6 | POLICING AND SAFER NEIGHBOURHOODS (<i>Pages 19 - 38</i>) | 7:45 PM |
| 7 | COMMUNITY DEVELOPMENT AND LEISURE GRANTS | 8:15 PM |
| | Item to follow | |
| 8 | COMMUNITY OLYMPICS PUBLIC ART PROJECT | 8:35 PM |
| | The session will include a presentation by Andy Preston (Project Delivery & Environment Manager) and artist company (Same Sky), plus a question and answer session for Councillors and members of the public. | |

Cambridge City Council would like to introduce its Community Olympic Public Art Commission, which is inspired by the Olympics and its Mission Statement.

The City Council is working with Same Sky, an artist-led charity recognised for their high quality art projects and community events.

The project will run throughout the spring and summer in each of the four Committee areas of Cambridge, culminating in an event when the Olympic Torch arrives on 7 July.

The City Council are keen for as many people as possible to get involved. Same Sky will provide a display at the Area Committee evening to answer any questions about the project, leaflets containing further information will also be available.

9 MEETING DATES 2012/13 8:55 PM
2012/2013 dates previously approved based on an 8 week meeting cycle:
~~14 June 2012, 16 August 2012, 18 October 2012, 13 December 2012, 7 February 2013, 11 April 2013~~

2012/2013 dates for approval based on a 6 week meeting cycle:
14 June 2012, 2 August 2012, 6 September 2012, 18 October 2012, 29 November 2012, 10 January 2013, 14 February 2013, 21 March 2013 and 25 April 2013

Indicative 2013/2014 dates for information based on an 8 week meeting cycle:
13 June 2013, 15 August 2013, 17 October 2013, 12 December 2013, 6 February 2014 and 3 April 2014

Note: These maybe subject to change if East Area Committee are minded to continue meetings based on a 6 week meeting cycle.

Intermission 9:00 PM

Planning Items

10 PLANNING APPLICATIONS 9:15 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.

- 10a 12/0164/DEMDT: 14 Mercers Row (*Pages 39 - 44*)
- 10b 12/0020/FUL - 19A Lyndewode Road (*Pages 45 - 58*)
- 10c 12/0018/FUL: 109 Burnside (*Pages 59 - 70*)
- 10d 12/0269/FUL: 17 Ainsworth St (*Pages 71 - 82*)
- 10e 12/0058/FUL - Coleridge Community College, Radegund Road (*Pages 83 - 96*)

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>

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EAST AREA COMMITTEE

9 February 2012

7.30 - 10.50 pm

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

County Councillors: Sadiq and Sedgwick-Jell

Councillors Pogonowski, Sadiq and Sedgwick-Jell left after the vote on item 12/10/EAC

Officers: Tony Collins (Principal Planning Officer), James Goddard (Committee Manager), Deborah Jeakins (Planning Enforcement Officer), Andy Preston (Project Delivery & Environment Manager), Trevor Woollams (Head of Community Development) and Alistair Wilson (Streets and Open Spaces Asset Manager)

Other Officers in Attendance:

Andrew Limb, Head of Corporate Strategy

Mr Clark (St. Philips Church), Vickie Crompton (Cambridgeshire DAAT Co-ordinator) and Mr Merryl (INCLUSION)

FOR THE INFORMATION OF THE COUNCIL**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 would follow the order of the agenda.

12/1/EAC Apologies For Absence

Councillors Bourke, Harrison and Wright

12/2/EAC Declarations Of Interest

Name	Item	Interest
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Councillor Saunders	12/12/EACa	Personal: General discussion of application with Objectors, but did not fetter discretion.
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12/3/EAC Minutes

The minutes of the 15 December 2011 meeting were approved and signed as a correct record subject to the following amendment:

11/69/EAC Open Forum question 6: Mrs Griffiths queried why a coach stop was advertised outside the Victoria Avenue toilets when coaches did not in fact were not allowed to stop there any longer.

12/4/EAC Matters & Actions Arising From The Minutes

- (i) **11/69/EAC Open Forum “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.”**

Councillor Blencowe has raised this issue with Andrew Preston.

- (ii) **11/69/EAC Open Forum “Action Point: Councillor Sadiq to respond to Mrs Griffiths’s Coleridge College cycle parking concern raised in ‘open forum’ section. Councillor Sadiq to liaise with fellow School Govenors.”**

Councillor Sadiq has raised this issue with fellow School Govenors. Greater provision of cycle racks has been suggested.

- (iii) **11/69/EAC Open Forum “Action Point: Councillor Harrison to respond to Mrs Griffiths’s concern raised in ‘open forum’ section regarding why a coach stop was advertised outside the Victoria Avenue toilets when coaches were not allowed to stop there any longer. Councillor Harrison to liaise with County Officers.”**

Councillor Harrison has liaised with Paul Nelson (County Council Public Transport Manager).

Other than the X5 service, the Public Transport Manager was not aware of any coaches that should be stopping near the Victoria Avenue toilets.

The X5, service was a limited stop local bus service, and often viewed by people as being a "coach service".

The Public Transport Manager asked that if the situation persisted, further information could be passed to him, so that he could ensure that misinformation was not provided in future.

- (iv) Head of New Communities Service (County) to bring future reports to EAC for review of potential projects that could be supported by East and South Corridor funding."**

Councillors requested an update report for 12 April 2012 East Area Committee (EAC).

Action Point: Committee Manger to invite Joseph Whelan (Head of New Communities Service - County) to 12 April 2012 EAC.

12/5/EAC Open Forum

- 1. Mr Woodburn advised EAC on behalf of the Cambridge Cycling Campaign that initial results were positive for the additional provision for cycle traffic on Hills Road bridge. Overall safety for cycle and vehicular traffic appeared to have increased.**
- 2. Mr Woodburn queried if public consultation would be undertaken on the use of commuted s106 funds for Coleridge Recreation Ground.**

Councillor Owers said that Coleridge Ward Councillors would meet Phil Back week beginning 13 February 2012. Mr Back would then begin wider consultation with the public concerning options on how to use the funding.

Councillor Owers has passed on representations he has received to date to Mr Back.

3. **Dr Eva queried if cycle parking could be provided outside of the EAC Cherry Trees Day Centre venue.**

ACTION POINT: Councillor Blencowe to respond to Dr Eva's Cherry Trees cycle parking query. Councillor Blencowe to liaise with Building Manager concerning possibility of cycle rack provision.

4. **Dr Eva raised queried when gritting would occur in Riverside Place.**

ACTION POINT: Councillor Sedgwick-Jell to respond to Dr Eva's Riverside Place gritting concerns. Councillor Sedgwick-Jell to clarify position with Graham Hughes (Service Director, Growth & Infrastructure – County) to ascertain gritting schedule.

5. **Mrs Owles said that Petersfield was short of community open space. Specific points raised:**
- **Took issue with land 'handed' to CityLife.**
 - **Queried if proceeds from St Matthew's School land disposal could be used to provide community open space through the City Council purchasing the east strip of land next to the Howard Mallett Centre.**
 - **Felt there was a history of s106 money raised in Petersfield being allocated to a central pot.**

EAC Councillors empathised there was a lack of open space in Petersfield Ward. The Head of Legal Services had confirmed that if Wards wished to access s106 funding, they would have to bid for it from the central pot. EAC Councillors would champion greater open space provision in future developments.

Councilor Blencowe said that Ward Councilors had asked the Council to purchase the land CityLife was situated on at Full Council several years ago; this had not been supported. It would require a major sum of money being offered to CityLife in order to incentivise them to relocate; the funds from the sale of St Matthew's School land would be insufficient in their own right. There was no desire for the Council to purchase this land at present.

6. **Mr Johnson asked about proposed new council dwellings in Abbey Ward. He referred to Latimer Close in Abbey, where Mr Johnson understood the Council's new build programme proposed to build 12 new units. However there were**

currently 16 council flats on that site. Mr Johnson suggested that after the development there would be a net loss of 4 council dwellings in Latimer Close.

Mr Johnson believed there was also a proposed development of 51-73 Barnwell Road and plans to reduce the number of council flats from 22 to just 10. Mr Johnson raised the following specific questions:

i) Could Councillor Smart justify to residents and tenants why the council's new build programme would actually result in, for some cases, less council dwellings available in parts of Abbey than currently?

ii) Could Councillor Smart confirm that the overall gain of new, affordable housing in Abbey after the city council's three-year programme was not as significant as has been publicised?

iii) Does Councillor Smart agree that for the interests of residents and tenants the city council openly publish information on all their plans as part of their affordable housing programme?

iv) To that end, why hasn't the city council arranged effective consultation with all potentially affected?

v) If following consultations, current tenants vote against the plans, which would mean they had to leave their homes, does this suggest the council would be unable to proceed in line with their wishes?

Councillor Smart responded as follows:

- A 3 Year Affordable Housing Programme report was published post June/July Community Services Scrutiny Committee in each year regarding proposed sites the Council has identified for housing. In addition, progress details were published regarding sites identified in the previous year ie if they were in use or not.
- Latimer Close existing scheme: 20 dwellings (16 Council properties and 4 leaseholders). Therefore 16 Council bed spaces provided.

New scheme: 12 Affordable Housing dwellings, approximately 53 bed spaces. This was an increase of 37 bed spaces.

- Barnwell Road existing scheme: 24 dwellings (23 Council properties and 1 leaseholder). Therefore 23 Council bed spaces provided. New scheme: 10 Affordable Housing dwellings, approximately 43 bed spaces. This was an increase of 20 bed spaces.
- Wadloes Road existing scheme: 0 dwellings, therefore 0 Council bed spaces. New scheme: 7 Affordable Housing dwellings, approximately 29 bed spaces. This was an increase of 29 bed spaces.
- Bed spaces in the 3 sites would increase from 39 Council bed spaces to 125 Council bed spaces. The total increase in bed spaces for all three schemes was 86 bed spaces.
- Accommodation provision could be measured through a number of ways including bed space and room number. The Council wished to provide a quality service. Experience from another scheme where the Council helped sheltered housing tenants move from; and return to, homes on a redeveloped site should be transferable to Abbey Ward developments.
- All three sites will provide a range of dwelling sizes from one bed flats to 4 bed houses, whereas currently Latimer Close and Barnwell Road are solely one bed flats. The new schemes reflect the need in Cambridge and will provide a more sustainable mix of dwellings, which will hopefully enable growing households to move onto different accommodation in the local area.

7. Mrs Deards expressed concern at the increase in Council rent.

Councillors empathised that the increase was not desirable. However it had occurred as a result of inflation. The Council had protested to Central Government through a submission. Pensions and housing benefits should also increase with inflation.

Councillor Herbert hoped the Council could identify a way to smooth out the rent increases so costs did not increase sharply all at once.

8. Mrs Peachey (Chair of Whitehill Close Neighbourhood Watch) raised concerns about vehicles parking on grass verges; specifically council vehicles rather than residents.

ACTION POINT: Councillor Hart to respond to Mrs Peachey's no verge parking signs query. Councillor Hart to liaise with Ward

Councillors and officers on how to avoid council vehicles parking on verges in future.

Public questions also covered under items 12/6/EAC, 12/7/EAC, and 12/8/EAC of the agenda.

12/6/EAC Cambridgeshire Drug and Alcohol Action Team - New Drug Treatment Service Provider

The committee received a report from the Cambridgeshire DAAT Co-ordinator regarding the Cambridgeshire Drug and Alcohol Action Team - New Drug Treatment Service Provider.

The report outlined that the Cambridgeshire Drug and Alcohol Action Team (DAAT) undertook a tendering exercise In 2011/12 for the 'Provision of Adult Drug Treatment Services in Cambridgeshire'. This was a legal requirement, as the existing contract would expire 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 would commence on Monday 2nd April 2012.

Over the next two months the DAAT would be working alongside INCLUSION to implement and embed the new service.

In response to Member's questions the DAAT Co-ordinator and Mr Merryl (INCLUSION representative) confirmed the following:

- (i) Mill House would continue to be used as a meeting place for people accessing the DAAT service.
- (ii) INCLUSION aimed to learn from the experiences of the previous provider [Adaction] and retain their good practices. INCLUSION's focus would be on education, employment, a structured approach to treatment; and a move away from medication based treatments towards others such as counseling.
- (iii) Staff from Adaction would be TUPE'd across to INCLUSION, to aid continuity of service and retention of experience for service recipients.
- (iv) INCLUSION would be contracted as a service provider for a minimum of 3 years, extendable to up to 7; depending on quality of service delivered as monitored by DAAT on a quarterly basis.

- (v) The contract included a partnership working requirement for INCLUSION to undertake joint action with pharmacies, Drug Service, Neighbourhood Wardens, Police etc to address cross-cutting issues such as reducing needle deposits in public areas.
- (vi) Figures were not available to quantify the impact of education and employment as part of drug treatment. INCLUSION's aim was to get people off drugs in conjunction with other organisations.

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

1. Mr Gawthrop queried details about the Bridge Project and raised concern about needle depositing in the area.

The DAAT Co-ordinator said the Cambridge & Peterborough Trust oversaw the Bridge Project. Few clients were seen on site. Staff generally liaised with them off site, and most cases concerned soft drug usage.

A needle exchange scheme was in place to reduce needle depositing in public areas.

12/7/EAC Tree Planting on Parks and Open Space - East Area

The committee received a report from the Streets and Open Spaces Asset Manager regarding the Tree Planting on Parks and Open Space - East Area.

The report outlined that the City Council was one of the largest single owners of trees in Cambridge.

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 totaling £200,000.

The tree planting project would 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.

In response to Member's questions the Streets and Open Spaces Asset Manager confirmed the following:

- (i) Projects identified in the Officer's report would receive funding from the current budget. This assumed that projects were on City Council owned land. The Council would have to pay maintenance costs if its trees were planted on other organisation's properties, which would over stretch the current budget.
- (ii) If any further projects came forward in future from the public or Ward Councillors, the Streets and Open Spaces Asset Manager would look to identify funding from other sources.
- (iii) The tree planting budget was for trees on City Council owned land. Other funding streams such as environmental improvement projects could be used for trees on land owned by others.
- (iv) The budget available did not necessarily restrict the number of trees that could be planted. For example, 2 small trees could be bought for less than 1 mature tree. Due to the high density of building in the east area, creative solutions maybe required to implement tree planting projects, such as the use of smaller trees.
- (v) Officers were reviewing tree canopy cover in city wards.
- (vi) The tree mortality rate was 25%. This was mainly due to vandalism; but accidents, disease and pests were also contributing factors. The tree planting budget included provision for replacing trees, generally in the year after planting.
- (vii) The Streets and Open Spaces Asset Manager was in discussion with the Tree Council to establish a tree warden scheme. Resident association volunteers welcomed to join the scheme to receive mentoring/training before they undertook work.
- (viii) The intention was to avoid monocultures in future in order to get a mix of trees that would mature at different rates.
- (ix) The Tree Strategy would aid Tree Team and Planning Department join up, plus contribute to tree longevity by seeking to avoid cutting down or replacing trees too soon.
- (x) Conditions in planning applications given approval would monitor and protect trees on new developments. Current cover was in place for 5 years.

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

1. **Mr Woodburn noted that poplar trees near the Cambridge Leisure Park area had been removed. He asked if the trees could be replaced as they provided a habitat for a distinctive set of caterpillars.**

ACTION POINT: Alistair Wilson (Streets and Open Spaces Asset Manager) to respond to Mr Woodburn's tree planting query raised in 'Tree Planting on Parks and Open Space - East Area' section. Alistair Wilson to liaise with Matthew Magrath (Arboricultural Officer) and Ward Councillors concerning practicability of replacing poplar trees in Clifton Road.

The committee **unanimously approved:**

- (i) The provisional four-year planting schedule set out in paragraphs 4.5 to 4.8 of the Officer's report.
- (ii) The proposal to consider, adapt and approve the list of proposed sites on an annual basis.

12/8/EAC Environmental Improvement Programme

The committee received a report from the Project Delivery & Environment Manager regarding the Environmental Improvement Programme (EIP). The report outlined progress of existing schemes and new suggested schemes for 2012/13.

The Project Delivery & Environment Manager advised the Committee that the report contained a typographical error. Projects #3 – 7 in section 5 were situated in Petersfield Ward, not Romsey.

The Project Delivery & Environment Manager undertook to bring a report to the next EAC and Area Joint Committee on traffic regulation orders.

ACTION POINT: Project Delivery & Environment Manager to report back to East Area Committee 12 April 2012 on results of bid for County Council Minor Works Fund

New Schemes That Require Decisions

Members considered a number of 2012/13 schemes put forward for approval.

In response to Member's questions the Project Delivery & Environment Manager answered:

- (i) Projects approved in the current financial year would carry over funding into the next. Therefore funding would not be lost from the budget in the next financial year.

- (ii) EAC were invited to submit further EIPs for consideration. They would be included subject to a feasibility review.

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

1. Mr Woodburn expressed concern over delays affecting EIPs requiring County Council funding.

The Project Delivery & Environment Manager answered that the current financial year deadline had passed for highway orientated projects. A bid would have to be made for funding from the next financial year.

