



## EAST AREA COMMITTEE



### AGENDA

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

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

*Dispatched: Wednesday, 21 November 2012*

**Date:** Thursday, 29 November 2012

**Time:** 7.00 pm

**Venue:** Meeting Room - Cherry Trees Day Centre

**Contact:** James Goddard **Direct Dial:** 01223 457013

#### 1 APOLOGIES FOR ABSENCE

#### 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 - 12)*

To confirm the minutes of the meeting held on 18 October 2012.

#### **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?Committeed=147>

<b>Open Forum: Turn Up And Have Your Say About Non-Agenda Items</b>
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#### **5 OPEN FORUM**

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

<b>Items For Decision / Discussion Including Public Input</b>
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#### **6 POLICING AND SAFER NEIGHBOURHOODS** *(Pages 13 - 24)*

#### **7 DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS: UPDATE FOLLOWING EAST AREA WORKSHOP**

Report attached separately

#### **8 EAST AREA CAPITAL GRANTS PROGRAMME UPDATE ST MARTIN'S CHURCH CENTRE - PHASE 2** *(Pages 25 - 38)*

## **9 NEW AND REPLACEMENT BUS SHELTER PROGRAMME**

*(Pages 39 - 44)*

To request that the Committee approve the location of proposed new and replacement bus shelters across their area, based on the prioritisation identified in the report.

EAC will be asked to approve where new shelters will be provided, a process that was included in the report to Environment Scrutiny Committee.

<b>Intermission</b>
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<b>Planning Items</b>
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## **10 PLANNING APPLICATIONS**

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 12/0967/CAC - 191 Mill Road Senior Planning Officer  
*(Pages 57 - 66)*

10b 12/0966/FUL - 191 Mill Road Senior Planning Officer  
*(Pages 67 - 90)*

10c 12/1132/FUL - CB1 32 Mill Road Planning Officer  
*(Pages 91 - 118)*

10d 12/1071/FUL - Mickey Flynn's Pool and Snooker Club 103 Mill Road Principal Planning Officer *(Pages 119 - 140)*

10e 12/1071/FUL- Appeal Decision *(Pages 141 - 146)*

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.

## Meeting Information

### Open Forum

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.

### Public Speaking on Planning Items

Area Committees consider planning applications and related matters. On very occasions some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the working day before** the meeting.

Public speakers 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.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

Further information is also available online at

<http://www.cambridge.gov.uk/public/docs/Having%20your%20say%20at%20meetings.pdf>

The Chair will adopt the principles of the public speaking scheme regarding planning applications for general planning items and planning enforcement items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

## **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 working 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.

**Filming, recording and photography**      The Council is committed to being open and transparent in the way it conducts its decision-making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

[www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203](http://www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203).

**Fire Alarm**      In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

**Facilities for disabled people**      Level access is available at all Area Committee Venues.

A loop system is available on request.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

**Queries on reports**      If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

**General Information**      Information regarding committees, councilors and the democratic process is available at [www.cambridge.gov.uk/democracy](http://www.cambridge.gov.uk/democracy).

**EAST AREA COMMITTEE**

18 October 2012

7.00 - 9.35 pm

**Present**

**Area Committee Members:** Councillors Blencowe (Chair), Owers (Vice-Chair), Benstead, Brown, Hart, Herbert, Johnson, Marchant-Daisley, Moghadas, Saunders and Smart

**Area Committee Members:** County Councillors Bourke, Sadiq and Sedgwick-Jell

Councillors Sadiq and Sedgwick-Jell left after the vote on item 12/57/EAC

Councillor Bourke left after the vote on item 12/59/EACa

**Officers:**

Principal Planning Officer: Tony Collins

Committee Manager: James Goddard

**Other Officers in Attendance:**

Chief Executive of Cambridgeshire Community Foundation: Jane Darlington

**FOR THE INFORMATION OF THE COUNCIL****12/52/EAC Apologies For Absence**

Apologies were received from Councillor Pogonowski.

**12/53/EAC Declarations Of Interest**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Councillor Saunders	12/57/EAC	Personal and Prejudicial: Member of Friends of Mill Road Cemetery.  Withdrew from discussion and room, and did not vote

**12/54/EAC Minutes**

The minutes of the 6 September 2012 meeting were approved and signed as a correct record.

**12/55/EAC Matters & Actions Arising From The Minutes**

- (i) **12/48/EAC Open Forum “Action Point: Councilor Herbert to advise Officers of Budleigh Close residents’ concerns that shrubbery is subject to anti-social behaviour due to lack of maintenance.”**

Councilor Herbert met on site with Paul Jones and Georgie Deards. Mr Jones agreed follow up work which will lead to wider garden maintenance work on the Tiverton Estate.

- (ii) **12/49/EAC East and South Transport Corridor Area Transport Plans “Action Point: Councilor Bourke to circulate feasibility study information regarding Chisholm Trail for bicycles.”**

The information was circulated 17 October 2012.

- (iii) **12/49/EAC East and South Transport Corridor Area Transport Plans “Action Point: Head of Transport and Infrastructure (County) to advise Councillor Owers if his proposed Transport Corridor Area Transport Plan project for speed warning lights in Coleridge Road is eligible for s106 funding.”**

Councillor Owers to follow up this issue.

- (iv) **12/49/EAC East and South Transport Corridor Area Transport Plans “Action Point: Head of Transport and Infrastructure (County) to bring back a report to East Area Committee (EAC) regarding East and South Transport Corridor Area Transport Plans**

A report will be brought back to 25 April 2013 EAC.

**12/56/EAC Open Forum**



- 1. Mr Sexton thanked EAC for its support of the St Martin's Church project. He requested details about the EAC s106 Workshop 20 September 2012.**

Councillors understood that the St Martin's Church project was under time pressure as it was ready to be implemented, and time sensitive, but awaiting funding. The purpose of the 20 September meeting was for members of the public to identify potential projects to be prioritised for s106 funding. EAC would make a decision on which projects would receive funding at its 29 November 2012 meeting.

**Action Point: Councilors Blencowe and Saunders to seek further information on St Martin's Church s106 funding application to inform the November East Area Committee.**

**Action Point: Councillor Owers to liaise with Matthew Sexton and Head of Community Development regarding alternative funding for St Martin's Church redevelopment project.**

- 2. Dr Eva referred to the Community Right to Bid scheme. He sought clarification concerning the process and asked if the Engineer's House in Riverside could be registered as a building / community asset of interest.**

Councillors said Information regarding the process on the Community Right to Bid was available on the City Council's website.

Community groups can put forward sites to go on the list.

**Action Point: Councilor Herbert or Committee Manager to enquire status of Engineer's House in Riverside ie if it was listed/protected as a community asset under the Community Right to Bid scheme.**

- 3. Dr Eva said that climate change was an important issue and asked how the City could take more action to mitigate issues. Dr Eva asked for climate change to be added as a regular item to EAC agendas.**

Councillor Smart said that the City Council required support from the County Council to achieve its climate change targets. Work had been undertaken to reduce the carbon footprint of Council housing stock by

making it more energy efficient. Also, as part of their accreditation scheme, landlords received grants to insulate their properties. The Council hoped to support householders taking up the 'green deal' in future.

Councillor Marchant-Daisley said the Council was aware that it was not meeting its current Climate Change Strategy targets. These would be revised in 2014 – 2015 when more reliable data was available to set more specific, measurable and achievable targets.

EAC felt citywide action, rather than EAC specific initiatives, were required to address climate change in future.

Councillor Sedgwick-Jell suggested that it was up to politicians to raise the profile of climate change, even if it were an unpopular subject on occasion. He felt that a combination of top-down and bottom-up initiatives were required, otherwise local initiatives would be canceled out by Central Government policies.

**Action Point: Councilor Blencowe to raise issue at Area Chair's Briefing of adding climate change initiatives as a regular item on committee agendas in future. Councilor Blencowe to ask if there is support and funding available to undertake this work.**

Dr Eva suggested that EAC's support of the proposed Chisholm Trail was an example of how it could support the climate change agenda.

Councillor Saunders suggested that the growth of the City affected climate change, therefore EAC had an indirect impact on climate change policy.

### **12/57/EAC Community Development and Leisure Grants**

Councillor Saunders withdrew from the meeting for the discussion concerning Mill Road Cemetery and did not participate in the discussion or decision making.

The Committee received a report from the Chief Executive of Cambridgeshire Community Foundation (CCF) regarding Community Development and Leisure Grants.

Members considered applications for grants as set out in the Officer's report, and amended below. The Chief Executive of Cambridgeshire Community Foundation responded to Member's questions about individual projects and what funding aimed to achieve.

<b>Current Applications. Available: £16,048</b>				
<b>CCF ref</b>	<b>Group</b>	<b>Project</b>	<b>Requested</b>	<b>CCC Grants Manager Recommendations</b>
WEB 54153	Friends of Mill Road Cemetery	For running costs, hall hire, insurance, publicity.	£400	£400
WEB 54188	Mill Road Winter Fair	To provide better signage and information boards for the Mill Road Winter Fair.	£900	£900
WEB 54804	Cambridge Art Salon	First 'Romsey Art Festival' in Summer 2013.	£900	£900
WEB 55333	Mill Road Bridges	To print and distribute newsletters.	£3,280	£1,640
<b>Total</b>			<b>£5,480</b>	<b>£3,840</b>
<b>Budget available</b>				<b>£16,048</b>
<b>Budget remaining after recommendations</b>				<b>£12,208</b>

Ms Wright spoke in favour of funding for Friends of Mill Road Cemetery. This would contribute towards running costs when the organisation had received less funding than expected after the Officer's report had been written.

Councillor Marchant-Daisley requested a change to the recommendations. Councillor Marchant-Daisley formally proposed to amend the recommended Friends of Mill Road Cemetery (ref WEB 54153) funding as follows:

(i) ~~£300 for running costs, hall hire, insurance, publicity.)~~

(i) £400 for running costs, hall hire, insurance, publicity.

The amendments were **agreed (unanimously - by 10 votes to 0)**.

The Chair decided that the recommendations highlighted in the Officer's report should be voted on and recorded separately:

(i) **Resolved (unanimously - by 10 votes to 0)** to approve the grant allocation as amended for £400 to Friends of Mill Road Cemetery.

Councillor Saunders rejoined EAC for the discussion regarding remaining projects.

The Chair decided that the recommendations highlighted in the Officer's report should be voted on and recorded separately:

(ii) **Resolved (unanimously - by 11 votes to 0)** to approve the grant allocation as listed for £900 for Mill Road Winter Fair.

(iii) **Resolved (unanimously - by 11 votes to 0)** to approve the grant allocation as listed for £900 for Cambridge Art Salon.

(iv) **Resolved (by 10 votes to 0 with 1 abstention)** to approve the grant allocation as listed for £1,640 for Mill Road Bridges.

## **12/58/EAC Re-Ordering Agenda**

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

## **12/59/EAC Planning Applications**

### **12/59/EACa 12/0480/FUL: 8 Montreal Road**

The Committee received an application for full planning permission.

The application sought approval for erection of four dwellings following demolition of 8 Montreal Road.

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

- Mr Williams
- Dr Simpson

The representations covered the following issues:

- (i) Took issue with the Officer's recommendation for approval. Resident's felt the development was inappropriate and had petitioned against it as it raised the following concerns:
  - The application could have a negative impact on the character of the area.
  - Traffic safety, flow and parking issues. Particularly as the application proposed that residents would share a long driveway. Mill Road is a busy traffic route already.
  - Overlooking / overshadowing.
  - The same concerns from previous applications had not been addressed.
- (ii) The design looked adequate, but not inspiring.
- (iii) Houses in Mill Road experienced a lot of noise at the front (the area is affected by anti-social behaviour), but enjoyed quiet at the back. This made the back area an important amenity.
- (iv) The proposed development would cause more traffic and general noise (during and after construction), which would impact on existing resident's quiet space eg causing noise and light pollution.
- (v) Romsey needed housing, but the application would develop an important local open space. The National Planning Policy Framework does not support garden developments, which the application was seeking to do.