Councillor Pogonowski requested [on behalf of Councillor Wright] to add 4 projects to the list set out in section 5 of the Officer's report. The projects were:

- (i) Information board beside the Cellarer's Chequer on Beche Rd - (Councillor Wright).
- (ii) Signage indicating route to Leper Chapel from Riverside - (Councillor Wright).
- (iii) Bollards (of some sort) to protect central grassed area of Rayson Way - (Councillor Wright)
- (iv) Verge parking prohibition signs and enforcement in Peverel Road – (Councillor Pogonowski).

Councillor Sedgewick-Jell requested [on behalf of himself and Councillor Wright] to add 1 project to the list set out in section 5 of the Officer's report. The project was:

- (i) Upgrade/improvement to the cycle/pedestrian route down the side of the car park of Christ the Redeemer from Newmarket Road through to Peverel Rd - (Cllrs Wright & Sedgewick-Jell).

Following discussion, Members **resolved (unanimously):**

- (i) To approve projects as set out in section 5 of the Officer's report for further investigation into their feasibility and estimated cost.
- (ii) To approve projects proposed by Councillor Pogonowski and Councillor Sedgewick-Jell for further investigation into their feasibility and estimated cost.

12/9/EAC Information Report - Results of Consultation for Proposed Loading Bay at 103 Mill Road

The committee received a report from the Chief Estates Surveyor regarding the results of consultation for proposed loading bay at 103 Mill Road.

The Committee noted the report.

12/10/EAC Alternative Future Arrangements for EAC Meetings

The committee discussed the following alternative future arrangements:

- (i) Moving from an (approximate) 8 week meeting cycle to a 6 week one.
- (ii) Retaining Policing and Safer Neighbourhood items on a quarterly basis so that other notable items of public interest could be scheduled at other meetings. Therefore more 'big' items could be accommodated in the meeting schedule.
- (iii) Moving from an area committee structure to ward based parish councils.
- (iv) Keeping community items at area committees, but considering planning applications in a different way; such as at the main Planning Committee.
- (v) The merits of alternating community and planning orientated meetings in the schedule, instead of having a single meeting split into two separate halves.
- (vi) Moving planning items to the start of the meeting.
- (vii) Undertaking more proactive agenda management to ensure meetings could operate within a guide time of 7:00 pm – 10:30 pm, with a guillotine time of 11:00 pm.
- (viii) The merits of changing or maintaining the current start time.

The following arrangement was agreed by 11 votes to 0:

- (i) Moving from an (approximate) 8 week meeting cycle to a 6 week one; for a trial period of 12 months from the start of the next municipal year.

The following arrangement was agreed by 10 votes to 0:

- (ii) Undertaking more proactive agenda management to ensure meetings could operate within a guide time of 7:00 pm – 10:30 pm, with the opportunity to extend the meeting until 11pm to conclude business if agreed by a majority of the committee members present.

Arrangements were subject to a trial period of 12 months from the start of the next municipal year.

The Chair to manage future agendas to ensure meetings could operate within the guide time.

12/11/EAC East Area Capital Grants Programme - Application and Project Appraisal for St. Philips Church, Mill Road

The committee received a report from the Head of Community Development regarding the East Area Capital Grants Programme - Application and Project Appraisal for St. Philips Church, Mill Road

The report outlined an update on the East Area Capital Grants Programme and an application by St.Philips Church in Mill Road for consideration by the East Area Committee

The committee made the following comments in response to the report:

- (i) Welcomed the scheme and the facilities it offered.

In response to Member's questions the Head of Community Development and Mr Clark (St. Philips Church) confirmed the following:

- (i) Grant recipients were required to adhere to a grant agreement that stipulated the wider community would be granted access to facilities. The City Council undertook on-going monitoring to review this.
- (ii) The café project proposed to target a different client base to cafés already existing in Mill Road, therefore it should not directly compete with them. Prices would be comparable to avoid undercutting. The café should open in May 2012.

The committee **unanimously approved** 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.

12/12/EAC Planning Applications

12/12/EACa 11/1321/FUL: 129 - 131 Vinery Road, Cambridge

The committee received an application for full planning permission.

The application sought approval for 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.

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

- Mr Walton
- Mr Eden-Green

The representation covered the following issues:

- (i) Took issue with Officer's report concerning road safety and the application being in accordance with policy 5/1 and part c of policy 3/10 of the Cambridge Local Plan (2006).
- (ii) Vinery Park resident's objected to the development in its current form.
- (iii) Requested the following conditions if the application were approved:
 - Noise mitigation.
 - An independent day light study to ensure the development conforms to BRA guidelines.
 - Mitigation of the impact of the bay window in plot 4 on existing neighbouring properties.

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

Councillor Saunders proposed amendments that:

- (i) A considerate contractor informative should be included in the conditions.
- (ii) Imposing a condition that the application's appearance should be in the style of existing neighbours.

These amendments were carried unanimously.

The Committee:

Resolved (by 10 votes to 0 - unanimously) to accept the officer recommendation to approve planning permission as per the agenda with the addition of the following condition and informative:

No development shall take place until details of sills, lintels, and other architectural features of the front elevation of units 1, 2 and 3 have been submitted to, and approved in writing by, the local planning authority. Development shall take place only in accordance with the approved details.

Reason: To ensure that the development responds appropriately to the context. (Cambridge Local Plan (2006) policies 3/4 and 3/12)

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

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it was 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.

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 was recommended that the application be refused for the following reason(s):

- (i) 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.

12/12/EACb 11/1432/FUL: 13-14 Mercers Row

The committee received an application for full planning permission.

The application sought approval for replacement of buildings with new buildings for taxi firms offices, call centre, workshop and carwash, and restroom, snack bar and smoking area.

Ms Page (Applicant's Agent) addressed the committee in support of the application.

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

- Mr Masters

The representation covered the following issues:

- (i) Gave background information regarding SCA (neighbouring company).
- (ii) Expressed concern about:
 - Impact of development on SCA.
 - Lack of information regarding impact of development on neighbours.
 - Suggested the application conflicted with Local Plan Policy 7/3 concerning the need to protect employment classes.

The Committee:

Resolved (by 6 votes to 4) to accept the officer recommendation to refuse planning permission as per the agenda.

Reasons for Refusal

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 was 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).

12/12/EACc Land formerly known as the rear of 7 – 9 Mill Road, Cambridge, now 1a Willis Road, Cambridge

The committee received an application for planning enforcement action to be taken.

The application sought 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.

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

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

- Mr Whitfield

The representation covered the following issues:

- (i) Mr Whitfield put a drawing from the original planning application before Members that he considered represented the boundary treatment.
- (ii) Referred to plan circulated by Mr Whitfield at EAC. Built boundary fence in line with planning specifications.
- (iii) Made wooden fence a folding feature for ease of access for property maintenance. This was approximately in the style of neighbouring properties; there were a mixture of styles in the road.
- (iv) Queried if boundary treatment conditions could be set aside.

The Committee:

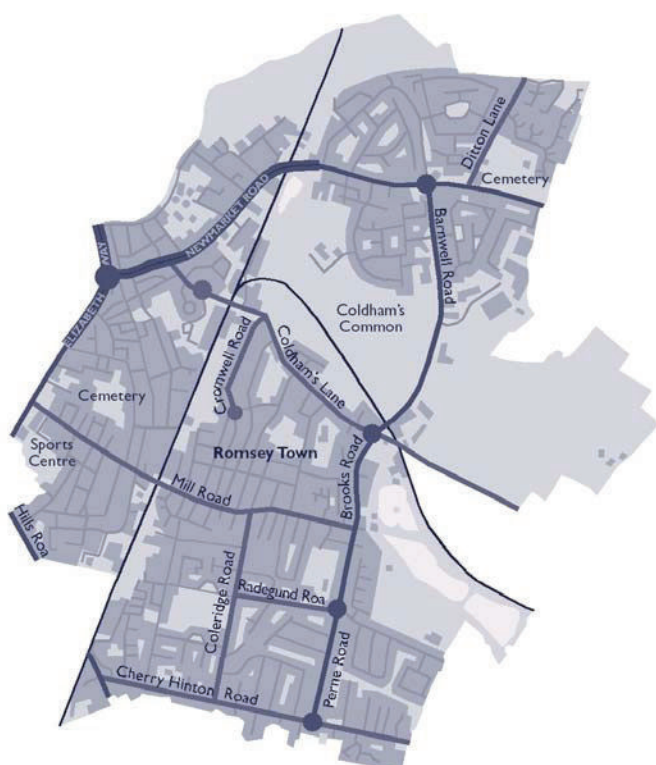
Resolved (unanimously) to accept the officer recommendation that the Head of Legal Services be authorised to issue enforcement notices under the provisions of S172 of the Town and Country Planning Act 1990 (as amended), for Failure to comply with a condition.

The meeting ended at 10.50 pm

CHAIR

Neighbourhood profile update Cambridge City East Neighbourhood

April 2012



Steve Poppitt, Local Policing Inspector

Lynda Kilkelly, Safer Communities Manager, Cambridge City Council



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1. INTRODUCTION

Aim

The aim of the neighbourhood profile update is to provide an overview of action taken since the last reporting period, identify ongoing and emerging crime and disorder issues, and provide recommendations for future priorities and activity in order to facilitate effective policing and partnership working in the area. The document should be used to inform multi-agency neighbourhood panel meetings and neighbourhood policing teams, so that issues can be identified, effectively prioritised and partnership problem solving activity undertaken.

Methodology

This document was produced using the following data sources:

- Crime data and incident data November 2011 – February 2012 and as a comparison data from July 2011 – October 2011 and November 2010 – February 2011.
- Information from Neighbourhood Policing Team February 2012.
- Environmental data from Cambridge City Council for the period November 2011 – February 2012, compared with the same period the previous year.

2. PREVIOUS PRIORITIES & ENGAGEMENT ACTIVITY

Previous Priorities

At the neighbourhood panel meeting on 15th December 2011, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities that were set:

Alcohol-related ASB in Norfolk Street, East Road and Newmarket Road	
Objective	Address alcohol and drug related ASB in Norfolk Street, East Road and Newmarket Road areas.
Action Taken	<p>On 18th January, the City Council's Safer Communities Team organised an ASB street surgery for the residents of Norfolk St and the surrounding area. Residents were given information on how to report ASB and crime, met with their local PCSO's and ASB Officers working in the community. The event was well attended by residents and a number of issues were reported as causing a significant concern to people living in the area. The main issues affecting residents were: overt drug dealing in Norfolk St and the cemetery areas; noise and drunken rowdy behaviour associated with the licensed premises in the area; and the street life community congregating outside the school, often behaving in an anti-social manner. All the information was passed on to the most appropriate agency to investigate further. Since the meeting there have been no further reports of ASB to the Safer Communities Team.</p> <p>During this reporting period, 85 dedicated patrols have been conducted with the sole intention of impacting upon the objectives of this priority. Predominantly high visibility patrols have been conducted with irregular covert patrols conducted on a minority of occasions. Patrols were conducted by both PCSOS and constables. In total 84.5 hours of patrol time was dedicated to this priority over the reporting period.</p> <p>Patrols were conducted in a number of areas but were concentrated mostly around Norfolk Street and Mill Road cemetery (Petersfield) and by the Access Surgery and Cambridge Seminars College on Newmarket Road (Abbey). During this reporting period reports of drug dealing in the Petersfield area have decreased dramatically. During the last</p>

reporting period, 'Operation Significance' was detailed, a covert operation to tackle class A drugs supply in the east of the city by a London based gang. Several offenders arrested during this operation are now in prison awaiting sentencing or have been sentenced to lengthy custodial sentences. We no longer see this gang operating in the city, which has reduced reports of drug dealing and community concerns in the area. This reduction in drug dealing is believed to have reduced the numbers of the street life community and drug users congregating in the Petersfield Ward, namely around Norfolk Street and Mill Road cemetery.

Reports of drug dealing along Newmarket Road, namely Riverside and the surrounding streets were received at the same time as reports, sightings and engagements with street life and drug users also increased in the Newmarket Road area. Street life members were regularly moved on from Logic House and outside the Access Surgery. After initial engagement and clean up by the City Rangers we have seen little activity around Cambridge Seminars but have kept regular patrols in the area to prevent a reoccurrence.

The local officer, PC Andy Badcock has liaised with managers at the Access Surgery to inform them of the issues their clients can cause when they congregate in numbers outside the location. Staff will now challenge those loitering street and ask them to leave. Officers have also on numerous occasions challenged those hanging around outside and moved along those who do not have appointments.

During the cold winter days members of the street life community regularly congregated at the back of Parkside Swimming Pool and were seen by the public urinating and littering in the area. This received significant attention and action has now been taken by the City Council to fence off an area where they were congregating. This has reduced activity considerably.

Officers began gathering information regarding the suspected drug dealing in the Riverside area and sought to take action. A drugs search was conducted on one suspect who had drugs concealed in their mouth. Unfortunately we could not recover the drugs and they were swallowed but we seized approximately £2,000 as the proceeds of crime. A week later

	<p>we again targeted this offender and detained and searched her again, this time recovering approximately £500 worth of crack cocaine and heroin and a quantity of cash. She is now on bail pending the conclusion of the investigation. Reports of drug dealing in the area have now reduced.</p> <p>There has only been one rowdy nuisance incident connected to premises in Norfolk Street that was of local concern. This concerned a male with a knife threatening others. Officers responded and arrested the offender.</p>
Current Situation	ASB persists in Norfolk Street, Mill Road cemetery and Newmarket Road. This is largely caused by members of the street life community during daylight hours. It is to be expected that as the weather improves congregations will move onto green spaces.
Continue or Discharge?	Continue. It is suggested that this priority concentrates on areas that communities and intelligence identifies as problematic.

Anti-social use of mopeds.	
Objective	Continue to address ASB relating to the riding of mopeds in Birdwood Road area.
Action Taken	<p>During this reporting period, the East Neighbourhood Policing Team have conducted 56 dedicated patrols utilising both high visibility and covert tactics with the sole intention of meeting the action plan objectives. Patrols were conducted both by PCSOs and Police Constables. We have also repeated the previously successful tactic of publishing an article in local media asking local residents to support us in tackling the issue by recording registration numbers of offending vehicles as and when the behaviour is witnessed. Previously we were initially inundated with calls, emails and letters providing details of a range of offenders and behaviour, however this tailed off towards the end of the last reporting period as our success in this area began to show. After publishing this article for the second time we did not receive the same level of complaints from the public.</p> <p>In total, 47 hours of patrol time was solely dedicated to achieving the objectives of this priority. These hours are only the hours where constables and PCSOs specifically dedicate</p>

	<p>their time to this priority and it does not include other patrols or time spent in the area on other matters or by other departments.</p> <p>We have been conscious that the success we had in our previous priority may have the knock on effect of displacing this issue into other parts of the city and in the first few weeks of this priority being agreed this certainly seemed to be the case with numerous reports of moped ASB in the Peverel Road area. Reports were of a similar nature and several hotspots were highlighted. In order to nip the problem in the bud we worked with the local housing agency and council's Anti-Social Behaviour Team and conducted a street surgery in the area. During this street surgery, officers, PCSOs, council officers and housing officers engaged with many residents in the area however only one complained of moped nuisance.</p> <p>We then attended a nuisance address in the area and issued words of advice and a tenancy warning to a resident as this address was at the heart of many of the problems.</p> <p>A temporary CCTV camera was then deployed to the area and the operators briefed on the issue so that they may report in quick time any moped related ASB or other matters in the area.</p> <p>No seizures or S59 warnings were given during the reporting period. The reason for this being that no ASB was directly observed by officers or PCSOs and no information or evidence was forthcoming from the public which would have justified doing so.</p>
<p>Current Situation</p>	<p>The situation seemed to have been resolved and this reporting period initially saw no reports of moped nuisance or vehicle ASB. For now problems have been resolved in the Peverel Road area with no further reports in recent months.</p> <p>However, in the last two weeks numerous complaints have been made by members of the public regarding youths riding mopeds anti-socially and smoking drugs in green spaces. It is possible that the last few month's improvement have been brought about by a combination of two factors. Firstly the warnings issued, mopeds seized and tenancy warnings issued would no doubt have affected the problem, however we believe that this success was perhaps enhanced by the effect of the</p>

	winter weather reducing the speed and time the riders could spend on the road. This, we believe, has resulted 3 months of deserved calm in the area.
Continue or Discharge?	Continue. Our fear is that the resurgence in the last few weeks is due to the warmer weather allowing greater freedom on the roads for the young moped rider. We are concerned that the moped seizures and warnings issued prior to this reporting period may be a distant memory for some and that further action is required to prevent this issue growing into the summer months.

Excess speed in Mill Road and Coleridge Road	
Objective	Enforcement of 20 mph speed limit in Mill Road and 30mph in Coleridge Road.
Action Taken	<p>During this reporting period, the East Neighbourhood Team has conducted 27 dedicated speed check patrols using both high visibility and plain clothed patrols. In total, 37 hours time has been spent conducting speed checks between the two areas.</p> <p>In total, 1 ticket was issued to the driver of a vehicle who was not wearing his seatbelt; 1 arrest was made for driving with excess alcohol; 1 arrest was made as the driver was suspected to be in possession of drugs with the intention of supplying them; 4 stop searches were conducted; and 45 vehicles were given speed warnings when they were found to be marginally exceeding the speed limit.</p> <p>During one check in Coleridge Road, the officers averaged the speed of 30 checked vehicles over a 90-minute period. The average speed was between 23 and 28 mph, the speed limit being 30 mph.</p> <p>Road works on Mill Road have created a good deal more traffic congestion during the reporting period, which has considerably slowed the speed of motorists in the area.</p>
Current Situation	37 officer hours conducting speed checks at various times of day and night have failed to show that speeding in Mill Road or Coleridge Road is at a higher level than comparable areas of

	Cambridge.
Continue or Discharge?	Discharge. Mill Road and Coleridge Road are main transport routes for many policing departments, especially the local officers. Speeding in the area will be dealt with when it is encountered or if there is a highlighted issue.

Engagement Activity

Two large-scale cannabis factories have been uncovered and destroyed during this reporting period with one factory having an estimated street value of £125,000. The means which officers discovered the second cannabis factory displays 'gut instinct' policing at its best. East neighbourhood officers conducted a drugs raid at an address on Mill Road, which at first appearance was negative, however, upon searching and questioning the occupant, officers became suspicious that he had access to large funds in excess of £100,000. Officers conducted checks, which revealed the occupant's legitimate income was £80 per week. We cannot currently disclose too much detail however a series of investigative leads led officers to an address in Coleridge ward where the occupant had established a large cannabis factory. Officers then located various bank accounts belonging to the occupant and froze the money. The occupant has been charged with various offences from cultivating and supplying cannabis to money laundering and the frozen money will be seized and go back into a Home Office fund from which Cambridgeshire Constabulary will receive 18.5%.

Abdul ALI has been sentenced to 3.5 years in custody for his part in the supply of Class A drugs in the east of the city. ALI was arrested during 'Operation Significance' in September and was convicted following a trial at Cambridge Crown Court. Two other suspects in this investigation are currently remanded in custody pending their trial date from this operation.

A series of 10 vehicles were damaged in a single night and crime scene investigators recovered small specks of blood from three of the vehicles, which was conclusively matched to the suspect, Josh ROBB. Officers then linked ROBB through witness accounts, CCTV and likely route data to the other 7 offences. ROBB was charged and has now been convicted of all 10 criminal damages. He has been handed proportionate community sentences and has to pay compensation to all his victims.

Proactive enquiries by Romsey PCSO Amanda Turnell led PCs Pinyoun and Tregilgas to an address in Coleridge ward that was suspected to store stolen

bikes. On arrival, officers found approximately 60 suspected stolen bikes, cutting equipment and sawed bike racks at the address. One man has been arrested and investigations are ongoing.

3. EMERGING ISSUES

Cambridge East Trends

Offence levels across the neighbourhood have decreased compared to last period (1052 offences vs. 1090 offences) and also decreased compared to the same period last year (1106 offences).

ASB incidents across the neighbourhood have decreased with 576 incidents this period compared to 739 last period and 644 in the same period last year.

There has been several series of damages to motor vehicles in the east of the city, predominantly but by no means exclusively in the Abbey Ward, at the beginning of January we charged and convicted Josh ROBB with 10 counts of damaging motor vehicles in what was a mindless rampage. Towards the end of February, 29 vehicles were damaged, the majority appeared to be damaged through a hole being punched through the window. There have also been other more sporadic damages, it is believed this is simple mindless vandalism, each offence has been fully investigated by conducting full house to house enquiries, forensics and CCTV enquiries but no suspect has yet been arrested. Consideration should be given to making this a local priority.

Numerous theft of post has been made from blocks of flats within the east of the city. Offender(s) are entering blocks of flats with the use of a 'trade' button and forcing mailboxes and stealing post and parcels. We now have several good lines of enquiry including one suspect's hat, which could link him to the crimes via DNA. Other enquiries have revealed a suspects face on CCTV for which we are awaiting identification.

Abbey Ward

- Total crime in Abbey Ward decreased compared to the previous four months (341 offences vs. 344 offences) and also decreased compared to the same period last year (358 offences).
- Dwelling burglary offences have decreased with 10 offences in this period compared to 13 in the last period and 38 in the same period last year. Of 4 of these offences offenders have gained entry through insecure windows or doors. Three of the offences occurred on Jack Warren Green, but on separate days.

- There were 14 burglary other offences in this period compared to 10 offences in the previous period and 24 offences in the same period last year. Five of these offences were on Newmarket Road; offices, shops and a public house were broken in to, on separate days in November, December and January.
- Violent crime offences have decreased to 69 offences from 82 offences in the previous period, but increased compared to the same period last year (61 offences). Offenders were arrested and charged in 23 of these offences. One incident accounted for 5 of the offences, where there was an altercation at a fast food restaurant on Newmarket Road.
- Theft from vehicle offences have increased compared to the previous period (39 offences vs. 18 offences) and also compared to the same period last year (30 offences). Common items stolen were index plates, satellite navigation systems and diesel.
- Theft from shop offences have increased compared to the previous period (48 offences vs. 42 offences) but decreased compared to the same period last year (52 offences). Offenders were arrested and charged in 39 of these offences. The most common location for offences was a supermarket on Cheddars Lane (16). The most common items that were stolen were alcohol, toiletries and electrical goods.
- ASB levels have decreased compared to the previous period (157 incidents vs. 253 incidents) and the same period last year (243). There were 32 calls regarding incidents in Newmarket Road, which included groups of youths being loud, people drinking in the street, fighting and throwing snowballs. There were 15 calls to Ditton Fields and 6 of these were from the same address relating to an ongoing neighbour dispute.

Environmental Services Data

- Between November 2011 and February 2012, there were 15 reports of abandoned vehicles in the ward compared with 9 during the same period the previous year. This included 7 vehicles, which were not on site following inspection and 2, which were subsequently claimed by their owners. Riverside (6), Ditton Fields (3) and Newmarket (3) were hotspots during the current reporting period. Occupation Road (4) was the hotspot for the same period the previous year.
- Between November 2011 and February 2012, there were 90 reports of fly tipping in the ward compared with 71 during the same period the previous year. There was sufficient evidence to issue 5 formal warning letters to domestic offenders. Anns Road (13), Dennis Road (11), Helen Close (11), Chedders Lane (9) and Rachel Close (7) were the main hotspots during the current reporting period. The offences at Chedders Lane accounted for 3 of the formal warning letters being sent. Dennis Road (11), Abbey Road (9), Ekin Road (9), Helen Close (8) and Anns Road (6) were the main hotspots during the previous year.

- Between November 2011 and February 2012, 6 derelict cycles were dealt with compared with 7 during the same period the previous year. There were no specific hotspots during the either period.
- Between November 2011 and February 2012, 67 needles were reported compared with 2 during the same period the previous year. 60 were removed from Anns Road. During the previous reporting period a needle was removed from Stourbridge Common and the other was removed from Wadloes Road.

Petersfield Ward

- Total crime in Petersfield Ward has decreased compared to the previous period (325 offences vs. 355 offences) but increased compared to the same period last year (310 offences).
- Dwelling burglary offences have decreased compared to the previous period (5 offences vs. 14 offences) and have decreased compared to the same period last year (31 offences). An offender has been arrested and charged for one of these offences.
- Violent crime offence levels have decreased compared to the previous period (37 offences vs. 40 offences) but remained stable compared to the same period last year (also 37 offences). In 19 of these offences an offender has been arrested and charged.
- Cycle theft offences have decreased compared to the previous period (73 offences vs. 112 offences) and the same period last year (79 offences). Common locations for offences were East Road and Station Road.
- There were 66 Theft from shop offences in this period compared with 36 offences in the previous period and 45 offences in the same period last year. Offenders were arrested and charged in 48 of these offences. Majority of offences occurred at Asda - Beehive Centre (36) and TK Maxx - Beehive Centre (17).
- Criminal damage offences have increased with 41 offences in this period compared to 22 in the previous period and 25 in the same period last year. 27 offences were criminal damage to a vehicle whereby windows had been smashed in majority of offences.
- ASB incidents have increased compared to both the previous period (186 incidents vs. 169 incidents) and compared to the same period last year (135 incidents). Incidents included street drinking (53 incidents were complaints about street-life being abusive and being intimidating to members of the public), youths congregating and being abusive to members of the public and abandoned vehicles. Common locations for ASB were Mill Road (51), St Matthews Gardens (12) East Road (11) and Norfolk Street (10).

Environmental Services Data

- Between November 2011 and February 2012, there were 31 reports of abandoned vehicles in the ward compared with 25 during the same period the previous year. This included 9 vehicles, which were not on site following inspection and 6, which were subsequently claimed by their owners. In addition, 9 CLE26 notices were issued to offenders on behalf of the DVLA for not displaying road tax on a public highway, which will result in a fine issued by the DVLA. 3 vehicles were also impounded on behalf of the DVLA for not having valid road tax, 1 of which was subsequently destroyed following non-payment of the DVLA fine. Sturton Street (7), Mawson Road (4), Gwydir Street (3) and Sleaford Street (3) were hotspots during the current reporting period. Kingston Street (3) and Sleaford Street (3) were the hotspots for the same period the previous year.
- Between November 2011 and February 2012, there were 97 reports of fly tipping in the ward compared with 81 during the same period the previous year. There was sufficient evidence to issue 42 formal warning letters to domestic offenders. St Matthews Street (14), Devonshire Road (8), Emery Street (7), Mill Road (7), Staffordshire Gardens (7) and Tenison Road (7) were the main hotspots during the current reporting period. The offences at above named streets accounted for 33 of the formal warning letters being sent. Tenison Road (14), St Matthews Street (10), Emery Street (9), Mill Road (8) and Devonshire Road (4) were the main hotspots during the previous year.
- Between November 2011 and February 2012, 97 derelict cycles were dealt with compared with 12 during the same period the previous year. Mill Road (28), Station Road (26), Coldham's Lane (14), Devonshire Road (8) and Kingston Street (6) were the main hotspots during the current reporting period. St Matthews Street (3) were the main hotspots during the previous year.
- Between November 2011 and February 2012, 29 needles were reported compared with 393 during the same period the previous year. 24 were removed from Mill Road. During the previous reporting period 183 needles were removed from Mill Road, 130 needles were removed from St Matthews Street.

Romsey Ward

- Total crime in Romsey Ward has decreased compared to the preceding period (202 vs. 232) and compared to the same period last year (213).
- There were 7 dwelling burglary offences, which is the same as the last period, and 23 in the same period last year. There were no patterns noted from the MO details.
- There were 8 burglary other offences in this period compared to 7 offences in the previous period and 15 offences in the same period as last year. Three of these offences occurred on one night in December where a yard was entered and 3 business buildings were broken into.

- Theft from vehicle offences have slightly decreased from 15 offences in the previous period to 11 offences in this period. Offence levels have increased compared to the same period last year when there were 9 offences. Two vehicles had number plates stolen and the remainder entry was gained via a smashed window and items such as satellite navigation systems, handbags and laptops were stolen.
- Theft from shop offences have decreased with 23 offences in this period compared to 26 offences in the previous period and 16 offences in the same period last year. Common locations for theft from shop offences were Tesco express and the Co-Op on Mill Road. Items targeted were alcohol and meat.
- Criminal damage offences have increased compared to the previous period (40 offences vs. 30 offences) and compared to the same period last year (22 offences). Twenty-two of these offences were criminal damage to a vehicle with vehicles having their tyres slashed, their windscreens smashed and wing mirrors snapped off.
- ASB levels have decreased compared to the previous period (111 incidents vs. 168 incidents) and also compared to the same period last year (141 incidents). Ten incidents occurred at the same address in Cromarty Place and concern a male complaining about his neighbours, this address had a high number of calls in the last report also concerning the same problems. Locations with high levels of ASB (apart from Cromarty Place) were Mill Road (28) and Ross Street (10).

Environmental Services Data

- Between November 2011 and February 2012, there were 8 reports of abandoned vehicles in the ward compared with 18 during the same period the previous year. This included 1 vehicle, which was not on site following inspection and 5, which were subsequently claimed by their owners. In addition, 1 CLE26 notices were issued to offenders on behalf of the DVLA for not displaying road tax on a public highway, which will result in a fine issued by the DVLA. 1 additional vehicle is currently pending further investigation. There were no specific hotspots during the current reporting period. Cavendish Road (6) was the hotspot for the same period the previous year.
- Between November 2011 and February 2012, there were 62 reports of fly tipping in the ward compared with 45 during the same period the previous year. There was sufficient evidence to issue 13 formal warning letters to domestic. In addition, 2 verbal warnings were made. Brooks Road (30), Cavendish Road (4), Hemingford Road (4), Mill Road (4) and Ross Street (4) were the main hotspots during the current reporting period. The offences at Brooks Road accounted for 8 of the formal warning letters being sent and Cavendish Road accounted for 4 of the formal warning letters being sent. Brooks Road (10), Mill Road (5), Hope Street (4), Ross

Street (4) and St Philips Road (4) were the main hotspots during the previous year.

- Between November 2011 and February 2012, 14 derelict cycles were dealt with compared with 6 during the same period the previous year. Mill Road (10) was the hotspot during the current reporting period. There were no specific hotspots during the previous year.
- Between November 2011 and February 2012, 1 needle was reported compared with 10 during the same period the previous year. The needle was removed from Wycliffe Road. During the previous reporting period 3 needles were removed from Brooks Road.

Coleridge Ward

- Total crime in Coleridge Ward has increased (184 offences vs. 159 offences) but decreased compared to the same period last year (225 offences).
- Dwelling burglary offences have slightly decreased compared to the previous period (13 offences vs. 14 offences) and compared to the same period last year (26 offences). One of these offences was a distraction burglary whereby offenders asked to use a pen and paper and whilst the occupant was distracted the house was searched. There were three offences in Perne Avenue, which occurred on different days.
- Violent crime offences have decreased compared to the previous period (24 offences vs. 34 offences) but decreased compared to the same period last year (44 offences). Offenders were arrested and charged in 9 of these offences. Common locations for violent crime were a nightclub in Clifton Way (5) and Perne Road (4).
- There were 16 theft from vehicle offences in this period compared to 5 offences in the previous period and 14 offences in the same period last year. Majority of offences involved catalytic converters being stolen and majority of offences occurred in Cherry Hinton Road.
- Cycle theft offences have increased from 24 offences in the previous period to 28 offences in this period. This is a decrease compared to the same period last year (45 offences).
- ASB incident levels have decreased compared to the previous period (122 incidents vs. 149 incidents) and compared to the same period last year (125 incidents). Common locations for ASB were Lichfield Road (17) Cherry Hinton Road (11) and Cambridge Leisure Park (9). Seven of the offences in Lichfield Road were from the same address concerning youths congregating and causing a nuisance.