Ms Richards (Applicant's Agent) addressed the Committee in support of the application.

Killian Bourke (Romsey Ward County Councillor) addressed the Committee about the application.

The representation covered the following issues:

- (i) Local residents had reservations regarding the application. They were particularly concerned it would impact on their amenities.

- (ii) The site access road only just met Highways Authority standards, and could lead to traffic flow and safety issues.
- (iii) The application was sited close to a Conservation Area.
- (iv) Requested the application be turned down.

### The Committee:

**Resolved (by 9 votes to 2)** to accept the officer recommendation to approve planning permission as per the agenda.

### Reasons for Approval

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

East of England plan 2008: ENV6, ENV7.

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

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

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

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 1 December 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, waste storage,

waste management facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the RECAP Waste Management Design Guide SPD 2012, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

### **12/59/EACb 12/0935/FUL: 7 Kerridge Close**

The Committee received an application for full planning permission.

The application sought approval for a new house to be built on foundations of existing house extension.

The Committee received a representation in objection to the application from Mr Mitton.

The representation covered the following issues:

- (i) Mr Mitton was speaking on behalf of various residents.
- (ii) Requested that if the development went ahead, materials used should match existing properties.
- (iii) Observed that existing properties had maintenance requirements and constraints in their deeds.
- (iv) Concern over lack of parking provision.
- (v) The application would increase the number of bins to be collected in the area, which may lead to access issues between Ainsworth Street and Kerridge Close.

Councillor Smart proposed an amendment to the Officer's recommendation that a considerate construction condition should be included.

This amendment was **carried unanimously**.

#### The Committee:

**Resolved (by 9 votes to 0)** to accept the officer recommendation to approve planning permission as per the agenda, with the addition of conditions to limit both construction hours and construction deliveries to 8am-7pm Mon Fri, 8am-1pm Saturdays and not at all on Sundays or Bank Holidays.

Reasons for Approval

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

East of England plan 2008: SS1 ENV6 ENV7

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

Cambridge Local Plan (2006): 3/1 3/4 3/7 3/8 3/10 3/12 4/4, 4/11 5/1 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](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

**INFORMATIVE:** The occupiers of the new house hereby approved planning permission should be made aware that they are not entitled to use parking spaces allocated to other residents of Kerridge Close and are not entitled to residents parking permits.

## **12/60/EAC General Items**

### **12/60/EACa Enforcement Report - 32 Romsey Road**

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

The application sought authority to close the Enforcement Investigation on the grounds that it is not expedient to pursue the breach of planning control further.

Site: 32 Romsey Road, Cambridge.



Breach: Unauthorised Development - alteration to the roof of an existing rear extension that exceeds permitted development limitations.

The Committee:

**Resolved (unanimously)** to accept the officer recommendation that the Head of Planning Services be authorised to close the Enforcement Investigation on the grounds that it is not expedient to pursue the breach of planning control further.

The meeting ended at 9.35 pm

**CHAIR**

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# Neighbourhood profile update Cambridge City East Neighbourhood

November 2012



**Steve Poppitt, Safer  
Neighbourhoods  
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:

- Cambridgeshire Constabulary crime and incident data for July to October 2012, compared to the previous reporting period (March to June 2012) and the same reporting period in 2011.
- City Council environmental services data for July to October 2012, compared to the same reporting period in 2011; and
- Information provided by the Neighbourhood Policing Team, Cambridgeshire Fire & Rescue Service and the City Council ASB Team.

## 2 PREVIOUS PRIORITIES

At the East Area Committee meeting of 2<sup>nd</sup> August 2012, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities that were set:

<b>Alcohol and drug-related street ASB in the East, targeting known hot spots (including Mill Road, Mill Road Cemetery and Norfolk Street, plus drug dealing in the Riverside Area) and focusing on education and enforcement to address licensed premises selling alcohol to the intoxicated.</b>	
<b>Objective</b>	As above.
<b>Action Taken</b>	<p>During the last reporting period the Cambridge City East policing team conducted a number of successful drug warrants to impact on the drug-dealing priority. Drug warrants have been executed in Peverel Road, Suez Road and Argyle Street. The warrants resulted in arrests and drug seizures. Offenders for these offences are currently on bail.</p> <p>In addition, street drug dealers in the Riverside area were targeted. Significant arrests were made on 9<sup>th</sup> and 12<sup>th</sup> August 2012. One male was arrested on 9<sup>th</sup> August on Stourbridge Common in possession of a significant quantity of cash and substances believed to be controlled drugs. This person is linked to the supply of drugs in other areas. He is currently on bail and due to be charged with offences when he answers bail.</p> <p>21 arrests were made for possession of drugs in this period. The effect of these arrests has been to increase crime on the Abbey area. However, this increase needs to be viewed as a direct result of police action in response to the drug dealing priority.</p> <p>Another arrest, recently highlighted in Cambridge News, was made on 12<sup>th</sup> August, which resulted in the conviction and imprisonment of Qassim Hassan for possession of Class A drugs with intent to supply, possession of class B drugs and for assaulting a police officer with intent to resist arrest.</p> <p>Daily patrols have also focused on the hot spot street drinking locations and numerous arrests have been made. ASBOs with geographical exclusions as part of their conditions have been obtained on conviction for offenders (for example, Jason Allum,</p>

	<p>Colin Grierson and Samantha Kiff).</p> <p>A licensing operation has been undertaken by the police to tackle alcohol sales by local off-licences to intoxicated persons.</p> <p>Evidence was obtained as a result of this operation and as a result the police are asking for a formal licensing review of Norfolk News &amp; More. Reviews of other premises are currently being considered. The police are also opposing the granting of an alcohol licence to the Adana Mini Market in East Road because of the impact this would have on alcohol-related crime and ASB.</p>
<b>Current Situation</b>	<p>Drug dealing in the Riverside area remains an issue, despite the pro-active work undertaken.</p> <p>Although a clear decrease has been seen in alcohol and drug-related ASB due to the proactive enforcement actions that have been taken, it continues to be a problem. This is particularly evident as members of the street drinking community have moved from some of the targeted areas into the Petersfield Green area.</p>
<b>Continue or Discharge?</b>	<b>Continue.</b>

<b>Anti-social use of mopeds in Riverside, Coleridge and Abbey areas.</b>	
<b>Objective</b>	As above.
<b>Action Taken</b>	<p>The last reporting period has seen the number of calls regarding the anti-social use of mopeds decrease. This has been due to the proactive patrolling by the East team coupled no doubt with the advent of autumn.</p> <p>Positive action has been taken when possible and recently a moped was seized from an 18 year old because of their manner of riding in Sainsbury's car park. This person has also been reported for summons for an offence of riding without due care and attention.</p>
<b>Current Situation</b>	At this present time the East team are not receiving calls or emails regarding this issue and the police perception is that it is no longer a problem.
<b>Continue or Discharge?</b>	<b>Discharge.</b>

<b>Vehicle crime, such as theft and vandalism, in East of City.</b>	
<b>Objective</b>	Vehicle crime – theft from and of vehicles and criminal damage to vehicles.
<b>Action Taken</b>	<p>Continued patrols by PCSOs and Constables across the area have led to a number of arrests being made relating to vehicle crime. Furthermore, the East team has assisted other departments in vehicle related actions and helped with the targeting of known key offenders. A prolific local offender from the Howard Road area has been arrested and charged in connection with several vehicle crimes and remanded in custody. He cannot be named at this time because he is a young offender.</p> <p>A significant number of criminal damages to vehicles occurred overnight between 26<sup>th</sup> and 27<sup>th</sup> September, which resulted in 30 vehicles having their tyres punctured or slashed. This crime spree took place in numerous roads and streets in the Romsey and Coleridge wards. Despite an exhaustive investigation which included extensive house-to-house enquiries, CCTV viewing and a press appeal, no person has been arrested to date.</p>
<b>Current Situation</b>	Theft from and of vehicles has shown a slight increase. These offences have occurred throughout the East area, although the Abbey area has seen a spike linked to the local offender currently on remand. There has been an increase in criminal damage to vehicles: 78 offences of damage to vehicles from July to October 2012 compared to 66 offences from March to June 2012. However, this increase was the result of spree offending on one night, which has not been repeated.
<b>Continue or Discharge?</b>	<b>Discharge.</b>

### 3 CURRENT CRIME & INCIDENT LEVELS BY WARD

Area	Wards	Period	Dwelling Burglary	Other Burglary	Violent Crime	Robbery	Theft of Vehicle	Theft from Vehicle	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
<b>City East</b>		July 12 - Oct 12	43	51	178	11	18	50	270	78	127	287	1113	611
		July 11 - Oct 11	48	34	215	11	14	49	230	105	121	263	1090	739
		March 12 – June 12	42	38	164	16	19	68	161	111	136	238	993	641
<b>Abbey</b>		July 12 - Oct 12	8	17	72	3	11	31	52	29	37	91	351	199
		July 11 - Oct 11	13	10	88	6	3	18	41	42	51	72	344	253
		March 12 – June 12	15	16	63	5	9	28	36	51	52	56	331	205
<b>Petersfield</b>		July 12 - Oct 12	14	11	39	4	4	5	117	28	29	71	322	174
		July 11 - Oct 11	14	15	47	4	3	11	112	36	22	104	355	169
		March 12 – June 12	9	4	37	3	2	10	58	34	30	67	254	175
<b>Romsey</b>		July 12 - Oct 12	12	13	38	2	1	9	59	17	37	63	251	127
		July 11 - Oct 11	7	7	45	0	8	15	53	26	30	41	232	168
		March 12 – June 12	12	9	30	4	5	10	39	20	32	40	201	154
<b>Coleridge</b>		July 12 - Oct 12	9	10	29	2	2	5	42	4	24	62	189	111
		July 11 - Oct 11	14	2	35	1	0	5	24	1	18	59	159	149
		March 12 – June 12	6	9	34	4	3	20	28	6	22	75	207	107



## 4 ARSON DATA

Period: July to October 2012

### Deliberate fire summary:

Incident	Refuse	Bin	Vehicle	Residential	Non residential
Abbey	2	0	3	1	2
Petersfield	0	0	0	0	0
Romsey	1	0	0	0	1
Coleridge	0	0	0	0	0

<b>General</b>	There has been a significant reduction in deliberate fires in the area in comparison to last summer. This may be partly attributable to the weather.
<b>Abbey</b>	One arson offence relating to a dwelling. The 2 refuse and 2 non-residential fires in the open are unrelated isolated ASB incidents. Of the 3 vehicle fires, one of which was involved in the arson attack above, the others are connected to other crime.
<b>Petersfield</b>	No deliberate fires during reported period.
<b>Romsey</b>	The 2 fires involving grass and heath land were separate and isolated ASB incidents.
<b>Coleridge</b>	No deliberate fires during the period.
<b>Recommendation</b>	<b>No fire related priorities required.</b>

## 5 ENVIRONMENTAL SERVICES DATA

### Abbey

#### *Abandoned vehicles*

- July to October 2012: 10 reports, which included
  - 6 vehicles not on site following inspection
  - 2 vehicles held pending further investigation
- Hotspots: Riverside (3)
- July to October 2011: 6 reports
- Hotspots: None

#### *Fly tipping*

- July to October 2012: 47 reports
- Hotspots: Anns Road (5), Dennis Road (3) & Ekin Road (12)
- July to October 2011: 6 reports
- Hotspots: None