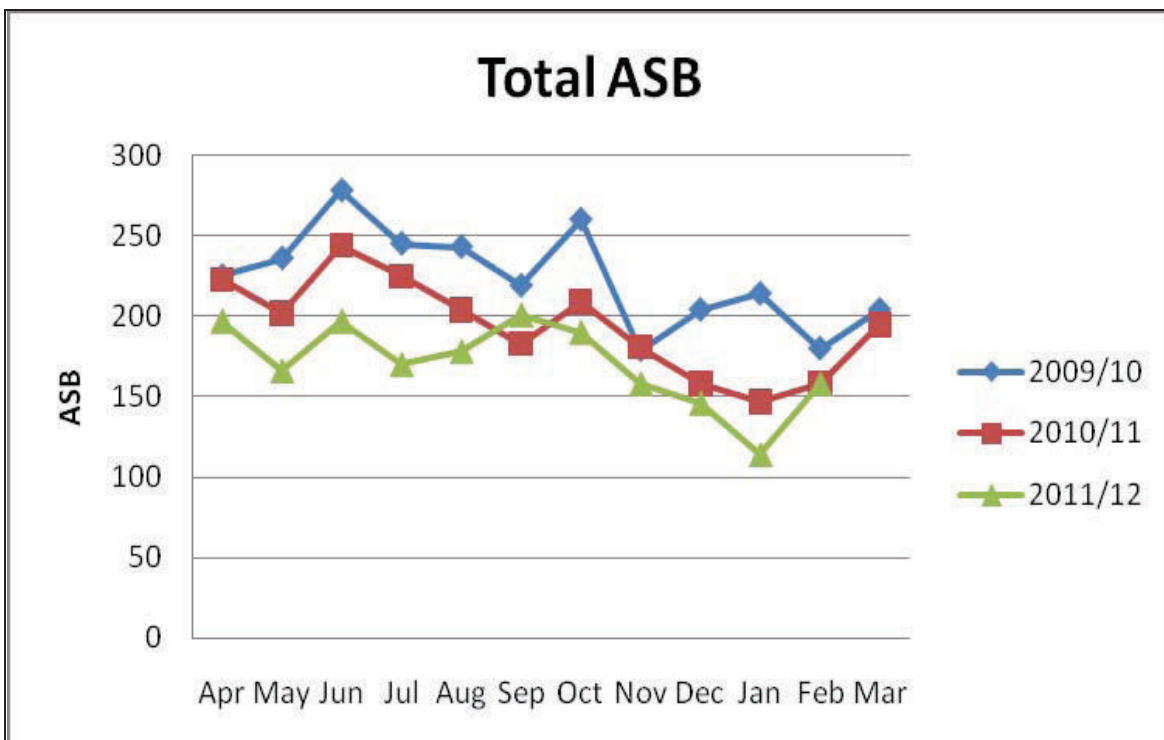
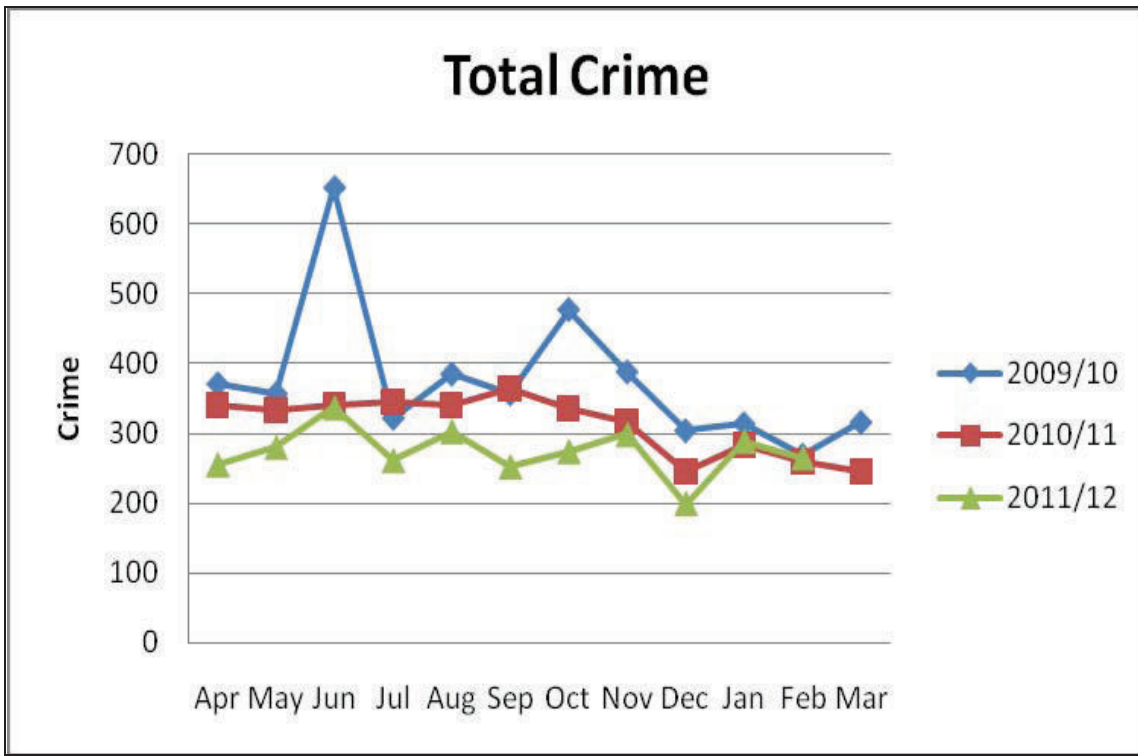
Environmental Services Data

- Between November 2011 and February 2012, there were 10 reports of abandoned vehicles in the ward compared with 11 during the same period the previous year. This included 2 vehicles, which were not on site

following inspection and 5, which were subsequently claimed by their owners. 1 additional vehicle is currently pending further investigation. William Smith Close (3) was the hotspot during the current reporting period. There were no specific hotspots for the same period the previous year.

- Between November 2011 and February 2012, there were 18 reports of fly tipping in the ward compared with 22 during the same period the previous year. There was sufficient evidence to issue 5 formal warning letters to domestic offenders. Perne Road (3) was the hotspot during the current reporting period. The offences at Perne Road accounted for 2 of the formal warning letters being sent. Coleridge Road (5), and Taunton Close (4) were the main hotspots during the previous year.
- Between November 2011 and February 2012, 8 derelict cycles were dealt with compared with 10 during the same period the previous year. Coleridge Road (4) was the hotspot during the current reporting period. Lilac Court (3) was the hotspot during the previous year.
- Between November 2011 and February 2012, no needles were reported compared with 15 during the same period the previous year. During the previous reporting period 9 needles were removed from Coleridge Rec.

4. CURRENT CRIME & ASB INCIDENT LEVELS



CRIME & ASB INCIDENT LEVELS IN THE CAMBRIDGE EAST NEIGHBOURHOOD, BY WARD

Wards	Dwelling Burglary	Other Burglary	All Violent Crime (excl. Robbery)	Robbery	Theft of Vehicle	Theft from Vehicle	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	Total Crime	Total ASB
City East	Nov 11 – Feb 12	35	156	13	10	82	164	143	183	221	1052	576
	Jul 11 – Oct 11	48	204	11	14	49	230	105	121	274	1090	739
Abbey	Nov 10 – Feb 11	118	179	11	9	72	210	126	96	231	1106	644
	Nov 11 – Feb 12	10	69	6	5	39	25	48	72	53	341	157
Petersfield	Jul 11 – Oct 11	13	82	6	3	18	41	42	51	78	344	253
	Nov 10 – Feb 11	38	61	5	6	30	41	52	31	70	358	243
Romsey	Nov 11 – Feb 12	5	37	4	2	16	73	66	41	68	325	186
	Jul 11 – Oct 11	14	40	4	3	11	112	36	22	98	355	169
Coleridge	Nov 10 – Feb 11	31	37	3	0	19	79	45	25	65	310	135
	Nov 11 – Feb 12	7	26	2	3	11	38	23	40	44	202	111
Wards	Jul 11 – Oct 11	7	45	0	8	15	53	26	30	41	232	168
	Nov 10 – Feb 11	23	36	1	2	9	45	16	22	44	213	141
City East	Nov 11 – Feb 12	13	24	1	0	16	28	6	30	56	184	122
	Jul 11 – Oct 11	14	34	1	0	5	24	1	18	60	159	149
Abbey	Nov 10 – Feb 11	26	44	2	1	14	45	13	18	53	225	125

ASB INCIDENT TYPES IN THE CITY EAST AREA NEIGHBOURHOOD, BY WARD

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

Wards	N'Hood	Incident Types										
		Abandoned Vehicle Not Stolen	Begging/Vagrancy	Malicious/ Nuisance Communication	Neighbour Dispute	Noise- All Types	Road Related	Rowdy/Nuisance Incident	Street Drinking	Vehicle Related Nuisance	Violence	
City East	Nov 11 - Feb 12	34	13	22	15	38	12	332	15	33	32	
	Jul 11- Oct 11	49	10	40	20	67	14	367	20	59	44	
Abbey	Nov 11 - Feb 12	5	0	4	6	7	3	84	3	11	10	
	Jul 11- Oct 11	9	2	18	4	18	5	118	3	18	11	
Petersfield	Nov 11 - Feb 12	4	11	3	4	13	1	109	8	5	9	
	Jul 11- Oct 11	6	4	1	2	9	3	89	12	7	8	
Romsey	Nov 11 - Feb 12	3	1	4	1	11	4	56	3	4	5	
	Jul 11- Oct 11	11	1	7	4	24	1	77	2	10	11	
Coleridge	Nov 11 - Feb 12	22	1	11	4	7	4	83	1	13	8	
	Jul 11- Oct 11	23	3	14	10	15	5	83	3	24	14	

5. RECOMMENDATIONS

The following Neighbourhood Priorities are recommended for consideration:

1. Class A drug dealing and street life ASB in East of city.
2. ASB mopeds in Coleridge.
3. Abbey/East sector damage to motor vehicles.

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EAST AREA COMMITTEE

Date: 12th April 2012

Application Number	12/0164/DEMDET	Agenda Item	
Date Received	29th February 2012	Officer	Miss Sophie Pain
Target Date	25th April 2012		
Ward	Abbey		
Site	14 Mercers Row Cambridge Cambridgeshire CB5 8HY		
Proposal	Demolition of single storey industrial buildings (2no) of brick construction under felt flat roof with fibre cement pitched roofs.		
Applicant	Mr James Blott The Guildhall Market Square Cambridge CB2 3QJ		

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 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 Prior approval is sought for the demolition of 2 brick built single storey industrial units , under Part 31 of the General Permitted Development Order (1995).
- 2.2 The applicant has submitted:
- 1) Site plan edged in red

2) Demolition site notice

2.3 The application is brought before East Area Committee because the applicant is the City Council and it is considered that the demolition of 14 Mercers Row is not of a minor nature.

3.0 SITE HISTORY

Reference	Description	Outcome
11/1432/FUL	The Replacement of buildings with new buildings for taxi firms offices, call centre, workshop and carwash, and restroom, snack bar and smoking area.	REFUSED

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	No
Site Notice Displayed (by applicant):	Yes

5.0 LEGAL FRAMEWORK

5.1 The Town and Country Planning (General Permitted Development) Order 1995.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Head of Environmental Services

6.2 This application for demolition is on a site, which is within an industrial that backs onto Stourbridge Common. Although there are no residential properties in close proximity to the site it has been known for noise from these industrial units to travel across the common and affect properties in East Chesterton. With this in mind I recommend the standard demolition hours be attached should permission be granted.

Building Control

6.3 Building control will need to be notified prior to the demolition and application forms have been sent to the agent/applicant.

7.0 REPRESENTATIONS

7.1 No representations have been received

8.0 ASSESSMENT

- 8.1 The Town and County Planning (General Permitted Development) Order 1995, Part 31, Class A, sets out the criteria for demolition to fall within the scope of 'permitted development'.
- 8.2 The Local Planning Authority must agree that the proposed works are permitted development and decide whether or not prior approval is required regarding the method of demolition and the proposed restoration of the site. The Local Planning Authority cannot contest the principle of development.

Permitted Development Criteria

- a) Development is not permitted where it has been rendered unsafe or otherwise uninhabitable by action or inaction of any person having an interest in the land.
- b) It is practical to secure safety or health by works of repair or temporary support.
- 8.3 No evidence has been submitted to demonstrate that the buildings are rendered unsafe or that it is uninhabitable by action or inaction of any person having an interest in the land. Neither is the building a dangerous structure.
- 8.4 The applicant wishes to exercise their permitted development rights to remove the building in order to clear the site to facilitate the possible development of the site.

Conditions of Part 31

The applicant has provided the Local Authority with the necessary notice and written description of development in accordance with Part 31.

Neither a method statement or restoration statement have been submitted because the contractors have not been appointed. However, it is not considered that a method statement is required prior to the demolition of the buildings because they are located in an industrial area, away from the public highway and the buildings are not of any architectural merit that might require the materials to be salvaged.

Colleagues have recommended the imposition of a condition relating to controlled working hours. Only conditions relating to the method of demolition or proposed restoration are applicable under part 31.

The land is not the subject of a planning permission which might mean the buildings are 'excluded from demolition' under A3, (a) of Part 31.

9.0 CONCLUSION

Prior approval is granted for the demolition of the buildings, subject to conditions regarding controlled working hours.

10.0 RECOMMENDATION

PRIOR APPROVAL GRANTED subject to the following conditions:

1. 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)

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

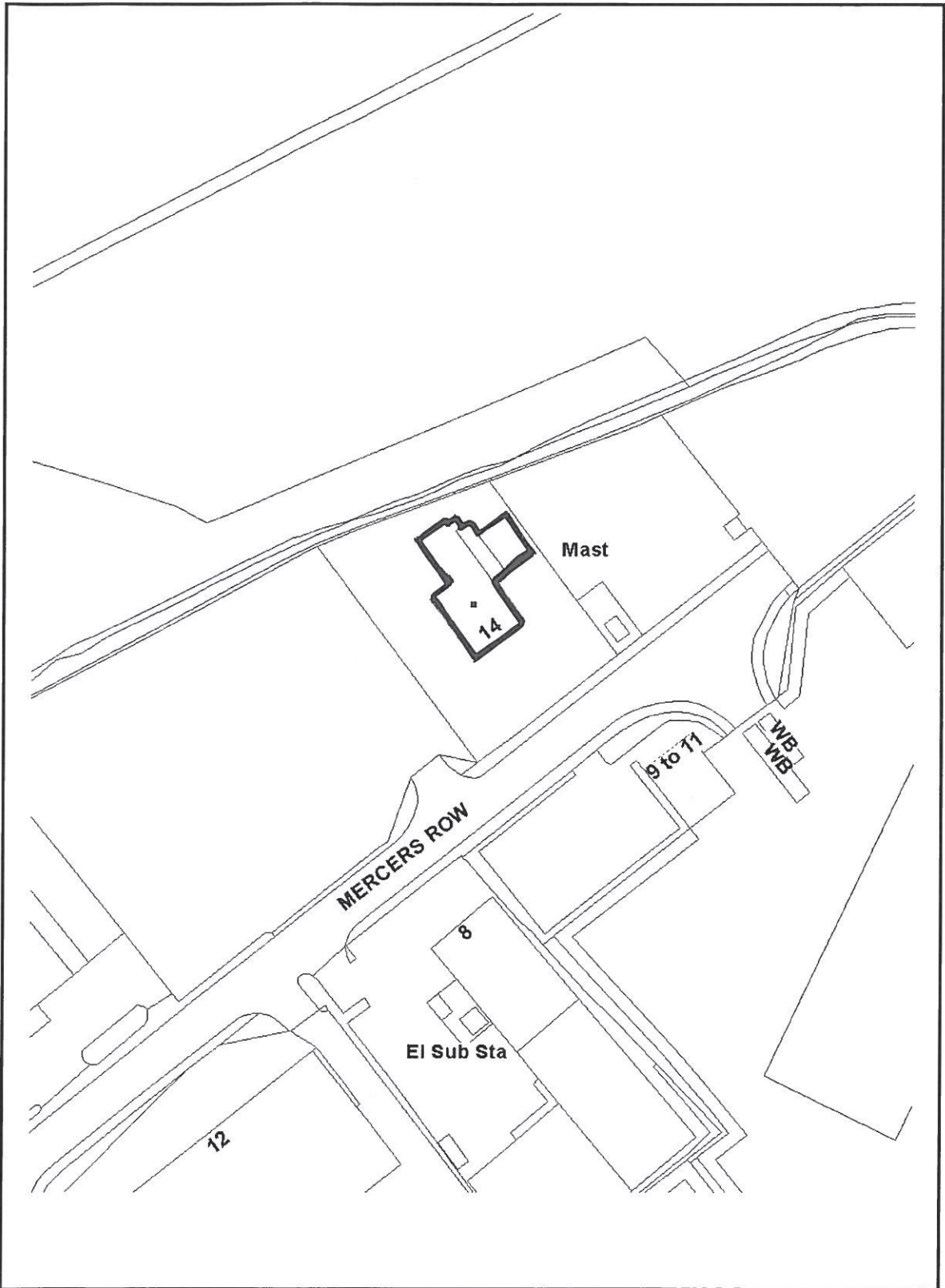
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

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

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.



12/0164/DEMDT
14 Mercers Row Cambridge

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EAST AREA COMMITTEE

Date: 12th April 2012

Application Number	12/0020/FUL	Agenda Item	
Date Received	26th January 2012	Officer	Mr Amit Patel
Target Date	22nd March 2012		
Ward	Petersfield		
Site	19A Lyndewode Road Cambridge CB1 2HL		
Proposal	The purpose of the work is to widen vehicular access onto applicants property and for enclosure of the area in front of the garage to prevent the accumulation of litter from passers-by.		
Applicant	Mr John Hewett 25 Covent Garden Cambridge Cambs CB1 2HS UK		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is located on the corner of Lyndewode Road and Mawson Road. The dwelling is a two storey building and has a brick wall demarking the boundary with the site and public highway and is residential in character.
- 1.2 The site is within the newly adopted New Town and Glisson Road Conservation Area. There are trees within the grounds; these are not subject to Tree Protection Orders, but enjoy the protection of the site's Conservation Area status.

2.0 THE PROPOSAL

- 2.1 The proposal is to widen the existing vehicular access and add gates to the boundary serving the garage and the garden and alterations to the existing wall to accommodate the gates.
- 2.2 The application is accompanied by the following supporting information:
1. Design Statement
 2. Plans

3.0 SITE HISTORY

No planning history for the site.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework

The National Planning Policy Framework 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.

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

5.2 East of England Plan 2008

SS1: Achieving Sustainable Development

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

5.3 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

4/3 Safeguarding Features of Amenity or Nature Conservation Value

4/4 Trees

4/11 Conservation Areas

8/2 Transport Impact

5.4 **Supplementary Planning Documents**

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

5.5 **Material Considerations**

Area Guidelines

New Town and Glisson Road Conservation Area Appraisal (2012)

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

- 6.1 The proposal involves the loss of a Residents Parking Bay and this will need consent from the local highway authority. The proposal is acceptable subject to conditions regarding surface finish of the driveway, construction specification of the cross over, encroachment onto the highway, adequate drainage for surface water, retention of the access free of obstruction. An informative is recommended regarding carrying works out on a highway and public utilities within the highway.

Urban Design and Conservation

- 6.2 The proposal is supported subject to conditions relating to joinery details and materials for the walling.

Trees

- 6.3 Walnut tree is important and its retention is needed, but can be done through a tree protection condition and Tree Protection Method Statement.

Nature Conservation

- 6.4 The retention of the Walnut tree is essential but the loss of the shrubs and additional trees is acceptable subject to replacement planting.

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

7.0 REPRESENTATIONS

7.1 Councillor Marchant-Daisley has commented on this application. Her comments relate to the impact the development will have on the Walnut Tree. This is attached as an appendix.

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

15 Lyndewode Road
17 Lyndewode Road
19 Lyndewode Road
30 Lyndewode Road
108 Mawson Road
90 Mawson Road
91 Mawson Road
100 Mawson Road
102 Mawson Road
103 Mawson Road
107 Mawson Road
109 Mawson Road
110 Mawson Road
112 Mawson Road (2 representations)
119 Mawson Road
123 Mawson Road
127 Mawson Road

7.3 The representations can be summarised as follows:

Loss of on street parking;
Out of character with Conservation Area;
Loss of wildlife habitat and visual amenity;
Site notice not visible;
Highway safety;
Rubbish accumulation insufficient to justify proposal;
Increased noise and pollution of additional cars;
The house is being turned into a house in multiple occupancy;
Loss of light;
Loss of privacy.

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. Context of site, design and external spaces and impact on the Conservation Area
2. Residential amenity
3. Highway safety
4. Trees
5. Third party representations

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

8.2 This is a residential area. The proposal seeks to add automated bi-folding gates to fully enclose the rear garden and garage within the site and extend the existing dropped kerb. Demolishing part of the existing wall and adding piers and gates to close the gap between the piers will do this. This has been done on the opposite side of the road, so it would be difficult to justify the argument that it is out of context.

8.3 Demolition of part of the wall has been raised as a concern by third parties, but I do not consider that this is a justifiable reason for refusal as the resulting opening will be similar to the one opposite and the use of materials (wood) is appropriate. The Urban Design and Conservation team have raised no objection to the proposal but advise conditions on joinery, with which I agree.

8.4 Subject to conditions, in my opinion the proposal is compliant with East of England Plan (2008) policies ENV6 and ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The proposal seeks to add a gate to enclose the area in front of the garage and demolish part of the existing boundary wall and extend the existing dropped kerb. Comments have been received that this has the potential to cause harm to the adjoining neighbours through noise and pollution. The application states that an additional car space is being created. I do not consider that an additional car parking space will create a level of noise sufficient to have a detrimental impact on the neighbouring occupiers.
- 8.6 In terms of pollution I do not consider that an additional car will lead to a significantly increased level of pollution.
- 8.7 Comments received suggest that the proposal will lead to the loss of privacy to the adjoining occupiers. I do not consider that this to be the case. A boundary wall and mature planting will stop any direct glare of headlights into the neighbouring gardens.
- 8.8 Comments have also been received that the wall/gates will have a impact on light to neighbouring occupiers. The only element that is increasing in height is the brick pier adjacent to the common boundary with 112 Mawson Road. I do not consider that the 50cm increase in height of this pier, which measures 40cm by 40cm, will have a significant impact on the adjoining occupiers.
- 8.9 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.

Highway Safety

- 8.10 The local highway authority have commented that the proposal will lead to the loss of a single on-street car parking space, but this will need separate permission from the County Council highway department. I do not consider that the loss of this space provides a reason to refuse the application.
- 8.11 Representations raise concerns about increase in vehicle traffic and conflicts with other users. The highway authority have not raised these concerns and I am satisfied, in light of the advice given, that the proposal is acceptable in highway safety terms.

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

Trees and Nature Conservation

8.13 Comments have been received that the proposed new car parking area will lead to the loss of trees. The Arboriculture Officer has commented that the walnut tree is the most notable one. She notes that the tree is to be retained, but advises a condition requiring a tree protection method statement should be submitted to protect the tree. I accept this advice.

8.14 The Nature Conservation Officer has commented that the walnut tree will need to be protected but the loss of the other trees and shrubs is acceptable subject to their replacement with native species, I concur with this view. In addition it is recommended that bird boxes be added to the site to encourage wildlife habitat.

8.15 Subject to condition, in my opinion the proposal is acceptable and complies with the Cambridge Local Plan (2006) policies 4/3 and 4/4.

Third Party Representations

8.16 I have addressed the issues regarding the character of the area, residential amenity, highway safety, car parking, and trees and nature conservation under the relevant headings above. Three main issues remain.

8.17 Comments received assert that rubbish accumulating in front of the existing garage is not a reason to install the gates. The application does not require a justification of this sort.

8.18 I can confirm that a site notice was displayed in conjunction with this application.

8.19 The application does not propose conversion of the property to an HMO. Such a change would not require planning permission if it accommodated six or fewer residents. Use of the property as an HMO for seven or more residents would require a separate planning application.

9.0 CONCLUSION

The likely impact of this proposal is not significant enough to provide any reason for refusal. I recommend APPROVAL.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. No new joinery is to be installed, until details of the joinery have been submitted to and approved in writing by the local planning authority. Joinery shall thereafter be installed only in accordance with the approved details.

Reason: To protect the character and appearance of the Conservation Area. (East of England Plan (2008) policies ENV6 and ENV7 and Cambridge Local Plan (2006) policies 3/4 and 4/11).

3. 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)

4. Details of the specification and position of fencing, or any other measures to be taken for the protection of the Walnut tree from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

5. The replacement planting shall be submitted to and approved in writing by the local planning authority. The planting shall then be implemented in accordance with the approved details, within six months of its approval.

Reason: In the interest of wildlife habitat. (Cambridge Local Plan (2006) policy 4/3)

6. The installation of bird boxes shall be submitted to the local planning authority within six months of this permission. The bird boxes shall then be installed in accordance with the approved details, within six months of their approval.

Reason: In the interest of Nature Conservation. (Cambridge Local Plan (2006) policy 4/3).

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

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2).

8. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

9. No part of any structure shall overhang or encroach under or upon the public highway and no gate / door / ground floor window shall open outwards over the public highway.

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

10. The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway.

11. The access shall be provided as shown on the approved drawings and retained free of obstruction.

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

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: For further advice on condition 5 and 6 it is recommended that the applicant/agent contact Guy Belcher on 01223 458532.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

Reasons for Approval

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

East of England plan 2008: SS1, ENV6 and ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 4/3, 4/4, 4/11 and 8/2

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

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

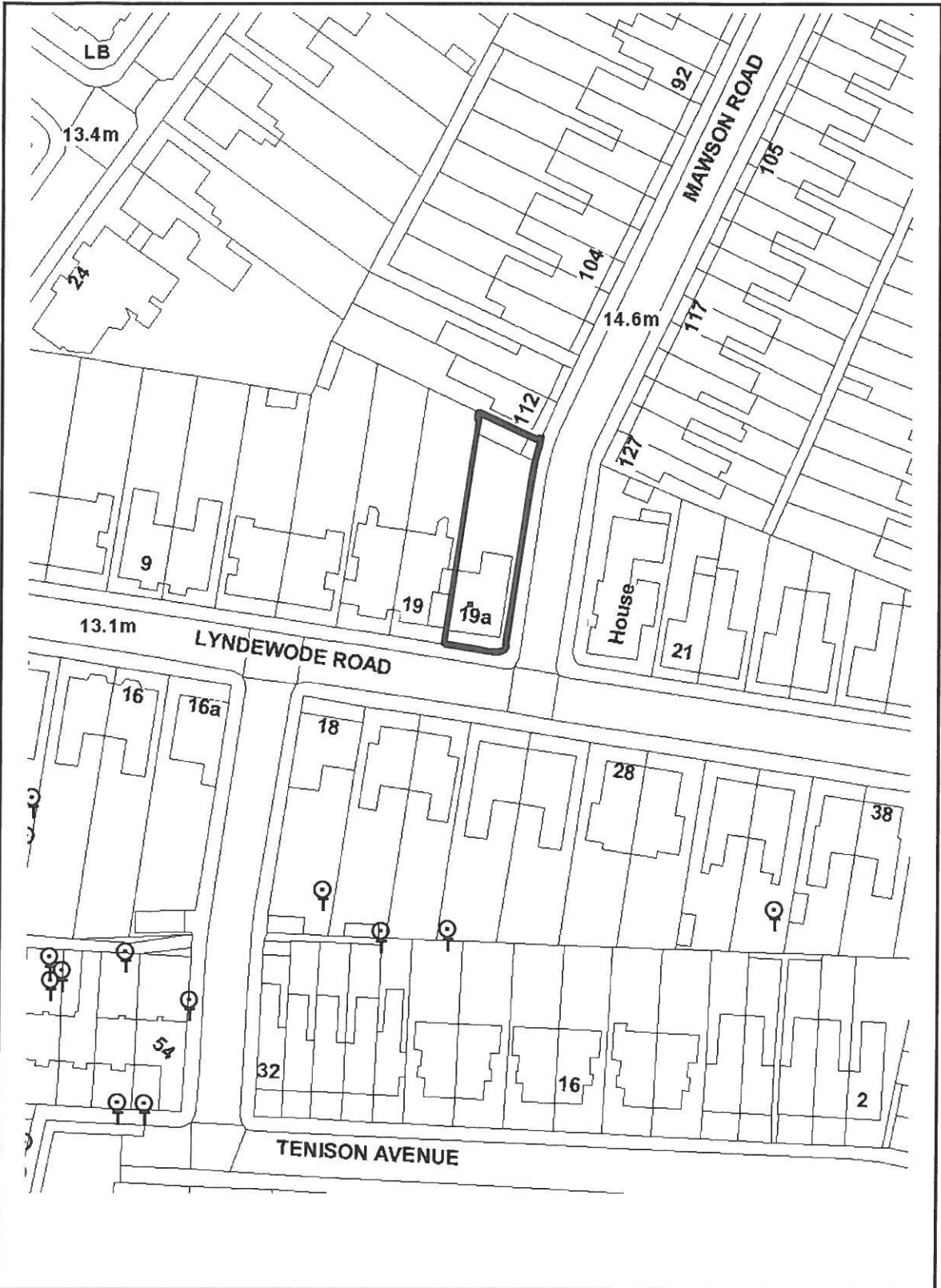
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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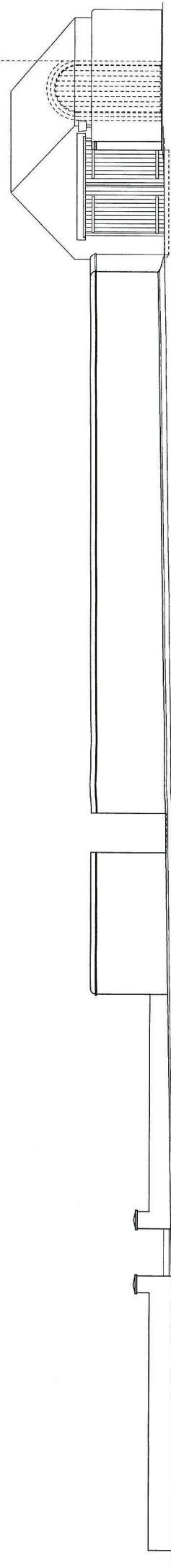
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5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

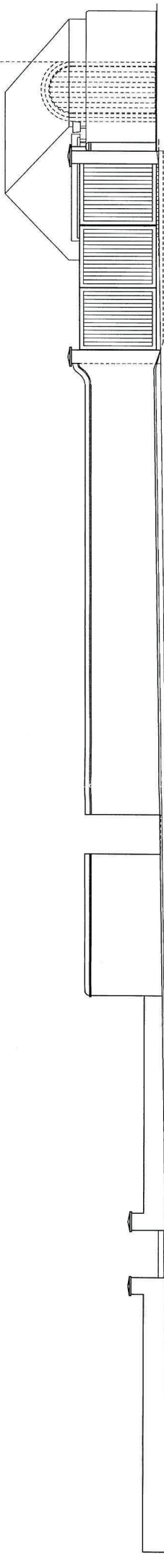
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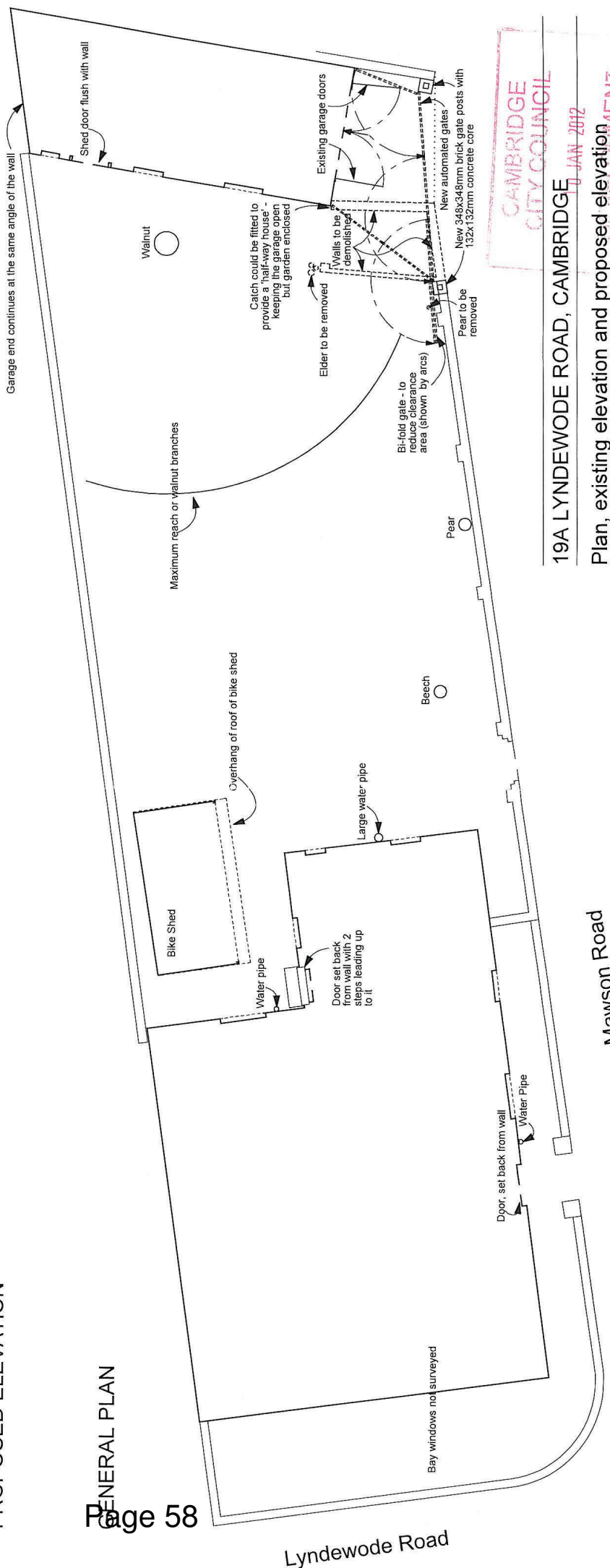
12/0020/FUL
19A Lyndewode Road Cambridge



EXISTING ELEVATION



PROPOSED ELEVATION



GENERAL PLAN

CAMBRIDGE CITY COUNCIL
 16 JAN 2012

19A LYNDEWODE ROAD, CAMBRIDGE
 Plan, existing elevation and proposed elevation

alm 1:100@A3 16/12/11 CONTR 11.505.001A
 J G P ARCHITECTS Telephone 01223 353471
 2 Felton Street Cambridge CB1 2EE Facsimile 01223 313296

NOTES
 1. Do not scale
 2. If in doubt ask

© J G P ARCHITECTS

Application Number	12/0018/FUL	Agenda Item	
Date Received	23rd January 2012	Officer	Miss Jenny Moor
Target Date	19th March 2012		
Ward	Romsey		
Site	109 Burnside Cambridge Cambridgeshire CB1 3PA		
Proposal	Single storey rear extension.		
Applicant	Mr Roddy James 109 Burnside Cambridge CB1 3PA		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Burnside is a cul-de-sac street and No. 109 Burnside is located on the western side of the street. The western side of Burnside is predominantly residential in character, comprising a mix of terraced, semi-detached and detached two-storey dwellings. Opposite the site, on the eastern side of Burnside, there is a large lake. At the end of the street, to the south-east, are allotments and open fields.
- 1.2 The subject dwelling is the southern half of a pair of 20th Century two-storey semi-detached houses, which have two-storey back additions. These properties have long, narrow gardens and are set back from the street. No. 109 is the southernmost property on Burnside and lies adjacent at a right angle to Nos. 9 and 11 Budleigh Close.
- 1.3 The subject dwelling is constructed of Cambridge gault brick, which is painted cream at the rear, and has a slate roof. The adjoining dwelling, No. 107 Burnside, has been significantly extended to the rear.
- 1.4 The site falls within the Central Conservation Area and the Mill Road Conservation Area Appraisal 2011 is relevant. The building is not listed and falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 This application seeks planning permission for the erection of a single-storey extension to the rear of No. 109 Burnside. The proposed extension will extend the existing width of the main dwelling house by an additional 1m and then wrap around the property, extending a depth of 6.9m from the existing back addition. At its deepest point the proposed extension will measure 10.1m and at its widest point will measure 4.9m. The proposed extension incorporates a gable pitched roof which will measure 2.4m to the eaves, rising to a maximum ridge height of 3.6m.
- 2.2 The proposed extension will provide additional accommodation to the main dwelling house in the form of a large bedroom/living area and en-suite shower room. It is proposed that materials will be used to match the existing dwelling house.
- 2.3 The application is accompanied by the following supporting information:
1. Design Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
C/04/0861	Erection of single storey rear extension.	Approved with conditions

4.0 PUBLICITY

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

5.0 POLICY

Central Government Advice

5.1 National Planning Policy Framework (March 2012)

The National Planning Policy Framework (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.