#### *Derelict cycles*

- July to October 2012: 9
- Hotspots: None
- July to October 2011: 26
- Hotspots: None

#### *Needle finds*

- July to October 2012: 1
- Hotspots: None
- July to October 2011: 307
- Hotspots: Cheddars Lane (41 - 2 instances), Ditton Fields (25 - 2 instances) & Stourbridge Common (173 - 5 instances - one of these instances was 130)

### Petersfield

#### *Abandoned vehicles*

- July to October 2012: 5 reports, which included
  - 3 vehicle subsequently claimed by their owners
  - 1 CLE26 notices issued to offenders on behalf of the DVLA for not displaying road tax on a public highway
  - 1 vehicles held pending further investigation
- Hotspots: None
- July to October 2011: 16 reports
- Hotspots: Cheddars Lane (3)

#### *Fly tipping*

- July to October 2012: 40 reports, which included

- 8 formal warning letter issued to domestic offenders
- 1 requests for waste transfer documentation from trade offenders
- The offences at Mill Road accounted for 5 of the formal warning letters sent
- Hotspots: East Road (3), Mill Road (6) & St Matthews Street (4)
- July to October 2011: 77 reports
- Hotspots: Kingston Street (3) & Mill Road (19)

#### *Derelict cycles*

- July to October 2012: 15
- Hotspots: St Matthews Street (3) & Station Road (5)
- July to October 2011: 14
- Hotspots: None

#### *Needle finds*

- July to October 2012: 38
- Hotspots: Vicarage Terrace (20 - 1 Incident) & Mill Road Cemetary (4)
- July to October 2011: 383
- Hotspots: Mill Road Cemetary (80 - 5 incidents) & East Road Garages (100 - 1 incident)

## **Romsey**

#### *Abandoned vehicles*

- July to October 2012: 7 reports, which included
  - 6 vehicles not on site following inspection
  - 1 vehicles held pending further investigation
- Hotspots: None
- July to October 2011: 7 reports
- Hotspots: None

#### *Fly tipping*

- July to October 2012: 21 reports, which included
  - 1 formal warning letter issued to domestic offenders
  - 1 formal warning letter issued to trade offenders
- The offences at Hope Street accounted for 1 of the formal warning letters sent
- Hotspots: None
- July to October 2011: 3 reports
- Hotspots: Mill Road

#### *Derelict cycles*

- July to October 2012: 9
- Hotspots: None
- July to October 2011: 4

- Hotspots: None

#### *Needle finds*

- July to October 2012: 1
- Hotspots: Great Eastern Street
- July to October 2011: 23
- Hotspots: Charles Street (12 - 1 incident)

### **Coleridge**

#### *Abandoned vehicles*

- July to October 2012: 5 reports, which included
  - 3 vehicles not on site following inspection
  - 2 vehicles held pending further investigation
- Hotspots: None
- July to October 2011: 4 reports
- Hotspots: None

#### *Fly tipping*

- July to October 2012: 24 reports, which included
  - 4 formal warning letter issued to domestic offenders
- Hotspots: None
- July to October 2011: 19 reports
- Hotspots: Davy Road (3)

#### *Derelict cycles*

- July to October 2012: 8
- Hotspots: None
- July to October 2011: 10
- Hotspots: Cherry Hinton Road Leisure Park (8)

#### *Needle finds*

- July to October 2012: 3000 (void property)
- Hotspots: Neville Road (1 Incident)
- July to October 2011: 23
- Hotspots: Coleridge Road Rec (8 - 3 incidents) & Britten Place (15 - 1 incident)

## 6 PRO-ACTIVE WORK & EMERGING ISSUES

- Over this last reporting period there have been good ASB reductions in the East area and total crime remains relatively stable with an overall increase of 23 offences (all drug offences). There are increases in cycle theft and burglaries of sheds and garages (where often cycles have been stolen). The increase in drug possession crimes as a result of proactive police activity has increased crime by 21 offences in the Abbey ward which explains the increase in the “other crime” category in that ward and by 20 offences in the Romsey ward which explains the increase in the “other crime” category in that ward.
- A warrant was executed on a suspected brothel in Fanshawe Road. No arrests were made, but the activity was disrupted and ceased.
- Cycle crime has seen an increase over the last two months on the East area and the team have spent a large amount of time arresting offenders and recovering stolen cycles. Cycles have also been stolen from sheds and garages all over the East area. Cycle theft is an on- going issue in the East area and it is recommended that this be taken on as a priority going forward.
- A further open evening has been held at Parkside Police Station where cycles recovered by the East team have been displayed. This resulted in several stolen cycles being returned to their owners.
- The East team have been successful in returning over £10,000 worth of stolen property to their owners over the last three months. Recent examples include:
  - Officers from the East team recovered £6,500 of stolen goods from four Romanian shoplifters. They are currently in custody awaiting sentencing by the Crown Court.
  - Following the theft of an iPhone, officers from the East team tracked it to an address in Ditton Fields (using the Find My iPhone app) and recovered the phone. A man has been arrested and charged with the theft of this phone.
  - Officers from the East team conducted a search warrant in Peverel Road and amongst other items found an iPhone and an iPad. Both of these items were re-united with their owners. The offender remains on bail at this time.

## 7 RECOMMENDATIONS

- Theft of cycles in the East area.
- Alcohol related ASB in the Petersfield area.
- Drug dealing in the Riverside & Stourbridge Common area.

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To: Executive Councillor for Community  
Development and Health

Report by: Head of Community Development

Relevant committee: East Area Committee 29/11/12

Wards affected: Romsey, Petersfield, Coleridge, Abbey

### **Community Development Capital Projects in the East Area Funding Application from St.Martin's Church Centre (Phase 2) in Coleridge Ward**

#### **1. Executive summary**

- 1.1 This report gives the committee an update of the East Area Capital Grants Programme and brings forward a request for further capital funding by St.Martin's Church Centre in Suez Road for consideration by the East Area Committee.
- 1.2 An update on the East Area Committee's Capital Grants Programme is shown at Appendix B.
- 1.3 St.Martins Church Centre was awarded £120,000 by East Area Committee in April 2011 for their Phase 1 works to improve their main community hall. At this time, the report also set out plans for a second Phase to provide meeting rooms and storage space on a new first floor together with additional improvements to the ground floor.
- 1.4 The Phase 1 works commenced on site on 1<sup>st</sup> October and is due for completion before Christmas. The Phase 1 works are self contained and will significantly improve the community provision at the centre.
- 1.5 Representatives from St.Martin's Church Centre have now requested a further capital grant so that they can proceed with some of the Phase 2 works whilst their contractor is on site. East Area Members are asked to consider whether they wish to award a further capital grant to St.Martin's Church

Centre as a contribution to Phase 2 of their improvement works.

## **2. Recommendations**

2.1 The Area Committee is asked:

- a) to decide whether it wants to award a further capital grant to St.Martin's Church Centre towards Phase 2 of their improvement works and, if so;
- b) to agree how much the further capital grant should be (see 4.5 below for suggested options) and to recommend to the Executive Councillor that it is approved.
- c) to note that £100,000 has been provisionally set aside as a contribution towards a proposed new community facility off of Stainesfield Road in Abbey ward, which will be managed by the 29<sup>th</sup> Cambridge Scouts Group who will use it as their base.

## **3. Background**

3.1 In August 2010, following consideration by the East Area Committee, the Executive Councillor for Community Development and Health approved a Capital Grant Programme for the East of the City. The budget for the programme, which has come from S106 contributions from developers, was set at £800,000 with £400,000 being reserved for 5 named projects. The remainder of the funding was allocated to each ward in proportion to the contributions received as a result of developments in the four wards. All applications are subject to a project appraisal process before a recommendation is made. Appendix B gives an update on the programme.

3.2 The criteria used to assess potential schemes include:  
Projects should -

- Increase and/or improve the quality and sustainability of community facilities serving the East of the City.
- Demonstrate value for money.



- Have no net adverse environmental impact and where possible have a positive impact on the causes and effects of climate change.
  - Be completed by 2013 or have established a clear implementation plan within an agreed timescale.
  - Should not normally require revenue funding from the City Council.
  - Have robust and sustainable management arrangements.
  - Have an equal opportunities policy in place.
  - Have developed a solid business plan.
  - Demonstrate the ability to raise additional funding in circumstances where the Council is not the sole or main funder.
- 3.3 Successful applicants are required to enter into a legal agreement with the Council, that sets out the conditions of the grant, before any money is released.
- 3.4 A project appraisal for St.Martin's Centre (Phase 2) will be considered by the Council's Asset Management Group (an internal officer group) on 29<sup>th</sup> November 2012 and any comments will be reported verbally at the East Area Committee meeting.

#### **4. St.Martin's Church Centre**

- 4.1 St.Martin's Church Centre provides important community facilities for residents within Coleridge ward and the wider area. The Phase 1 improvements are under construction and will bring a significant benefit to the community in an area of the city which lacks accessible and affordable indoor space where groups can meet and run activities.
- 4.2 The planned Phase 2 works will further improve the community facilities at St.Martin's Church Centre. They have been re-designed a little from the original proposal and now include:
- Covered walkway along the front and side elevation on the ground floor and larger foyer
  - Re-furbishment and improvements to the community room and kitchenette at the rear of the facility

- Lift and stairs to new first floor
  - 3 good sized meeting rooms on the first floor
  - 2 large storage rooms on the first floor
  - Kitchenette on the first floor
  - Fully accessible toilet facility and shower on the first floor
- 4.3 The total cost of the planned redevelopment (Phase 1 and 2) amounts to approximately £900,000. Phase 1 is £130,000 and Phase 2 is £770,000. St.Martin's Centre are currently pursuing grant applications amounting to around £1m from other sources. Should Members agree to some additional funding to take forward the work identified in Appendix A, St.Martin's Centre have emphasised that this will strengthen their case with the other potential funders.
- 4.4 Representatives from St.Martin's Church Centre have asked members to consider an additional grant so that they can complete some minor outstanding works at the end of Phase 1 and progress elements of the Phase 2 works. All the work items identified will 'stand alone' and improve existing facilities whilst also preparing the way for the major Phase 2 improvements. Should members agree to award an additional grant, the works would be carried out by the Centre's existing contractor, avoiding further tendering costs.
- 4.5 Representatives from St.Martins Church Centre have provided a list of items that they would like members to consider funding. These are set out in Appendix A in Tables 1 and 2. Officers suggest that members consider the following funding options:
- a) No additional funding
  - b) An additional grant of £52,000 to cover all the items in Table 1
  - c) An additional grant of £115,000 to cover all the items in Table 1 and a contribution towards the items in Table 2.
- 4.6 If Members decide to agree option (c) St.Martin's will be able to complete all the items in Table 2 as they have raised around £35,000 from other sources.

- 4.7 It is recommended that if option (b) is agreed, some of the 'top sliced' funding (£80,000) previously earmarked for improvements to Emmanuel United Reform Church in Coleridge is used. If option (c) is agreed, the top sliced budget and remaining ward budget for Coleridge (£35,000) will be required.

## **5. Stainesfield Road Scout Hut**

- 5.1 A proposal to refurbish or rebuild the scout hut on Council owned land off of Stanesfield Road was identified as one of the 5 'top sliced' projects in the original East Area Capital Grants Programme. An initial survey of the building showed that it was effectively beyond reasonable repair and that a new build solution should be sought. However, this meant that more funding would be needed than that available within the East Area programme.
- 5.2 Officers from Community Development and Housing and Abbey ward councillors have been in discussion with the scouts about the possible development of the site. This proposal has been progressed through scrutiny and it is now proposed that a small number of homes are built on the site together with a new community facility which the scouts will manage, use as their base and hire out to local groups and residents.
- 5.3 It is estimated that the new facility will cost around £250 - £300k and be funded partly through the housing development and partly through the East Area Capital Grants Programme.
- 5.4 More detailed work needs to be carried out by Housing officers before detailed costs and design are available for approval but at this stage it is proposed that a provisional sum of £100,000 is set aside from the East Area Capital Grants Programme (£80,000 from the 'top sliced' pot and £20,000 from the Abbey ward budget). A report will be brought back to East Area Committee for approval as soon as the detailed design and costing is available.

## **6. Implications**

- 6.1 There are no direct implications arising from this report that have not been covered in the body of the report. Capital grants are released on receipt of an architect's interim certificate and/or copy invoices from contractors. No money is released in advance of work being done. There are no revenue implications for the Council.
- 6.2 Briefings on progress with other potential applications are being sent to members on a regular basis. Also meetings to discuss ward issues are taking place with Ward Councillors, as required.

## **5. Background papers**

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

## **6. Appendices**

- 6.1 Appendix A – Additional funding list from St.Martin's Centre
- 6.2 Appendix B – Update on East Area Committee's Capital Grant Programme

## **7. Inspection of papers**

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

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

**Appendix A**  
**Additional work elements for St.Martin's Church Centre**

<b>Table 1</b>			
	<b>Description</b>	<b>Est cost £</b>	<b>Benefit this Brings</b>
1	<b>Balance of Phase 1 works</b>		
	Joist ceiling to store 3 and utility room	650	Fully forms the floor providing additional storage
	Replacement window works (WG17&18)	1,300	Improved thermal performance and required to allow joist to abut external wall
	Temporary metal stud partition to first floor and temporary timber infill void capping	1,500	Provides better finish at high level to the stairwell form.
	Ceiling to store 3 and utility room	250	Provides a finish from below
	Construction contingency sum	3,000	To accommodate any small issues encountered
2	Storage cupboards to rear of hall	1,600	Provide storage for hall users including Brownies and Boy's Brigade
3	Enhanced storage cupboards in utility area	1,000	Provide storage for users such as their fair trade stall
4	Fixed furniture to the small meeting room	2,500	Provide fully equipped room for small groups including parents with young children
5	Additional steelwork and changes to the opening to accommodate new folding doors	3,000	Steelwork will form the opening to enable existing folding doors to be replaced.
6	Larger RC plinths to support Phase 2 steelwork (Phase 1 variation)	1,900	Structural survey has identified that foundations between hall and dining area need to be reinforced.
7	Replacement of folding door between hall and dining room	7,000	To provide much improved sound insulation which will benefit users of both rooms.
8	Replacement of DG 18 and 19	2,000	Required as part of Phase 2 to allow for fully fire protected foyer
9	Push button automatic opening to DG 19	2,500	Allow wheelchair users, those with buggies etc. improved access to the centre
1	Induction loop & PA system to hall and dining room	2,500	Required to comply with disability standards
	<b>Sub Total</b>	<b>£30,700</b>	
	Allowance for contingencies	1,410	
	Main contractor's preliminaries	4,441	
	Main contractor's over heads	1,702	
	<b>Sub Total</b>	<b>£38,253</b>	
	Professional fees	5,363	
	VAT @ 20%	8,723	
	<b>Estimated Total</b>	<b>£52,339</b>	

<b>Table 2</b>			
	<b>Description</b>	<b>Est cost £</b>	<b>Benefit this Brings</b>
1	Removal of asbestos containing floor tiles within rear kitchen area	1,000	Allows subsidence work to be carried out
2	Resolution of subsidence issues to rear community room and kitchen by injecting expanding polymer and restoring floor levels	9,041	Resolves uneven floor to improve community use and safety. Prepares kitchen floor for improvements.
3	Refurbishment and improvement of existing kitchen at the rear of the centre which serves the rear community room	10,000	Currently kitchen is only practicable for tea and coffee making. This would enable lunches to be served and broaden community use.
4	Works to roof above rear community room and kitchen: Install a 'warm roof' overlay of 150mm thick insulation, reseal roof, replace fascia boards and insulation at eaves, install fresh air vents from kitchen, raise roof lighting.	17,807	Reduces running costs, improves the suitability of the rear community room for community activities, especially for older people and toddlers and reduces carbon footprint of centre
5	Creation of a dining conservatory to the centre's rear community room	15,000	Increase available use of the centre both in terms of numbers and variety of use.
	<b>Sub Total</b>	<b>£52,848</b>	
	Allowance for contingencies	2,767	
	Main contractor's preliminaries	8,717	
	Main contractor's over heads	3,342	
	<b>Sub Total</b>	<b>£67,674</b>	
	Professional fees	10,526	
	VAT @ 20%	15,640	
	<b>Sub Total</b>	<b>£93,840</b>	
	<b>C/F from Table 1</b>	<b>£52,339</b>	
	<b>Grand Total</b>	<b>£146,179</b>	

Appendix B – East Area Committee (St.Martin’s Church Centre)

East Area S106 Capital Programme Update 7 Nov 2012

1. Programme Update

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

Project	Ward	Progress	Funding	Notes
1 St Philips Church 185 Mill Road CB1 3AN	Romsey	<b>Recommendation to EAC 10.2.11 APPROVED Exec Cllr Bick 17.3.11</b>	<b>£44,000</b>	Work complete
		<b>Recommendation to EAC 9.2.12 APPROVED Exec Cllr Bick 14.2.12</b>	<b>£78,000</b>	Work complete
2 Flamsteed Rd Scout Hut CB1 3QU	Coleridge	<b>Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11</b> New lease signed until 2022. Scouts head office has now stated they are happy to sign grant agreement. Hopefully this will be completed in November 2012. Anticipate work will start on site early in 2013.	<b>£120,000</b>	
3 St Martins Church Centre Suez Rd CB1 3QD	Coleridge	<b>Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11</b> Agreement signed and sealed. Phase 1 work has commenced on site and is due for completion by Christmas 2012. St.Martins have asked for additional funding to enable them to continue with some of the Phase 2 works.	<b>£120,000</b>	Phase 1 works under construction

Project	Ward	Progress	Funding	Notes
4 Stanesfield Rd Scout Hut CB5 8HN	Abbey	<p><b>Scheme progressing as part of small Council housing development</b></p> <p>Housing scheme on the green off Stanesfield Rd approved through CS Scrutiny Committee on 11 Oct 2012. Housing scheme will part fund a new community facility (estimated cost £250k) on the green which will be managed by the scouts on behalf of the community. EAC is being asked for a contribution of £100k.</p>	£100,000	Estimated start time is Sept 2013.
5 Emmanuel United Reformed Church, Cherry Hinton Road	Coleridge	<p><b>Unlikely to proceed</b></p> <p>Church Council has identified a need to take a strategic approach to the redevelopment of all their sites. Are unlikely to be in a position to progress a funding application in the foreseeable future.</p>		Suggest an alternative project(s) are identified in Coleridge.



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

	<b>Project</b>	<b>Ward</b>	<b>Progress</b>	<b>Funding</b>	<b>Notes</b>
6	Squeaky Gate, Norfolk Street Enterprise Centre 47-51 Norfolk St CB1 2LD	Petersfield	<b>Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11</b> Renovation of 1 <sup>st</sup> floor accommodation rented from Future Business (10 yr lease from City) to provide community recording studio, training room, main base for outreach.	<b>£19,000</b>	Works Complete
7	King's Church, 49- 53 Tenison Road, CB1 2DG	Petersfield	<b>Recommended to EAC on 18.8.11 APPROVED Exec Cllr Bick on 23.8.11</b> an additional £7,602 to cover unforeseen costs which have arisen due to: <ul style="list-style-type: none"> <li>the removal of an unsafe chimney stack and subsequent reinstatement of brickwork</li> <li>provision of additional support to the corridor ceiling</li> <li>removal of unsafe and poorly constructed stud wall and door</li> <li>additional support to brickwork to enable secure fitting of insulated walls</li> </ul>	<b>£7,602</b>	Works Complete
8	Sturton Street Methodist Church 58 Sturton St CB1 2QA	Petersfield	<b>Recommendation to EAC 18.8.11 APPROVED Exec Cllr Bick on 23.8.11</b> Redevelop facilities to provide a second floor for worship and multiple spaces on the ground floor for community use. Work started on 21 May on re-building the toilet block. Main contract to provide new second floor and community rooms started in August 12. <b>Further information required.</b> Redevelop to provide enhanced community facilities. More work required by applicant to firm up project and costs. Discussion held with applicant on 6.02.12	<b>£100,000</b>	Agreement signed. Work started on site  Awaiting proposals

	<b>Project</b>	<b>Ward</b>	<b>Progress</b>	<b>Funding</b>	<b>Notes</b>
9	Salvation Army 1 Tenison Rd CB1 2DG	Petersfield	<b>Awaiting contact.</b>		No information
10	East Barnwell Community Centre	Abbey	<b>Further information required.</b> Discussions taking place with County and managers to assess future development. County have employed a project worker (Oct 12) to take options forward in consultation with stakeholders and residents. County hoping for proposals to be ready for consideration by April 2013.		County looking to explore 'community hub'
11	Centre at St.Pauls	Trumpington / Petersfield	<b>Recommendation to EAC 27.10.11 APPROVED Exec Cllr Bick on 12.1.12</b> Newtown Forum agreed a grant of £20k and are recommending a further £25k which was considered and agreed by CS Scrutiny Committee on October 11 <sup>th</sup> 2012.	<b>£14,800</b>	St.Pauls are seeking additional funding for a 3 <sup>rd</sup> phase to build a large reception area.
12	Rock Road Library	(Queen Ediths) Coleridge	Identified by County as part of a possible community hub project. HoCD met with Rep from Friends group in October 2011. HOCD meeting with Head of Library Service and County Director on 13.6.12 and 5.11.12. Unlikely to see any proposals coming forward in the near future.		Awaiting proposals
13	YMCA Gonville Place	Petersfield	<b>Not proceeding</b> Report to CS Scrutiny on 11 Oct 2012. Agreed that project was not viable as a possible city centre open access youth venue.		No further work

## The Petersfield Study

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

## Facilities in Coleridge

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

### 1.3 Budget Summary Table

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

The additional £42k for the approved Romsey project is met from the Romsey ward budget.

The summary table includes a provisional allocation of £100k for the Abbey project in Stanesfield Road and assumes £80k is met from the top-sliced pot and £20k is met from the Abbey ward budget.

Ward	Total Accrued Contributions £	Top Slice agreed by EAC Aug 10 £	Top Slice remaining £	% Ward split agreed by EAC Aug 10	Ward split £	Ward split remaining £
Abbey	130,000			16.25%	65,000	45,000
Coleridge	230,000	(5x £80k) 400,000	80,000	28.75%	115,000	35,000
Petersfield	356,000			44.50%	178,000	36,598
Romsey	84,000			10.50%	42,000	0
<b>Total</b>	<b>800,000</b>	<b>400,000</b>	<b>80,000</b>	<b>100%</b>	<b>400,000</b>	<b>116,598</b>

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**To:** East Area Committee  
**Date:** Thursday 29<sup>th</sup> November 2012  
**Report by:** Andrew Preston  
Project Delivery & Environment Manager  
**Wards affected:** Coleridge, Petersfield, Abbey, Romsey

## **NEW AND REPLACEMENT BUS SHELTER PROGRAMME**

### **1.0 Executive summary**

- The City Council has approved expenditure of £267,000 on the provision of 12 new shelters and the replacement of approximately 60% of the 62 existing City Council owned shelters across the city. This report requests that North Area Committee approve the proposed allocation of 3 new shelters at existing bus stops in the north area of the city.