- 5.2 **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.

5.3 **East of England Plan 2008**

SS1: Achieving Sustainable Development
ENV6: The Historic Environment
ENV7: Quality in the Built Environment

5.4 **Cambridge Local Plan 2006**

3/1 Sustainable development
3/4 Responding to context
3/14 Extending buildings
4/11 Conservation Areas

5.5 **Material Considerations**

Central Government Guidance

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.

5.6 Area Guidance

Mill Road Area Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 The highway authority has no comment to make on the application.

Historic Environment Manager

6.2 The Conservation Officer supports the application. The Conservation Officer states that the proposed rear extension will have little effect on the character and appearance of the Conservation Area and that it adheres to Cambridge Local Plan Policy 4/11.

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

7.0 REPRESENTATIONS

7.1 The resident occupier of 11 Budleigh Close has made a representation.

7.2 The representation can be summarised as follows:

Concerns over the size of the proposed extension and proximity to the boundary with 11 Budleigh Close.
Concerns over loss of light in kitchen and garden.

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

8.0 ASSESSMENT

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

1. Context of site, design and external spaces
2. Impact on the Conservation Area
3. Residential amenity
4. Third party representations

Context of site, design and external spaces

- 8.2 The proposed extension is located to the rear of the building and is unlikely to be visible in the street scene of Burnside or Budleigh Close. Even if the extension were to be partially visible, the property is well set back from the street and is the end property on a no-through road and therefore it is not considered that the proposal would have a detrimental impact on street scene.
- 8.3 Whilst the proposed extension is deep at 10.1m, it projects to the same depth as an existing extension at the adjoining property 107 Burnside, which was granted planning permission under reference 09/0172/FUL. The proposed extension will have a height to the eaves of 2.4m and a height to the ridge of 3.6m, which is also in keeping with the extension on the adjacent property. In my opinion, provided materials are used which relate well with the existing building, the proposed extension will improve the relationship between 109 and 107 Burnside, improving the coordination of this pair of semi-detached dwellings.
- 8.4 The proposed extension will project 1m wider than the existing building line of the house, towards the boundary with Nos. 9 and 11 Budleigh Close. In terms of design this is considered acceptable because the extension is only single storey and there will be a separation distance of 1.5m between the extension and boundary line of these neighbouring properties.
- 8.5 In my opinion the proposed extension will be visually acceptable and is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

Impact on the Conservation Area

- 8.6 The proposal will not be prominent in the street scene and I concur with the Conservation Officer's comments that it will have little effect on the character and appearance of the Conservation Area. In my opinion the proposed extension is compliant with Cambridge Local Plan (2006) policy 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The proposed extension is not considered to have any significant impact upon the adjoining property at No. 107 Burnside due to the existing extension of similar size and scale. Therefore, there will be no impact on the amenity of the occupiers at No. 107 Burnside as a direct result from this proposal.
- 8.8 The potential impact of the proposed extension on the neighbouring properties Nos. 9 and 11 Budleigh Close needs to be considered. The plots of these properties sit at right angles to No. 109 Burnside and the resident occupier of No. 11 Budleigh Close has raised concerns regarding the impact the proposed extension may have on her property.
- 8.9 Concerns were raised regarding the proximity of the proposed extension to the boundary with No. 11 Budleigh Close. The proposed extension will extend 1m beyond the existing external wall of the dwelling on the southern elevation, towards the boundary with No. 11 Budleigh Close. The height of the proposed extension at this point will be 2.4m, rising to 3.6m at the ridge. Whilst the extension will narrow the gap between the subject dwelling and Nos 9 and 11 Budleigh Close, the extension is single storey and whilst it will be visible from these adjacent properties, it is not considered that it will have overbearing impact or create a sense of enclosure that would be detrimental to the residential amenity of these neighbours.
- 8.10 Nos 9 and 11 Budleigh Close are situated to the south of 109 Burnside. Due to this orientation, it is not considered that the proposed extension will cause loss of light to the adjacent properties.
- 8.11 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) policy 3/4.

Third Party Representations

- 8.12 The concerns raised by the resident occupier of No. 11 Budleigh Close have been taken into consideration and it is not considered that the proposed extension will have a detrimental impact on the residential amenity of this neighbour.

9.0 CONCLUSION

- 9.1 In my opinion the proposed extension relates well to the context of the site and adequately respects the residential amenity of the neighbours and thus approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

Reasons for Approval

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

East of England plan 2008: ENV6 and ENV7

Cambridge Local Plan (2006): 3/4, 3/14 and 4/11

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

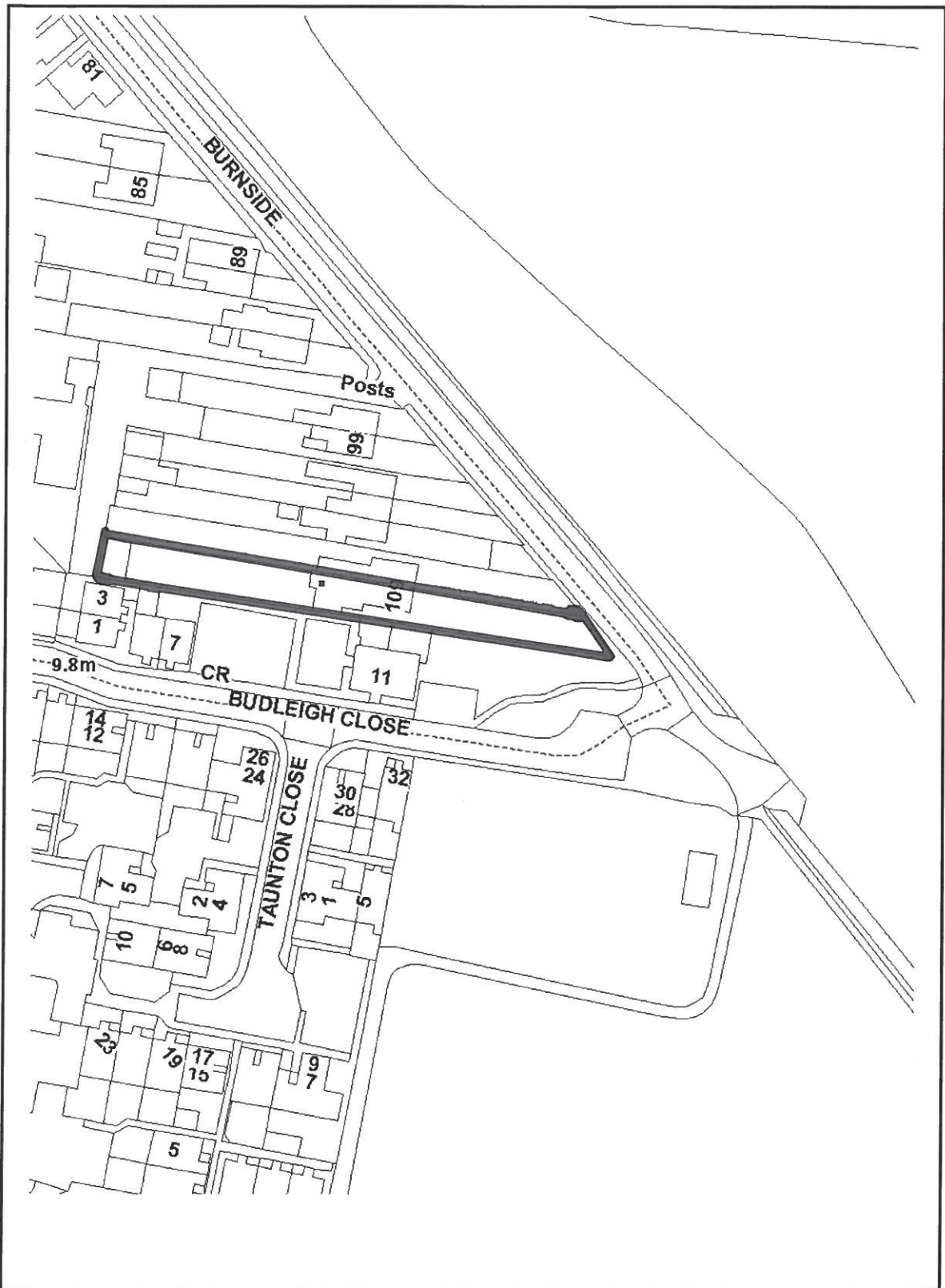
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

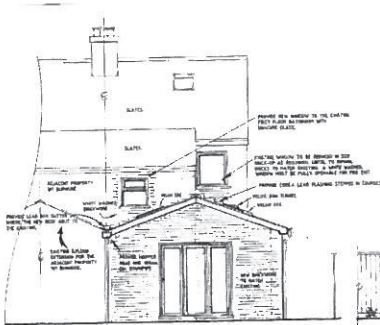
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2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments 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.

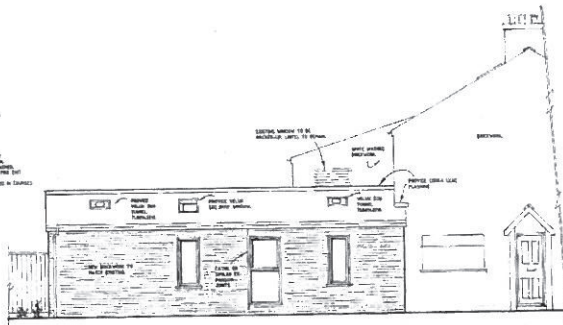
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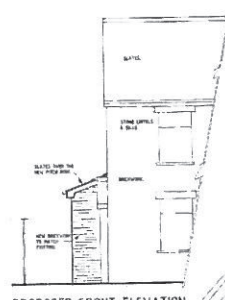
12/0018/FUL
109 Burnside Cambridge



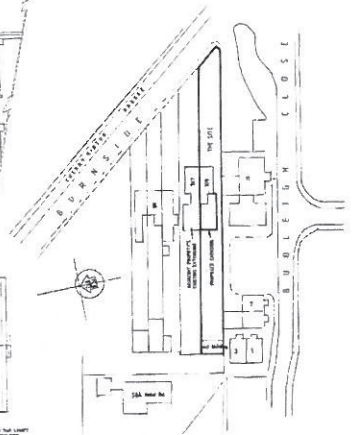
PROPOSED REAR ELEVATION



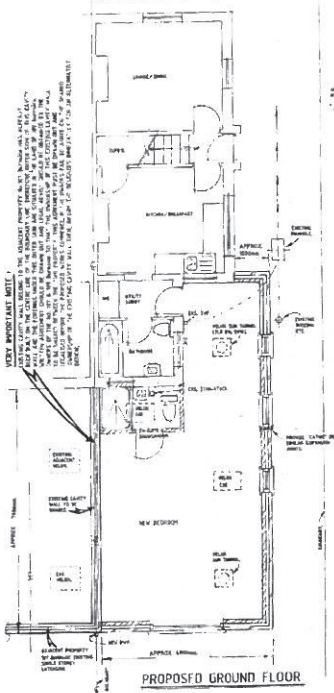
PROPOSED SIDE ELEVATION (South)



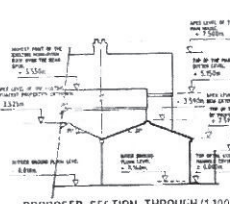
PROPOSED FRONT ELEVATION



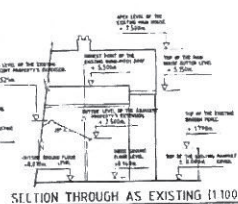
BLOCK PLAN 1500



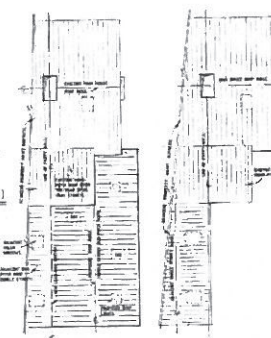
PROPOSED GROUND FLOOR



PROPOSED SECTION THROUGH (1:100)

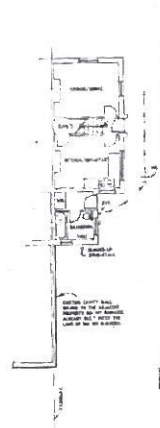


SECTION THROUGH AS EXISTING (1:100)

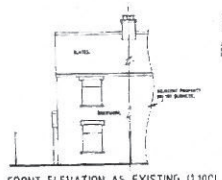


PROPOSED ROOF PLAN (1:100)

ROOF PLAN AS EXISTING (1:100)



GROUND FLOOR AS EXISTING (1:100)



FRONT ELEVATION AS EXISTING (1:100)



REAR ELEVATION AS EXISTING (1:100)



SIDE ELEVATION AS EXISTING (South) 1:100

STRUCTURAL & BUILDING CONSULTANTS
 ARCHITECTURAL/STRUCTURAL OF RAISE, STRUCTURAL CALCULATIONS AND PROJECT MANAGEMENT
 100 E 10th St., Suite 100, Burnside, Cambridge CB1 3PA

JOB TITLE: PROPOSED SINGLE STOREY REAR EXTENSION AT 109 Burnside Cambridge CB1 3PA

CLIENT: H JAMES

SCALE: 1:50 - 1:100 **DATE:** NOV 2011 **REVISION:** 0

DRG. No: 9459

CONTRACTOR TO BE SELECTION BY CLIENT

DISCLAIMER: All drawings are for information only and are not to be used for construction. The client is responsible for ensuring that the drawings are used in accordance with the relevant building regulations and other applicable laws. The consultants accept no liability for any errors or omissions in the drawings or for any consequences arising from the use of the drawings.

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Application Number	12/0269/FUL	Agenda Item	
Date Received	29th February 2012	Officer	Mr Amit Patel
Target Date	25th April 2012		
Ward	Petersfield		
Site	17 Ainsworth Street Cambridge CB1 2PF		
Proposal	Loft conversion and rear roof extension		
Applicant	Dr Jane Clare Murphy 17 Ainsworth Street Cambridge Cambridgeshire CB1 2PF United Kingdom		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 17 Ainsworth Street is an end of terrace two-storey dwelling and its garden, situated on the west side of the roadway approximately 50 metres south of the junction with Sleaford Street. The area is predominantly residential in character containing mainly terraced two-storey late Victorian dwellings. The house has a 4m deep, substantial two-storey, flat-roof, rear wing. The subject dwelling is finished in Cambridge Stock brickwork under a slate roof.
- 1.2 At the end of the rear garden is a short cul-de-sac, Rivar Place. The site lies within City of Cambridge Conservation Area No. 1 (Central).

2.0 THE PROPOSAL

- 2.1 The application follows the earlier refusal of planning permission and dismissed appeal for a loft conversion, a decision made under East Area Committee; the Council reference was 10/1190/FUL. The current application again seeks planning permission for a loft conversion involving the raising of the existing main ridge and the insertion of a rear dormer. The ridgeline is to be raised by about 300mm and a rear 'box dormer' fills the rear roof slope and also straddles the rear wing of the property giving the dormer an overall depth of 5m. It is proposed to insert 2 rooflights window to the front roof

slope. The only difference between this application and the earlier refused development and dismissed appeal development is that it is slightly deeper and creating a new rear roof slope which is 4m depth from the original roof slope, face of the box dormer (which looks towards Rivar Place), meaning instead of having a steep pitch either side of the box dormer in the refused application, slopes match the existing pitch at either side of the roof with a central protruding box window.

2.2 The application is reported to Committee for decision at the request of Councillor Blencowe on the grounds that this is a Conservation Area and there are many policy implications which should be discussed at committee.

2.3 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
09/1044/FUL	Loft conversion and rear roof extension including raising of roof ridge height.	REF
10/1190/FUL	Loft conversion and rear roof extension including raising of roof ridge height.	REF/ Appeal Dismissed

A copy of the Inspectors Decision (APP/Q0505/D/11/2152309) and previous refused application report (10/1190/FUL) is attached in the appendix.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Guidance

National Planning Policy Framework (March 2012)

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

5.2 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.

5.3 East of England Plan 2008

SS1: Achieving Sustainable Development

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

5.4 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/14 Extending buildings

4/11 Conservation Areas

5.5 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.

5.6 **Material Considerations**

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

Roof Extensions Design Guide (2003)

Area Guidelines

Mill Road Area Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Conservation Officer

- 6.1 Objects to the application on the grounds that the rear box dormer is overly large and does not relate well to the existing roof slope and dwelling. No objection is raised to the ridge height being increased
- 6.2 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 Councillor Blencowe has requested that the application be called in to East Area Committee if minded to refuse and on grounds that the previous application was considered at East Area Committee and there are multiple planning issues that arise especially design in Conservation Area.

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

Agent taking care of 19, 21 and 23 Ainsworth Street;
13 Ainsworth Street;
15 Ainsworth Street.
19 Ainsworth Street;

7.3 The representations can be summarised as follows:

Out of keeping and character of the area;
Loss of light and overbearing impact to adjoining occupiers;
Misrepresentations on the submitted plans;
Concerns over noise, dirt and parking problems in relation to the construction;
Affect the value of the property;
Overlooking and privacy to adjoining occupiers will be significantly harmed;

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. Context of site, design and external spaces and Impact on the Conservation Area
2. Residential amenity
3. Third party representations

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

8.2 The proposed front roof lights do not require permission. It is proposed to raise the main ridgeline of the dwelling by 300mm. Given that the ridge of the subject dwelling is already higher than its neighbour and the ridgeline is mixed in height in the locality, I do not consider that objection can reasonably be

raised to this element of the proposals. The Conservation Officer has raised no objections to the raising of the ridgeline.

- 8.3 The proposed rear dormer is of greater concern. The dormer will not be visible in Ainsworth Street but will be visible from Rivar Place to the rear. The previously refused application which was dismissed at appeal measured 5m in depth, 2.5m in height and is full width with a projecting box that is inset from the sides by 1m either side. The proposal as submitted is 5m in depth, 2.5m in height and full width of the roof with a projecting box 3.1m wide and set in from the sides by 1m either side. The only difference from the refused application and the one being proposed now is that the roof slope either side of the box is similar to the existing roof slope and part of the existing two storey extension will be incorporated into the new roof slope. The roof slope projects forward of the existing roof slope by between 3m and 4m.
- 8.4 The site lies within a conservation area and care should be taken to ensure that such extensions relate well to the existing dwelling and do not harm the conservation area. In this respect, I consider the rear dormer to remain fundamentally flawed. The size and design has remained the same as the proposal previously refused. It remains substantial in nature and still projects out a significant distance over the flat roof two storey rear wing. The dormer effectively creates a three-storey property at the rear and will in my view, have an extremely large and box like appearance that will appear completely alien in the rear garden environment; it will be both visually intrusive and incongruous in the locality. While I accept that the same could be said of the existing extension that is two-storey height only, this cannot constitute a justification for a much taller and more intrusive form. I consider that the dormer will fail to integrate well with either the existing property or its surroundings and would cause demonstrable harm to the character and appearance of the conservation area.
- 8.5 The Planning Inspector also concluded that the previous proposal would create an impression of a third storey extension and being full width and extending over the existing two storey element will completely alter and unbalance the appearance of the existing roof form. The size, design and prominence would appear unsympathetic addition to the existing dwelling and immediate surrounding. The revised proposal has not altered

materially in design; it is still a box dormer that extends over the existing two-storey building. The design has altered the pitch of the slope to reflect the current pitch but the proposal has not addressed the concerns relating to size and significant amount of the design is still the same as the previously refused scheme, in this prominent location, which is visible in the street, albeit from oblique angles, will, in my opinion still be an intrusive and unsympathetic addition.

- 8.6 The proposal is therefore considered to be in conflict with East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 Third party comments have been raised in respect of the impact the proposal will have on adjoining occupiers. The previous case officer and the Planning Inspectorate both took the view that there would be no significant impact upon the living conditions of the adjoining occupiers through loss of light, overbearing or loss of privacy. In my view the same is true of this proposal. The Inspector also concluded that noise and dust during construction are not directly relevant to planning merits of this case.
- 8.8 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.

Third Party Representations

- 8.9 Third party comments have been addressed above in the main body of the report. The issue relating to construction traffic and skips is in my opinion for the highway authority to control.

9.0 CONCLUSION

The revised scheme has not altered significantly from the scheme submitted under 10/1190/FUL, which was refused and subsequently dismissed at appeal. I do not consider that changing the roof slope and the materials to the side of the

projecting box has overcome the concerns of the previous scheme and therefore recommend REFUSAL.

10.0 FOR RECOMMENDATIONS OF REFUSAL

1. REFUSE for the following reason/s:

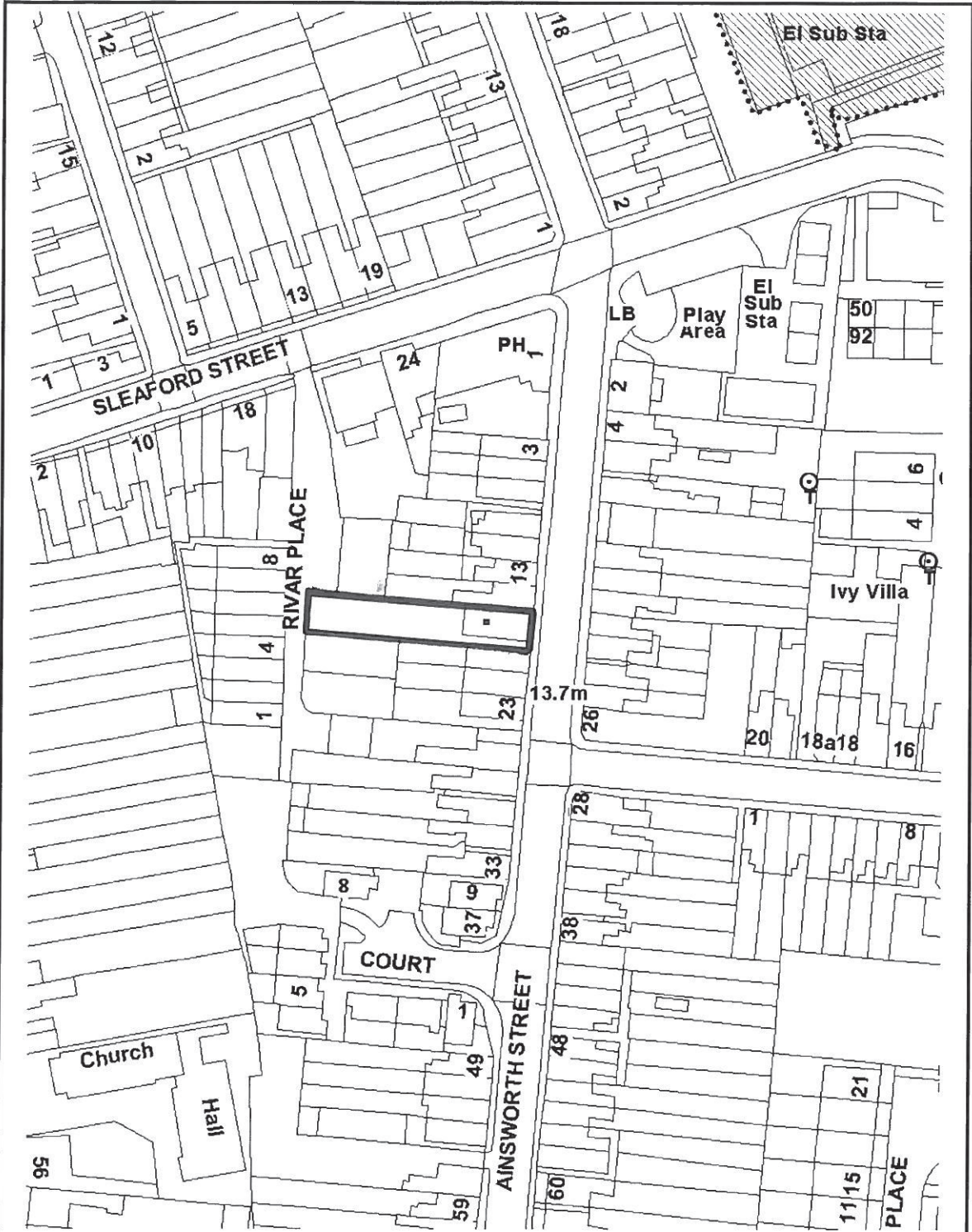
1. The proposed rear box dormer would, by reason of its excessive scale, bulk, height and poor design, represent an overly dominant and visually intrusive and incongruous feature that would fail to integrate satisfactorily with the existing dwelling or relate satisfactorily with its surroundings. The development would therefore cause demonstrable harm to the character and appearance of the Conservation Area, of which this dwelling forms a part. For these reasons the proposals are contrary to policies ENV6 and ENV7 of the East of England Plan (2008), to policies 3/4, 3/14 and 4/11 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development and PPS5 Planning for the Historic Environment.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

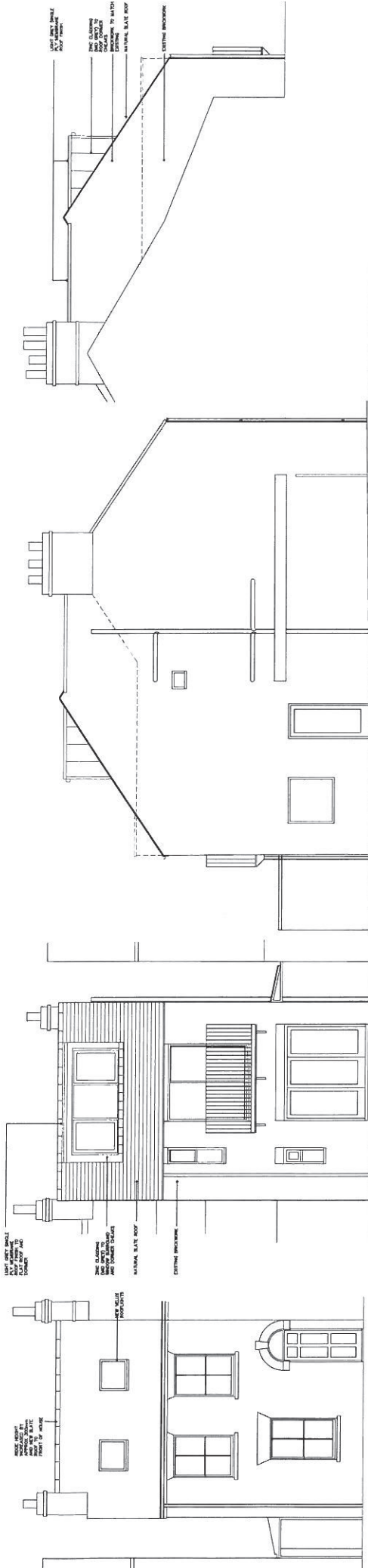
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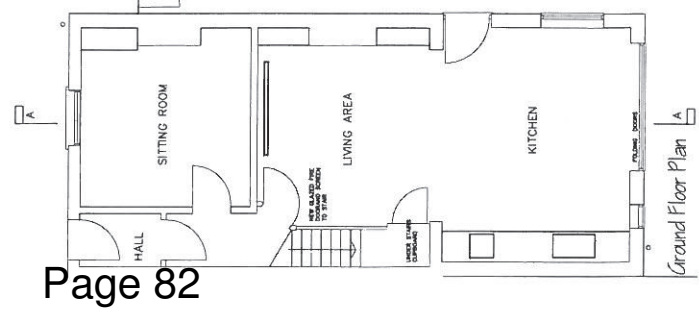
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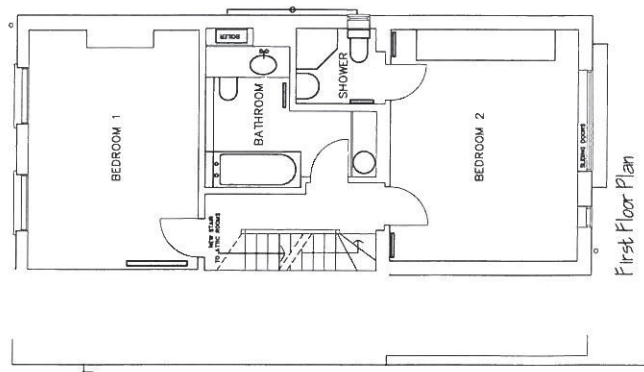
12/0269/FUL
17 Ainsworth Street Cambridge



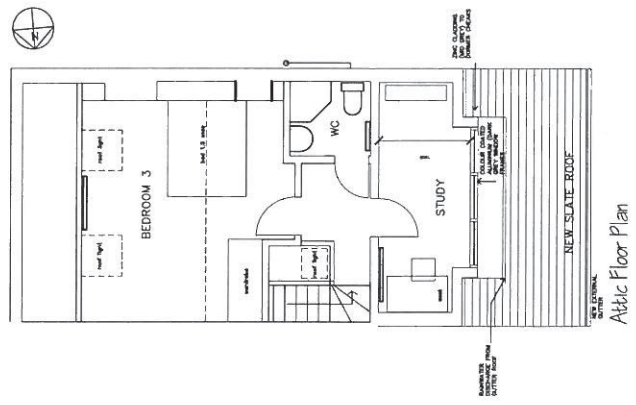
East Elevation - to Ainsworth Street
 West Elevation - to garden
 South Elevation - to side passage
 North Elevation - through neighbours boundary



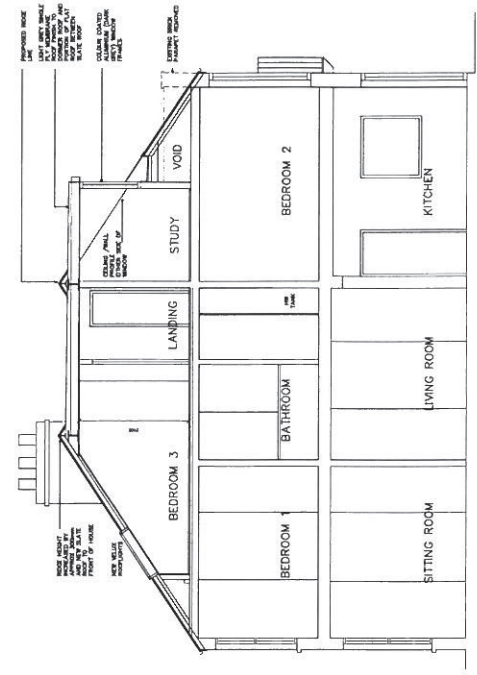
Ground Floor Plan A



First Floor Plan



Attic Floor Plan



Section A-A

PLANNING

Proposed Plans, Elevations and Section
 Scale 1:50@A1
 Drawing 002
 February 2012

Malcolm Hunter & Jane Murphy
 17 Ainsworth Street, Cambridge

Application Number	12/0058/FUL	Agenda Item	
Date Received	31st January 2012	Officer	Robert Mason
Target Date	27th March 2012		
Ward	Coleridge		
Site	Coleridge Community College Radegund Road Cambridge Cambridgeshire CB1 3RJ		
Proposal	Retrospective application for replacement of floodlights around the Multi-use games area.		
Applicant	Mr D Grant Coleridge Community College Radegund Road Cambridge Cambridgeshire CB1 3RJ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Coleridge Community College is located on the northern side of Radegund Road in the south east of the city. The games court is sited north of the main college buildings and west of Ridgefield Primary School and is surrounded by high fencing to stop balls escaping.
- 1.2 The site has extensive playing fields to the north of the College buildings which adjoin a residential area of either terraced or semi-detached houses with long and narrow rear gardens.
- 1.3 The site is located within the Cambridge Airport Public Safety Zone and a Controlled Parking Area. It is not located within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 This application is retrospective and proposes the replacement of previous flood lighting to a multi-use games area with those currently on site. Plans have been submitted showing the location of trees between the games court and the nearest houses. The plans show that the houses are a minimum of 41 metres away from the games court, and that the 8 floodlights involved are 8.7 metres to the underside of the lights.

2.2 The following times are proposed for the floodlights to be switched on:

Mondays 6pm – 10.15pm

Tuesdays 6pm – 9.40pm

Wednesdays 6pm – 10.15pm

Thursdays 6pm – 9.30pm

Fridays 6pm – 7.30pm

2.3 In an Email, the applicant states that in the past students broke into switch cupboard and left the lights on after using games court. It is understood that a second door to the cupboard has now been installed for security, and that it is intended to fit an automatic timer to avoid misuse. The games court is available for booking to outside groups and individuals.

2.4 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans
3. Specifications

2.5 The application was submitted to the Local Planning Authority following a complaint from residents to the Enforcement Team. It is understood that the present floodlights were erected about 3 years ago. A previous similar application made last year was withdrawn for insufficient information.

2.6 The application is on the agenda at the request of Councillor Owers so that the application can be examined in relation to policies 8/13, 4/13, and 4/15 of the Cambridge Local Plan.

3.0 SITE HISTORY

Reference	Description	Outcome
C/85/1021	Installation of 4 no. x 10 metre high floodlighting columns to existing hard surface sports area.	Approved.
11/0807	Replacement of floodlights around multi use games area.	Withdrawn

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (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.

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

5.2 East of England Plan 2008

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

5.3 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/11 The design of external spaces
4/2 Protection of Open Space
4/13 Pollution and amenity
4/15 Lighting
6/2 New leisure facilities
8/13 Cambridge Airport Public Safety Zone

5.4 Supplementary Planning Documents

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

5.5 Material Considerations

Central Government Guidance

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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objection.

6.2 Head of Environmental Services

Evening site visit carried out. Lights noted as very bright at the boundary of the site, but difficult to ascertain if they would be considered a statutory light nuisance nor affect the amenity. Applicant suggested 21.30 finish time from next season was possible. Tamper-proof switch now fitted.

7.0 REPRESENTATIONS

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

- 89, Hobart Road
- 80, Hobart Road

7.2 The representations can be summarised as follows:

- The site is subject to restrictions relating to airport safety
- Noise late in the evening
- No lighting and acoustic assessments
- Accusation that residents dump rubbish in the alleyways is refuted.
- Wider consultation with residents is required
- Insufficient information to determine whether the proposed lighting is the minimum necessary
- Under Policy 4/15b) the amount of light spillage should be assessed. The impact on nearby houses varies depending on whether the intervening trees are in leaf, and whether the lights are left on after use.
- Under Policy 4/15c) Impact on residents not considered
- Conditions proposed requiring compliance with a code of conduct, and more restricted hours of operation.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The principle of floodlighting and the appropriateness of such development on this site have already been generally accepted by the granting of the permission C/85/1021 by the County Council without any planning conditions.