### **2.0 Recommendations**

2.1 The East Area Committee is recommended:

2.1.1 To approve the proposed allocation of 3 new shelters, at locations detailed in table 1.0 of this report.

### **3.0 Background**

3.1 There are currently 176 bus shelters across Cambridge, 25 owned by the County Council, 89 by Clearchannel (formally Adshel) and the remaining 62 owned by the City Council.

3.2 The City Council are only responsible for the provision of shelter facilities at bus stops in the city. The bus stop itself, flag and timetable are all the responsibility of the County Council as the Transport Authority.

3.3 It is proposed to provide 12 new City Council owned shelters at existing bus stops throughout the city.

- 3.4 A revenue bid to provide additional annual maintenance funding for these shelters was approved at Council in February 2012.
- 3.5 The new shelters will be similar in appearance to the cantilevered Clearchannel shelters, but will not have advertising panels.
- 3.6 Consideration of the potential for vandalism will be assessed on a site by site basis and the specification of each shelter amended accordingly. Changes could include the provision of perspex panels rather than glass or the addition of mesh reinforcement to glass panels.
- 3.7 Bus routes with higher passenger volumes take priority, along with areas of the city where bus use is predominantly by vulnerable groups such as the elderly and infirm.
- 3.8 Consultation has taken place with key stakeholders such as the County Council, bus operators and Councillors. Suggestions have also been received directly from residents over the past few years, and appendix A of this report lists all suggested new shelter sites across the city.
- 3.9 The deliverability of each site has been assessed and in many cases there is not enough space to provide a shelter within the public highway and these sites are therefore not feasible.
- 3.10 Any shelters that are sited on at risk bus routes have also not been prioritised, both for new shelters and the replacement of existing shelters.
- 3.11 Table 1.0 overleaf lists the three new shelter sites proposed within North Area.

<b>Suggested Location</b>	<b>Ward</b>	<b>Further Details</b>	<b>Suggested by</b>
Cherry Hinton Rd	Coleridge	Opp Clifton Rd very busy stop, citi3. Quite narrow but feasible.	Cllr Lewis Herbert
Cherry Hinton Rd	Coleridge	Nr Rock Rd very busy stop. Would need relocating, suggest outside Lloyds Bank (near Rathmore Rd). Quite narrow but feasible.	Cllr Lewis Herbert
Fison Rd	Abbey	Lay-by stop. Currently bench recessed into fence, check ownership. Possible conflict with established/mature tree roots. Citi 3. Timetable stop (waiting zone)	Cllr Caroline Hart

Table 1.0 Suggested new shelter sites in north area.

## **4.0 Implications**

### **4.1 Climate Change impact**

+ Medium: The project will promote use of sustainable transport by making bus travel more attractive, thereby reducing the level of motor vehicle traffic in Cambridge.

### **4.2 Equal Opportunities Implications**

Improvements to shelters will reduce the fear of crime. This would be particularly beneficial in areas of the City where bus use is predominantly by vulnerable groups such as the elderly and infirm.

### **4.3 Environmental Implications**

Improvements to waiting facilities for passengers will help to make bus travel more attractive. The local street scene will be improved. Bus shelters across the City will have a smarter, better-integrated appearance, presenting a better image of public transport than at present.

### **4.4 Community Safety Implications**

Improving shelters will help to make them safer and more attractive for vulnerable bus users. This will help to boost use of public transport. The use of alternative materials will reduce crime and vandalism.

## **5.0 Background papers**

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

Project Appraisal - New and Replacement Bus Shelter Project  
Environment Scrutiny Committee - October 2011.

## **6.0 Appendices**

### APPENDIX A

Suggested Bus Shelter Locations

## **7.0 Inspection of papers**

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

Author's Name: Andrew Preston  
Author's Phone Number: 01223 457271  
Author's Email: [andrew.preston@cambridge.gov.uk](mailto:andrew.preston@cambridge.gov.uk)



## PRIORITISED LIST OF SUGGESTIONS FOR NEW SHELTER LOCATIONS

Suggested Location	Ward	Area	Further Details:	Suggest by:
Cherry Hinton Road	Coleridge	East	Opp Clifton Rd very busy, citi3. Quite narrow but feasible.	Cllr Lewis Herbert
Cherry Hinton Road	Coleridge	East	Nr Rock Rd very busy. Would need relocating, suggest outside Lloyds Bank (near Rathmore Rd). Quite narrow but feasible.	Cllr Lewis Herbert
Fison Rd	Abbey	East	Lay-by stop. Currently bench recessed into fence, check ownership. Possible conflict with established/mature tree roots. Citi 3. Timetable stop (waiting zone)	Cllr Caroline Hart
Cherry Hinton Road	Coleridge	East	Opp. Derwent Close (Well used, better footway/cycleway clearance) Citi2 & Citi 3. Would be built into grass verge with limited space.	Resident & County Council - Paul Nelson
Lichfield Road	Coleridge	East	Neville Road. (elderly residents). Subsidised route, not well used, possible future closure of route 114. Plenty of room at all locations.	County Council - Paul Nelson & Cllrs Herbert & Owers
Birdwood Road	Coleridge	East	Gray Road, Citi 2. Could be located in verge. Visibility for vehicular dropped kerb would need checking, potential complaint from adjacent resident.	StageCoach - Andy Campbell & Cllr Herbert
Cherry Hinton Road	Coleridge	East	Derwent Close (elderly residents, limited footway/cycleway room) Citi 3 & Citi 2. Would be on grass verge and likely to get complaints from adjacent residents as would be imposing.	Resident & Cllrs Herbert & Owers
Perne Road	Coleridge	East	Birdwood Road. Displaced by pedestrian crossing (elderly residents). Shelter would impact on visibility from private accesses. The potential for a shelter was looked at as part of the pedestrian crossing scheme.	Cllrs Owers & Herbert
Newmarket Road	Abbey	East	Opp. TESCO. Footway is narrow, so would need removal of hedges on retail estate (probably private land). Well used, several major routes.	County Council - Paul Nelson
Castle Street	Castle (adj. Arbury)	West Central	Opp. St Peter's Church	Resident - Mrs M Hodge
Castle Street	Castle (adj. Arbury)	West Central	Opp. St Peter's Church	Cllr Simon Kightly
Madingley Road	Castle (adj. Newnham)	West Central	Opp. Bulstrode Gardens (elderly residents)	Cllr Lucy Nethsingha
Madingley Road	Castle (adj. Newnham)	West Central	Opp. Bulstrode Gardens (elderly residents)	County Council - Paul Nelson
Madingley Road	Castle (adj. Newnham)	West Central	Between Storey's Way and Grange Road (well used). Major cycleway. Minimise obstruction	Cllr Colin Rosenstiel
Madingley Road	Castle (adj. Newnham)	West Central	Between Storey's Way and Grange Road (well used). Major cycleway. Minimise obstruction	Cllr Lucy Nethsingha
Silver Street	Newnham	West Central	Cripps Court (Citi4, Uni 4 & sightseeing)	StageCoach - Andy Campbell
Silver Street	Newnham	West Central	Opp. Cripps Court (Citi4, Uni 4 & sightseeing)	StageCoach - Andy Campbell
Queen Edith's Way	Cherry Hinton	South	Greystoke Road (to Cherry Hinton library, dentist, pharmacy and GP surgery)	County Council - Paul Nelson
Queen Edith's Way	Cherry Hinton	South	Greystoke Road (to Cherry Hinton library, dentist, pharmacy and GP surgery)	MP Julian Huppert
High Street	Cherry Hinton	South	Mill End Close (TESCO users have to change buses here, and village centre/hall)	Resident - M C Culling
Teversham Drift	Cherry Hinton	South	Access is muddy and grassy. (elderly residents)	Cllr Russ McPherson
Teversham Drift	Cherry Hinton	South	Access is muddy and grassy. (elderly residents)	Cllr Mark Ashton
High Street	Cherry Hinton	South	Mill End Close (TESCO users have to change buses here, and village centre/hall)	Cllr Mark Ashton
Hills Rd	Queen Edith's	South	Nr HRSFC	Cllr Amanda Taylor
Long Rd	Queen Edith's	South	Nr Long Road SFC	Cllr Amanda Taylor
Cambridge Leisure to Addenbrookes	Queen Edith's	South	(Hills Road Services 1, 7, 8, 13 & Uni 4). Recommend just before Elsworth Place, wide footway and very well used (students). Several major routes. Other options on road are much narrower.	StageCoach - Andy Campbell
Carlton Way	Arbury	North	(Citi 1) Kingsway Flats. for people waiting to travel north east to King's Hedges / East Chesterton. Area is characterised by residents who are more reliant on public transport. Room if concrete "Kingsway" blocks are removed, or hedge/knee rail.	Resident - Mr & Mrs Horner
Carlton Way	Arbury	North	(Citi 1) Kingsway Flats. for people waiting to travel north east to King's Hedges / East Chesterton. Area is characterised by residents who are more reliant on public transport. Room if concrete "Kingsway" blocks are removed, or hedge/knee rail.	Cllr Mike Todd-Jones
Histon Road	Arbury	North	(Citi 8) Ranch pub / Linden Close. A popular stop. Elderly residents. Very narrow footway, unless taking some land from the pub.	Cllr Simon Kightly
Histon Road	Arbury	North	(Citi 8) Ranch pub / Linden Close. A popular stop. Elderly residents. Very narrow footway, unless taking some land from the pub.	Cllr Mike Todd-Jones
Histon Road	Arbury	North	(Citi 8) Aldi / Iceland / just south of Co-op and row of shops. A stop used by shoppers then going north to parts of Castle / Arbury. Limited footway unless hedge/knee high fence at Aldi is removed.	Cllr Simon Kightly
Histon Road	Arbury	North	(Citi 8) Aldi / Iceland / just south of Co-op and row of shops. A stop used by shoppers then going north to parts of Castle / Arbury. Limited footway unless hedge/knee high fence at Aldi is removed.	Cllr Mike Todd-Jones
Victoria Road	Arbury	North	(Citi 8) - inbound, by 222, Victoria Road. Just round the corner from busy junction / flats / new development proposed (Victoria Road / Histon Road / Huntingdon Road junction). Room if done carefully, needs discussion with County about visibility etc.	Cllr Mike Todd-Jones
Science Park	Outside City	North	Citi 2 Terminus	StageCoach - Andy Campbell

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## DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS

### 1.0 Central Government Advice

1.1 **National Planning Policy Framework (March 2012)** – 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.

1.2 **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.

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

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

### 2.0 East of England Plan 2008

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

SS3: Key Centres for Development and Change

SS6: City and Town Centres

E1: Job Growth

E2: Provision of Land for Employment

E3: Strategic Employment Locations

E4: Clusters

E5: Regional Structure of Town Centres

E6: Tourism

H1: Regional Housing Provision 2001to 2021

H2: Affordable Housing

C1: Cultural Development

T1: Regional Transport Strategy Objectives and Outcomes

T2: Changing Travel Behaviour

T3 Managing Traffic Demand

T4 Urban Transport

T5 Inter Urban Public Transport  
T8: Local Roads  
T9: Walking, Cycling and other Non-Motorised Transport  
T13 Public Transport Accessibility  
T14 Parking  
T15 Transport Investment Priorities

ENV1: Green Infrastructure  
ENV3: Biodiversity and Earth Heritage  
ENV6: The Historic Environment  
ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 2: Water Infrastructure  
WAT 4: Flood Risk Management

WM6: Waste Management in Development

CSR1: Strategy for the Sub-Region  
CSR2: Employment Generating Development  
CSR4: Transport Infrastructure

### 3.0 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision  
P9/8 Infrastructure Provision  
P9/9 Cambridge Sub-Region Transport Strategy

### 4.0 **Cambridge Local Plan 2006**

*3/1 Sustainable development*  
*3/3 Setting of the City*  
*3/4 Responding to context*  
*3/6 Ensuring coordinated development*  
3/7 Creating successful places  
3/9 Watercourses and other bodies of water  
3/10 Subdivision of existing plots  
3/11 The design of external spaces  
3/12 The design of new buildings  
3/13 Tall buildings and the skyline  
3/14 Extending buildings  
3/15 Shopfronts and signage

4/1 Green Belt  
4/2 Protection of open space  
4/3 Safeguarding features of amenity or nature conservation value

- 4/4 Trees
- 4/6 Protection of sites of local nature conservation importance
- 4/8 Local Biodiversity Action Plans
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 4/13 Pollution and amenity
- 4/14 Air Quality Management Areas
- 4/15 Lighting
  
- 5/1 Housing provision
- 5/2 Conversion of large properties
- 5/3 Housing lost to other uses
- 5/4 Loss of housing
- 5/5 Meeting housing needs
- 5/7 Supported housing/Housing in multiple occupation
- 5/8 Travellers
- 5/9 Housing for people with disabilities
- 5/10 Dwelling mix
- 5/11 Protection of community facilities
- 5/12 New community facilities
- 5/15 Addenbrookes
  
- 6/1 Protection of leisure facilities
- 6/2 New leisure facilities
- 6/3 Tourist accommodation
- 6/4 Visitor attractions
- 6/6 Change of use in the City Centre
- 6/7 Shopping development and change of use in the District and Local Centres
- 6/8 Convenience shopping
- 6/9 Retail warehouses
- 6/10 Food and drink outlets.
  
- 7/1 Employment provision
- 7/2 Selective management of the Economy
- 7/3 Protection of Industrial and Storage Space
- 7/4 Promotion of cluster development
- 7/5 Faculty development in the Central Area, University of Cambridge
- 7/6 West Cambridge, South of Madingley Road
- 7/7 College and University of Cambridge Staff and Student Housing
- 7/8 Anglia Ruskin University East Road Campus
- 7/9 Student hostels for Anglia Ruskin University
- 7/10 Speculative Student Hostel Accommodation
- 7/11 Language Schools
  
- 8/1 Spatial location of development
- 8/2 Transport impact
- 8/4 Walking and Cycling accessibility

8/6 Cycle parking  
8/8 Land for Public Transport  
8/9 Commercial vehicles and servicing  
8/10 Off-street car parking  
8/11 New roads  
8/12 Cambridge Airport  
8/13 Cambridge Airport Safety Zone  
8/14 Telecommunications development  
8/15 Mullard Radio Astronomy Observatory, Lords Bridge  
8/16 Renewable energy in major new developments  
8/17 Renewable energy  
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/7 Land between Madingley Road and Huntingdon Road  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area

10/1 Infrastructure improvements

#### Planning Obligation Related Policies

3/7 Creating successful places  
3/8 Open space and recreation provision through new development  
3/12 The Design of New Buildings (*waste and recycling*)  
4/2 Protection of open space  
5/13 Community facilities in Areas of Major Change  
5/14 Provision of community facilities through new development  
6/2 New leisure facilities  
8/3 Mitigating measures (*transport*)  
8/5 Pedestrian and cycle network  
8/7 Public transport accessibility  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area  
10/1 Infrastructure improvements (transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects)

## 5.0 Supplementary Planning Documents

### 5.1 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.

- 5.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 5.3 **Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 5.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 5.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.
- 5.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

**Eastern Gate Supplementary Planning Document (October 2011)** Guidance on the redevelopment of the Eastern Gate site. The purpose

of this development framework (SPD) is threefold:

- To articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within
- the area and guide decisions (by the Council and others); and
- To identify a series of key projects, to attract and guide investment (by the Council and others) within the area.

## **6.0 Material Considerations**

### **Central Government Guidance**

#### **6.1 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.

#### **6.2 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.

### 6.3 City Wide Guidance

**Arboricultural Strategy (2004)** - City-wide arboricultural strategy.

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

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

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

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

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

**Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)** - a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

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

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

**Cambridge City Council (2011) - Open Space and Recreation Strategy:** Gives guidance on the provision of open space and recreation facilities through development. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study

in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.

The strategy:

- sets out the protection of existing open spaces;
- promotes the improvement of and creation of new facilities on existing open spaces;
- sets out the standards for open space and sports provision in and through new development;
- supports the implementation of Section 106 monies and future Community Infrastructure Levy monies

As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan

**Balanced and Mixed Communities – A Good Practice Guide (2006)** – Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

**A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Cambridge Sub-Region Culture and Arts Strategy (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Cambridgeshire Quality Charter for Growth (2008)** – Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

**Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)** - sets out in more detail how existing council policy can be applied to proposals for tall buildings or those of significant massing in the city.

**Cambridge Walking and Cycling Strategy (2002)** – A walking and cycling strategy for Cambridge.

**Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)** – Guidance on how development can help achieve the implementation of the cycle network.

**Cambridgeshire Design Guide For Streets and Public Realm (2007)**: The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

**Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

**Air Quality in Cambridge – Developers Guide (2008)** - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

**The Cambridge Shopfront Design Guide (1997)** – Guidance on new shopfronts.

**Roof Extensions Design Guide (2003)** – Guidance on roof extensions.

**Modelling the Costs of Affordable Housing (2006)** – Toolkit to enable negotiations on affordable housing provision through planning proposals.

#### 6.4 **Area Guidelines**

**Cambridge City Council (2003)–Northern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Southern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:**

**Cambridge City Council (2003)–Western Corridor Area Transport Plan:**

The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

**Buildings of Local Interest (2005)** – A schedule of buildings of local interest and associated guidance.

**Brooklands Avenue Conservation Area Appraisal (2002)**  
**Cambridge Historic Core Conservation Area Appraisal (2006)**  
**Storeys Way Conservation Area Appraisal (2008)**  
**Chesterton and Ferry Lane Conservation Area Appraisal (2009)**  
**Conduit Head Road Conservation Area Appraisal (2009)**  
**De Freville Conservation Area Appraisal (2009)**  
**Kite Area Conservation Area Appraisal (1996)**  
**Newnham Croft Conservation Area Appraisal (1999)**  
**Southacre Conservation Area Appraisal (2000)**  
**Trumpington Conservation Area Appraisal (2010)**  
**Mill Road Area Conservation Area Appraisal (2011)**  
**West Cambridge Conservation Area Appraisal (2011)**

a Guidance relating to development and the Conservation Area including  
review of the boundaries

**Jesus Green Conservation Plan (1998)**  
**Parkers Piece Conservation Plan (2001)**  
**Sheeps Green/Coe Fen Conservation Plan (2001)**  
**Christs Pieces/New Square Conservation Plan (2001)**

Historic open space guidance.

**Hills Road Suburbs and Approaches Study (March 2012)**  
**Long Road Suburbs and Approaches Study (March 2012)**  
**Barton Road Suburbs and Approaches Study (March 2009)**  
**Huntingdon Road Suburbs and Approaches Study (March 2009)**  
**Madingley Road Suburbs and Approaches Study (March 2009)**  
**Newmarket Road Suburbs and Approaches Study (October 2011)**

Provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

**Station Area Development Framework (2004)** – Sets out a vision and Planning Framework for the development of a high density mixed use area including new transport interchange and includes the **Station Area Conservation Appraisal**.

**Southern Fringe Area Development Framework (2006)** – Guidance which will help to direct the future planning of development in the Southern Fringe.

**West Cambridge Masterplan Design Guidelines and Legal Agreement (1999)** – Sets out how the West Cambridge site should be developed.

**Mitcham's Corner Area Strategic Planning and Development Brief (2003)** – Guidance on the development and improvement of Mitcham's Corner.

**Mill Road Development Brief (Robert Sayle Warehouse and Co-Op site) (2007)** – Development Brief for Proposals Site 7.12 in the Cambridge Local Plan (2006)

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**EAST AREA COMMITTEE**

**Date: 29<sup>th</sup> November 2012**

<b>Application Number</b>	12/0967/CAC	<b>Agenda Item</b>	
<b>Date Received</b>	25th July 2012	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	19th September 2012		
<b>Ward</b>	Romsey		
<b>Site</b>	191 Mill Road Cambridge CB1 3AN		
<b>Proposal</b>	Conservation Area Consent for the demolition of the existing building (193B Mill Road).		
<b>Applicant</b>	Mr c/o Agent		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development does not accord with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The building is of no historic interest and does not contribute to the character and appearance of the Conservation Area.</li> </ol>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is situated on the northern side of Mill Road at the junction with Thoday Street. The site is currently occupied by a single storey building currently used as a charity shop falling within use class A1 retail.
  
- 1.2 To the east of the site, is a 2 storey flat roof building containing flats 4 A, B and C Thoday Street, which is accessed by a concrete driveway to the north of the site. To the south east are the upper floors of numbers 193 and 195 Mill Road.

1.3 The site falls within the extended Central Conservation Area and is within Mill Road East District Centre.

## 2.0 THE PROPOSAL

2.1 Conservation Area Consent is sought to demolish the existing single storey building, currently used as a charity shop )A1 retail.

## 3.0 SITE HISTORY

Reference	Description	Outcome
12/0967/CAC	Conservation Area Consent for the demolition of the existing building (193B Mill Road).	Concurrent Application

## 4.0 PUBLICITY

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

## 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	4/11



### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012
	<u>Area Guidelines:</u>  Conservation Area Appraisal:  Mill Road Area

## 6.0 CONSULTATIONS

### Historic Environment Manager

- 6.1 The proposed development of this site is supported as the existing building is of no particular historic interest. Provided that the proposed design and materials are altered as per my comments, this application can be supported with conditions as it adheres to policy 4/11 of the Cambridge Local Plan 2006.

### Environmental Health

- 6.2 Dust and noise conditions recommended.
- 6.3 The above response is 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

Councillor Paul Saunders has commented on this application. I have set out his comments below:

*This site is within a Conservation Area and is also a part of the setting of St Philip's Church, a significant feature of the Mill Road & Thoday Street streetscape, it should be examined fully against relevant policies such 3/4 and 4/11.*

*If you are minded to approve this application I would like it to go to Committee for determination.*

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

Romsey Mill, Hemingford Road

- 7.2 The representations can be summarised as follows:

Parking comments

- Will the reduction of parking spaces and given that one of the three remaining spaces will be for disabled, will the Charity Shop be allowed use of this?
- Many of our volunteers have to use a car because of mobility issues so parking close the shop unit will be important.
- If this space were not allocated for shop use would there be any provision for off road parking that could be made instead?
- Will there be sufficient space for storage and room to take the bins out for collection.

Other Issues

- The change of use for the Charity Shop is only a temporary consent.

- 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. Third party representations

## **Principle of Development**

- 8.2 The existing building is of no historic interest. There will be no harm to the character and appearance of the Conservation Area resulting from its demolition.

## **Third Party Representations**

- 8.3 The issues raised in the representations received have been considered in the above report. The following issues have also been raised:

*Will the reduction of parking spaces and given that one of the three remaining spaces will be for disabled, will the Charity Shop be allowed use of this?*

The scheme provides 4 car parking spaces for the ground floor businesses. The use of the car parking is a management issue. The spaces are suitable for disabled users.

*If this space were not allocated for shop use would there be any provision for off road parking that could be made instead?*

The scheme cannot allocate off road car parking on the public highway.

*Will there be sufficient space for storage and room to take the bins out for collection?*

Refuse storage for the shop unit is provided in the communal store to the rear of 191 Mill Road.