8.3 The application site is located within an area of Protected Open Space identified in the Local Plan under policy 4/2, and so there is general support for recreation within this area.

8.4 Cambridge Local Plan 2006 policy 6/2 states that development involving the improvement of a leisure facility will be permitted if it improves accessibility to facilities but is subject to various constraints, such as avoiding undue intrusion to the immediate locality. Hence this policy provides conditional support for the proposal.

8.5 Regarding policy 8/13 of the Cambridge Local Plan which concerns the Airport Public Safety Zone, it is considered that the proposed development would not lead to any intensification of the use of the existing games court having regard to the proposed conditions limiting the operation of the floodlights, and therefore there is no conflict with the policy.

8.6 In my opinion, the principle of the development is acceptable and in accordance with Local Plan policies 4/2, 6/2 and 8/13.

Context of site, design and external spaces

8.7 The games court is surrounded by high fencing and it is understood that it has been illuminated by floodlights for over 20

years. It is located adjacent to the Ridgefield Primary School and Coleridge Community College, which substantially screen the houses to the east and south from the floodlights. The playing field to the north is allocated in the Cambridge Local Plan as an area of Protected Open Space. The nearest house on Hobart Road is 41 metres away to the west, although there are deciduous trees in between. Houses to the east are at least 115m distant, and shielded to some extent by the school. I do not consider that notification in this direction was necessary. The 8No. proposed floodlights are 8.7 metres high.

- 8.8 It is considered that the appearance of the floodlights is satisfactory given this context, and thus complies with policies 3/4 and 3/11 of the Local Plan.

Residential Amenity

- 8.9 The 4 original floodlights were 10 metres high, and the planning permission granted by the County Council in 1986 did not restrict their hours of operation. This compares with the 8No. floodlights currently under consideration, which are 8.7 metres high. If permission was granted for these floodlights conditions could be attached restricting their hours of operation.
- 8.10 Whilst no technical appraisal of the lighting has been received to compare the relative impact on nearby residents, it is considered that the impact of the existing floodlights can be adequately judged from an evening site visit by the Environmental Health Officer, and a lighting assessment is not required.
- 8.11 Hence having regard to the advice of the Environmental Health Officer quoted above, it is considered that planning permission should be granted subject to conditions restricting the hours of operation.
- 8.12 The application is only for the retention of the floodlights and not for the use of the games court, which operates without floodlighting during the summer. It is considered therefore that an Acoustic assessment is not required and that any code of conduct would only be advisory and not enforceable. Regulation of the hours of operation of the floodlights would however

reduce the amount of noise generated in the evening during the winter.

8.13 I do not consider that the allegations regarding the deposit of rubbish in alleyways is relevant to this application.

8.14 Accordingly, it is considered that the application complies with Local Plan policies 4/13 and 4/15.

Third Party Representations

8.15 I have addressed the issues mentioned in Paragraphs 8.7, 8.9, 8.10, 8.12 and 8.13 above.

9.0 CONCLUSION

9.1 In principle, the installation of replacement floodlighting at the site is acceptable given the previous planning permission and the existence of floodlighting on site for sometime.

9.2 Efforts have been made to obtain outstanding information however it is considered that because the floodlights are already in use, a credible appraisal of the impact can be made based on a site visit. Hence it is considered that this lack of documentation should not prevent a decision being made in this instance.

9.3 In view of the above arguments and particularly the views of the Environmental Health Officer, it is considered that the application complies with Local Plan policies 4/13, 4/15 and 8/13. Planning permission should therefore be granted subject conditions, including the installation of a secure automatic timer switch and the restriction of the operation of the floodlights after dark to week nights only up to 9-30pm.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The floodlights hereby approved shall be switched off when the games court is not in use unless the local planning authority gives written consent to any variation. There shall be no operation of the floodlights at any time on a Saturday or Sunday throughout the year, and only on a Monday to Friday between the hours of 6pm and 9-30pm.

Reason: To protect the amenities of nearby residents (Cambridge Local Plan 2006 Policy 4/13 and East of England Plan 2008 policy ENV7)

2. Full details of a secure automatic timing switch shall be submitted to and approved in writing by the local planning authority within 1 month of the date of this permission and the scheme shall be implemented within 3 months of the date of this permission to the satisfaction of the local planning authority.

Reason: To protect the amenities of nearby residents (Cambridge Local Plan 2006 Policy 4/13 and East of England Plan 2008 policy ENV7)

Reasons for Approval

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

East of England plan 2008: ENV6 and ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/11, 4/2, 4/13, 4/15, 6/2 and 8/13.

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

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

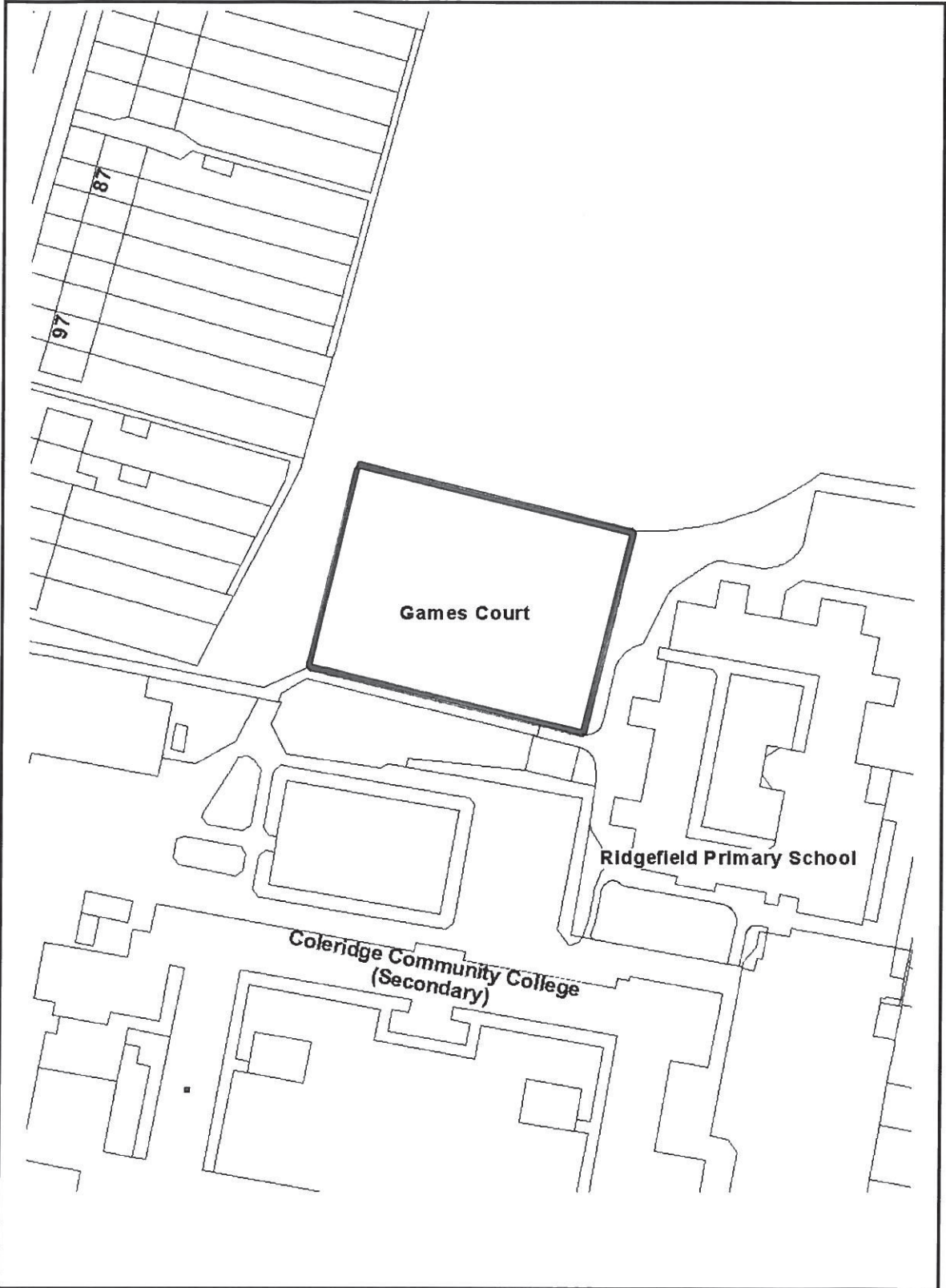
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

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

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.



12/0058/FUL
Coleridge Community College Rade Gund Road Cambridge

SPECIFICATIONS

HOUSING

Extruded Aluminium - Mitred, Welded and Silicone Sealed.

DOORFRAME

Extruded Aluminium - Gasketed - Positive Lock-Aluminium Piano Hinge.

LENS

Tempered Clear Glass - Rear Aluminium Light Baffle - Gasketed.

REFLECTOR

Specular aluminium multi-sided, with minimum 0.55 m of reflecting surface - swing down and latch design.

BALLAST

Regulated Auto Transformer - High Power Factor.

LAMP TYPE

1000 Watt Metal Halide. Average rated lamp life 12000 hours (10 hours per start).

SIZE

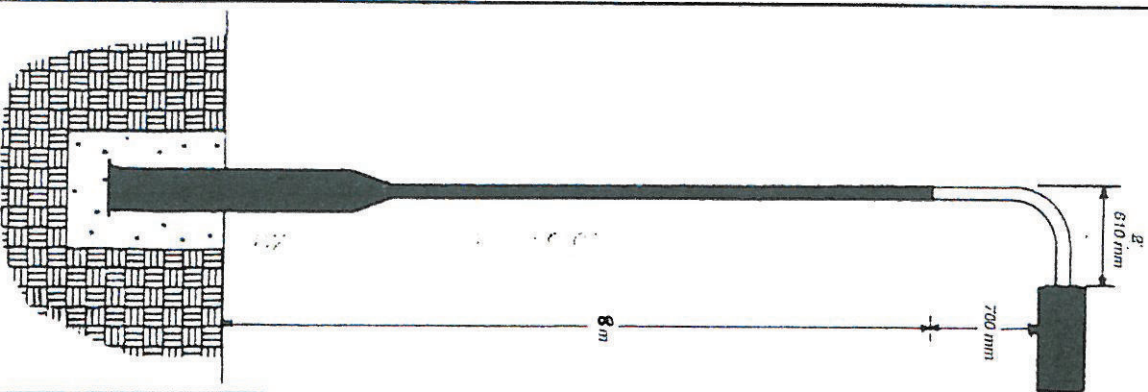
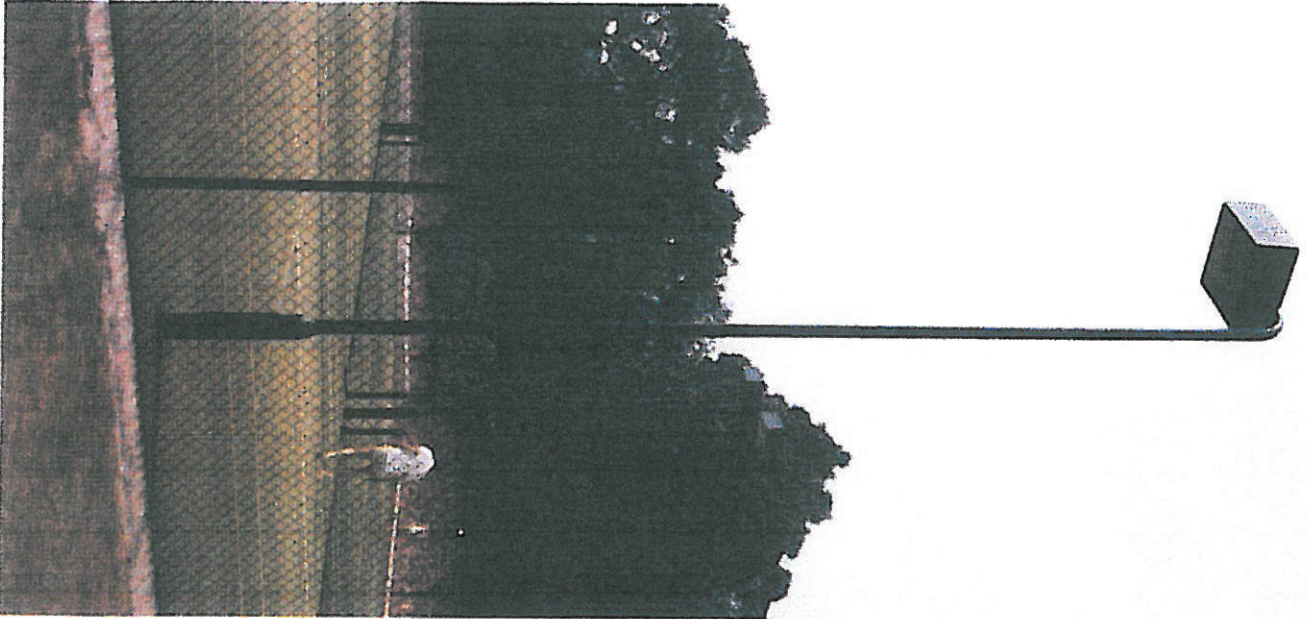
635 x 635 x 305mm.

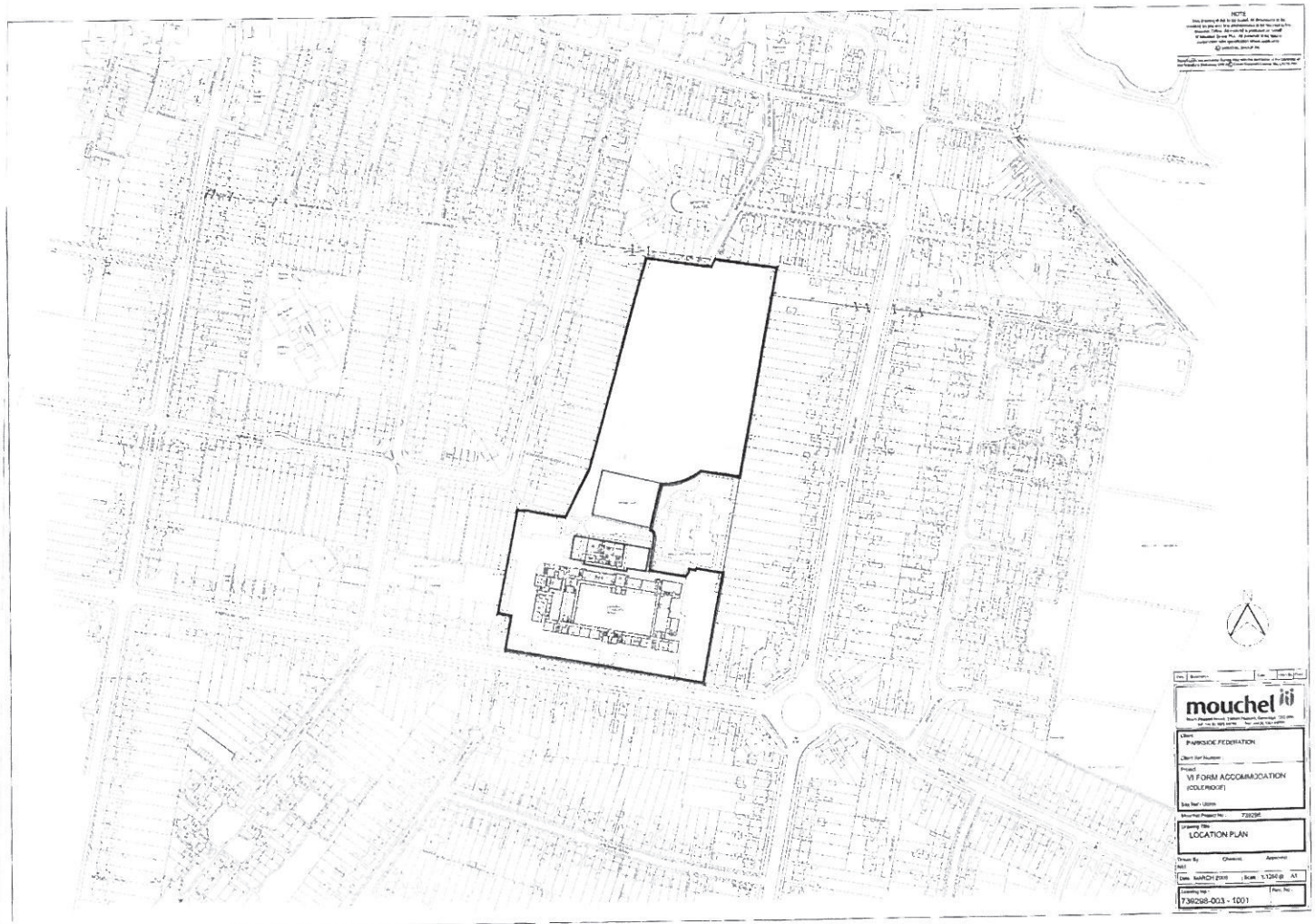
WEIGHT

28kg.

FINISH

Chemically cleaned, primed, painted and baked enamel: Hollybush Green.





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