## **9.0 CONCLUSION**

- 9.1 The proposed demolition will not be harmful to the character and appearance of the Conservation Area. APPROVAL is recommended.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following conditions and reasons for approval:

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

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

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

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

### **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:

Cambridge Local Plan (2006): 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](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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

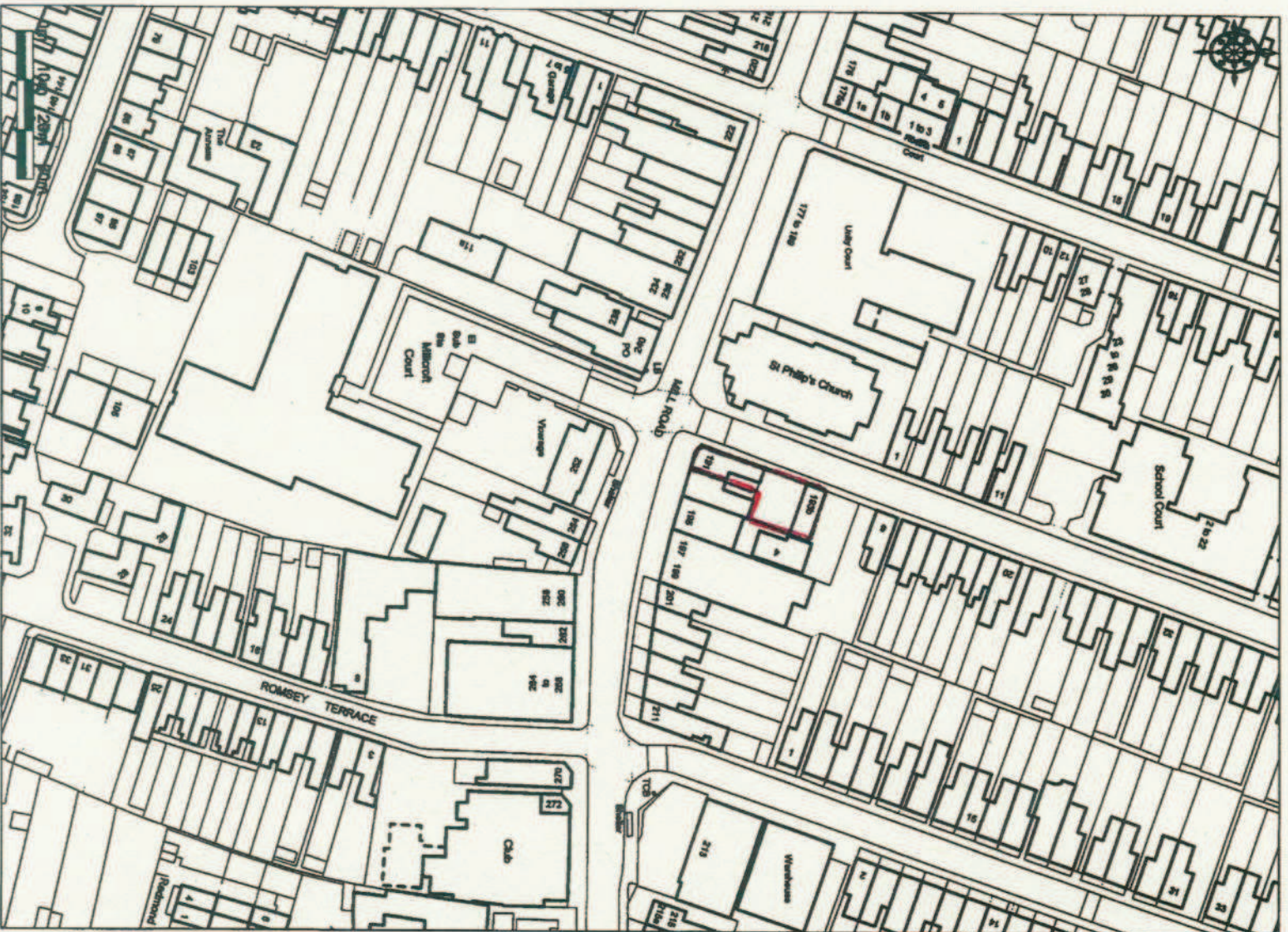
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received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

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

[www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess)

or by visiting the Customer Service Centre at Mandela House.

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**EAST AREA COMMITTEE**

**Date: 29<sup>th</sup> November 2012**

<b>Application Number</b>	12/0966/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	25th July 2012	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	19th September 2012		
<b>Ward</b>	Romsey		
<b>Site</b>	191 Mill Road Cambridge CB1 3AN		
<b>Proposal</b>	Erection of 6 studio units; and a retail unit (Class A1) to the rear of 191 Mill Road, and internal alterations at first floor level to covert a single one bed residential unit into 2 studio units (following demolition of existing rear outbuilding), together with associated infrastructure. Conservation Area Consent for the demolition of the existing building (193B Mill Road).		
<b>Applicant</b>	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development does not accord with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed new building will make a positive contribution to the character and appearance of the Conservation Area.</li> <li>2. No significant harm to the amenities of the adjacent flats.</li> <li>3. Adequate refuse and cycling parking provided.</li> </ol>
RECOMMENDATION	APPROVAL

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is situated on the northern side of Mill Road at the junction with Thoday Street. The site is currently occupied by a single storey building currently used as a charity shop falling within use class A1 retail.
- 1.2 To the east of the site, is a 2 storey flat roof building containing flats 4 A, B and C Thoday Street, which is accessed by a concrete driveway to the north of the site. To the south east are the upper floors of numbers 193 and 195 Mill Road.
- 1.3 The site falls within the extended Central Conservation Area and is within Mill Road East District Centre.

## **2.0 THE PROPOSAL**

- 2.1 Permission is sought for the erection of a new building containing 6 studio apartments and one A1 retail unit, arranged over three levels of accommodation. The existing first floor flat at number 191 Mill Road will also be converted into two studio units. The rear wing of number 191 is to be rebuilt to provide consistent floor levels.
- 2.2 The new building has an eaves height of 6.3m and an overall ridge height standing 8.2m.
- 2.3 Four car parking spaces will be provided on the ground floor with communal bicycle and refuse stores.
- 2.4 The application is accompanied by the following supporting information:
  1. Design and Access Statement

### **Additional and amended Plans**

Following the consultation responses received the applicant has submitted several additional plans with the following minor changes:

- Car parking spaces have been dimensioned.
- Minor changes to the vehicle crossover.
- Further perspective plans.

- Proposed external render changed to buff brick.
- Further evidence of likely trip ratios from the site.

### 3.0 SITE HISTORY

Reference	Description	Outcome
12/0967/CAC	Conservation Area Consent for the demolition of the existing building (193B Mill Road).	Concurrent Application

### 4.0 PUBLICITY

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

### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	ENV6 ENV7
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/4 3/7 3/11 3/12 3/14 3/15 4/11 4/13 5/1 5/2

	8/2 8/6 10/1
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### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012  Circular 11/95  Community Infrastructure Levy Regulations 2010
Material Considerations	<u>Central Government:</u>  Letter from Secretary of State for Communities and Local Government (27 May 2010)  Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u>  Open Space and Recreation Strategy
	<u>Area Guidelines:</u>  Conservation Area Appraisal:  Mill Road Area

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Transport)

- 6.1 The proposed parking arrangement shows 4 parking spaces, in two pairs of tandem parking spaces.

For separate households this arrangement is impractical as it requires the outer vehicle to be moved in order that the inner vehicle can egress.

Given the demand for on-street parking in the area and competition for space between existing residential uses, it would seem likely that vehicles may return to the area late at night, and if unable to find a convenient car parking space, use the spaces provided for the business use, intending to move the vehicle before it inconveniences the resident using the inner space. The proposed arrangement therefore has significant potential to result in antagonism.

Whilst the existing arrangement would seem to have become established informally, it is not one that the Highway Authority would support.

Transport statement Section 4.2 -The use of the figure of 5.1 trips per residential unit for trip generation is not considered appropriate without any further supporting empirical evidence. The statement that this figure has been accepted in similar circumstances is not accepted as the sites where the figure was accepted, based upon local survey data, were closer to the City Centre.

Transport statement Section 6.2 ' Based upon the provided information it would appear that 70% of the units would be likely to keep a car. For 8 units this would result in a demand locally to accommodate an additional 5 to 6 vehicles. These vehicles would, at times, be kept on street and compete for available space with existing residential uses in an area where competition outside the working day is already intense.

### **Head of Environmental Services**

- 6.2 No objections subject to noise and construction hours related conditions.

### **Historic Environment Manager**

- 6.3 The proposed development of this site is supported as the existing building is of no particular historic interest. Provided that the proposed design and materials are altered as per my

comments, this application can be supported with conditions as it adheres to policy 4/11 of the Cambridge Local Plan 2006.

### **Cambridge County Council Archaeology**

- 6.4 Further site investigations required.
- 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**

Councillor Paul Saunders has commented on this application. I have set out his comments below:

*This site is within a Conservation Area and is also a part of the setting of St Philip's Church, a significant feature of the Mill Road & Thoday Street streetscape, it should be examined fully against relevant policies such 3/4 and 4/11.*

*If you are minded to approve this application I would like it to go to Committee for determination.*

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

Owner of 195D Mill Road  
252 Mill Road  
191a Mill Road

- 7.2 The representations can be summarised as follows:

#### Design Concerns

- It is not clear if the building has a flat or pitched roof.
- The design and architecture must not detract from the extensive refurbishment works to St Phillips Church Centre.
- The present design is an overdevelopment.

#### Amenity Issues

- The window number 195D benefits from sunsets across the church.

- The bedroom of 195 will now look into a noisy courtyard.
- The private courtyard of number 195 may be adversely affected by loss of light and noise and will lose its aspect.

### Other comments

- There needs to be a building plan to minimise disturbance during the works.
- Car parking area inappropriate.
- 7 Additional units will bring more off street car parking pressure.
- There are no plans for SUDs, food growing or wildlife plans which is a missed opportunity.
- There has been no notice given to present occupiers.

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. Disabled access
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

### **Principle of Development**

8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained in The National Planning Policy Framework 2012. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is

discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

- 8.3 The criteria of Local Plan policy 5/2 is also relevant to the conversion of the existing building at 191 Mill Road. Residential conversions are permitted except where the likely impact upon on street car parking would be unacceptable; the living accommodation would be unacceptable; the proposal would fail to provide satisfactory refuse storage and cycle parking, or the location of the property would not offer a satisfactory level of residential amenity. An analysis of these issues associated with this form of housing is considered in the relevant subsections below.
- 8.4 The application provides a new A1 retail unit on the ground floor. There will therefore be no loss of retail within the District Centre which accords with the policy objectives within Local Plan policy 6/7.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1, 5/2 and 6/7.

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

- 8.6 The key design issue is the design and appearance of the new building within its setting in the Conservation Area.
- 8.7 The proposed new building creates a new frontage along Thoday Street. The gap in the street scene between numbers 191 Mill Road and 6 Thoday Street is not considered to be of such importance to the character of the street as to constrain development.
- 8.8 In terms of scale of massing I consider the new building appropriate in its context. Local Plan policy 3/12 requires new buildings to have a positive impact on their setting in terms of scale and form. The proposed new building has a higher eaves and ridge level than the rear wing of numbers 191 and 193 Mill Road. Given the overall width of the plot, and the gap alongside number 6 Thoday Street, I consider the site can carry a new frontage of this scale. Numbers 191 and 193 Mill Road are identified in the recent Conservation Area Appraisal as being 'positive unlisted buildings'. The new building will be a separate modern frontage, rather than a seamless extension of



the number 191. I consider this deliberate design contrast a successful approach, which will have a positive impact on the character and appearance of the Conservation Area.

- 8.9 The detailed design reflects the modern contrasting appearance of the new building. The proposed front roof dormers are well proportioned and will add visual interest to the roofscape. Similarly, the Juliet balconies are in keeping with the contemporary appearance of the building and will not in my view cause any harm to the character of the street scene.
- 8.10 With regard to materials, the Conservation Team considers brick a more suitable material than the render finish that was initially proposed. Brickwork would reflect adjacent buildings more successfully. The applicant is in agreement and has submitted amended plans showing buff brickwork and a new brick course to separate the ground and first floors.
- 8.11 The shopfront of the ground floor unit can facilitate signage, including a hanging sign. This will however be considered within a future application under the Advertisement Regulations.
- 8.12 The existing single storey building is of no historic merit. Its demolition is supported.
- 8.13 In my opinion the proposed building would make a positive contribution to the character and appearance of the Conservation Area and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/12 and 4/11.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.14 The proposed new building will have some impact on the adjacent flats at 193 and 195 Mill Road, and to a lesser degree 4 Thoday Street. The erection of the proposed building will curtail the view and evening sunshine from the upper floor flats of 195 Mill Road. However, unrestricted views across the site cannot reasonably constrain development and the loss of sunlight would be restricted to evenings in the summer. In addition, the flats at 195 Mill Road already have restricted views and outlook from the flat roof building 4 Thoday Street opposite. The proposed building has been designed with a single storey

cycle store to the north of the site, which will reduce the overall sense of enclosure for the adjacent flats.

- 8.15 The proposed new building will not create an adverse impact on number 6 Thoday Street because of the divided access to the north of the site.
- 8.16 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.

#### Amenity for future occupiers of the site

- 8.17 The proposed apartments are relatively small studio units which will no doubt be desirable to many prospective future occupiers. The units within the new building fronting Thoday Street are dual aspect and benefit from Juliet balconies to the benefit of their overall level of amenity.
- 8.18 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

#### **Refuse Arrangements**

- 8.19 The development provides a communal refuse area which is adequate in size. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

#### **Highway Safety**

- 8.20 The proposed access has been amended with a simple crossover in place of the bellmouth originally proposed. This is in accordance with the recommendations of the Highway Authority. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

#### **Car and Cycle Parking**

- 8.21 The application provides four car parking spaces arranged in parallel. The use of these spaces will be for 191 and 193 Mill

Road, which is a management issue. No car parking will be provided for the new studio apartments. Given the size and nature of the accommodation provided, a car free development in this area of the City which enjoys good transport links and services, is acceptable.

- 8.22 Eight cycle parking spaces are provided on the ground which meets the Council's Adopted Standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.23 The issues raised in the representations received have been considered in the above report. The following issues have also been raised:

*The design and architecture must not detract from the extensive refurbishment works to St Phillips Church Centre.*

I do not consider that there will be any adverse harm to the character, appearance and setting of the adjacent St Phillips Church.

*There needs to be a building plan to minimise disturbance during the works.*

A construction management plan can be agreed through the imposition of a suitable planning condition.

*There are no plans for SUDs, food growing or wildlife plans which is a missed opportunity.*

There is no formal requirement for these sustainability features on a development of this size.

### **Planning Obligation Strategy**

#### **Planning Obligations**

- 8.24 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests.

If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

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

The proposed development triggers the requirement for the following community infrastructure:

### Open Space

8.25 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238	7	1666
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>1666</b>

<b>Indoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	7	1883
1 bed	1.5	269	403.50		

2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
<b>Total</b>					<b>1883</b>

<b>Informal open space</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	7	1694
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
<b>Total</b>					<b>1694</b>

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

#### Community Development

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

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	7	8792
2-bed	1256		

3-bed	1882		
4-bed	1882		
<b>Total</b>			<b>8792</b>

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

### Waste

8.29 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	7	1050
<b>Total</b>			<b>1050</b>

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

### Waste Management

8.31 A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per house for four new sites giving increased capacity as permanent replacements

for the existing temporary site at Milton. A total contribution of £1330 is necessary.

- 8.32 Subject to the completion of a S106 planning obligation to secure the requirements of the RECAP Waste Management Design Guide SPD 2012, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 10/1 and the RECAP Waste Management Design Guide SPD 2012.

### Transport

- 8.33 Contributions to the ECAPT are not therefore required.

The use of the figure of 5.1 trips per residential unit for trip generation is considered appropriate in this case. This trip ratio for small studio units has been acceptable on very similar sites in the City. The applicant has provided further evidence of sites at Eights Marina, The Gallery, Rustat Avenue, Winstanley Court, Cromwell Road and Riverside Place where the County Council have acceptable the reduced trip ratio.

### Education

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

<b>Life-long learning</b>					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	7	7
2+-	2		160		

beds					
<b>Total</b>					<b>1120</b>

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

#### Monitoring

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

#### Planning Obligations Conclusion

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

### **9.0 CONCLUSION**

9.1 The proposed new building will make a positive contribution to the character and appearance of the Conservation Area and will not unduly detract from the amenities of neighbouring flats. APPROVAL is recommended.

### **10.0 RECOMMENDATION**

**1. APPROVE subject to the satisfactory completion of the s106 agreement by 1 February 2013 and subject to the following conditions and reasons for approval:**



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

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

2. 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)

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

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

4. 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)

5. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

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

- 6. No metal-clad or other non-traditional roofs shall be erected until full details of such roofs including materials, colours, surface finishes and relationships to rooflights or other rooftop features have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

- 7. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

8. No new windows or doors shall be installed in the existing building, nor existing windows or doors altered until drawings at a scale of 1:20 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11).

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

### **Reasons for Approval**

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

Cambridge Local Plan (2006): 3/4, 3/7, 3/12, 4/13, 8/2, 8/6

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

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

**2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 1 February 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):**

The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, waste storage, waste management facilities and in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 the RECAP Waste Management Design Guide SPD 2012 and the Open Space Standards Guidance for Interpretation and Implementation 2010

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

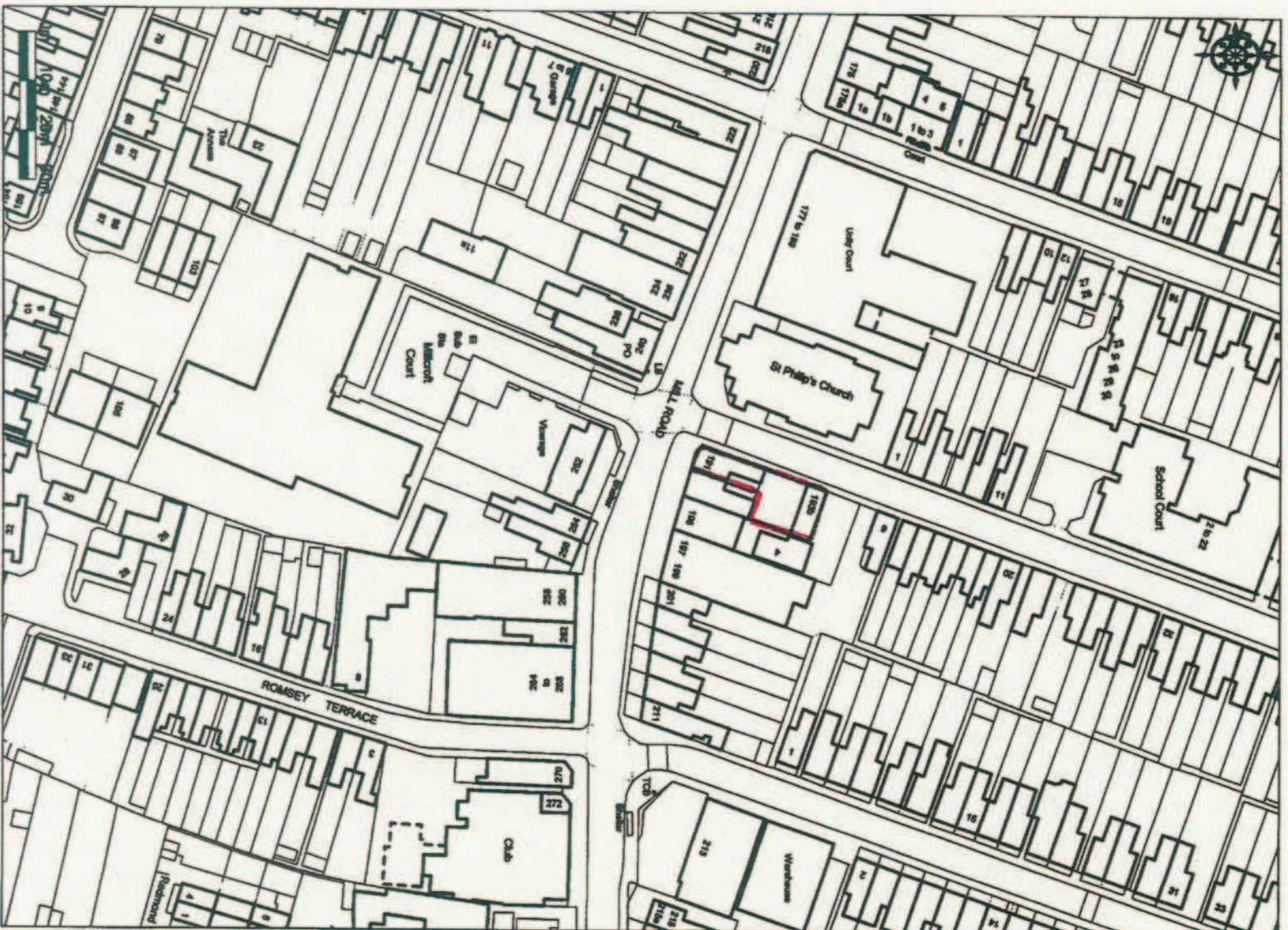
## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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

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

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

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**EAST AREA COMMITTEE**

**Date: 29<sup>th</sup> November 2012**

<b>Application Number</b>	12/1132/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	4th September 2012	<b>Officer</b>	Miss Sophie Pain
<b>Target Date</b>	30th October 2012		
<b>Ward</b>	Petersfield		
<b>Site</b>	C B 1 32 Mill Road Cambridge CB1 2AD		
<b>Proposal</b>	The retention of the existing CB1 Internet Cafe and the provision of 9 new Studio Flats, by conversion and new build.		
<b>Applicant</b>	61-65 Church Street Harston Cambridgeshire CB22 7NP		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The proposal provides housing on a windfall site that is in accordance with policies 3/14 and 5/2 of the Cambridge Local Plan 2006 and guidance within the National Planning Policy Framework (2012);</li> <li><input type="checkbox"/> The proposed extension and construction of coach house are sympathetic to the architectural merit of the building and is in accordance with policy 3/14 of the Cambridge Local Plan 2006;</li> <li><input type="checkbox"/> The proposed development does not harm the amenity of neighbouring occupiers or the future occupiers of the site in accordance with policies 3/14 and 4/13 of the Cambridge Local Plan 2006.</li> </ul>
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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site lies on the southern side of Mill Road towards the western end. The property comprises a large commercial premises at ground floor which is occupied by CB1 café and who also use the existing amenity space to the rear during the summer months.
- 1.2 The property has a two storey projecting wing to the rear of the property. The ground floor room in this wing in addition to the first and second floors provides shared residential accommodation comprising of 5 bedrooms that share a kitchen and bathrooms. There is a basement to the property, which is utilised by CB1 café for their staff and for storage purposes.
- 1.3 There are similar properties that adjoin the application site to the east and west which have been extended at first and second floor level as well as others which have done similar, further along the terrace.
- 1.4 The application site falls within a conservation area, is within the Controlled Parking Zone and is designated as a Building of Local Interest.

## **2.0 THE PROPOSAL**

- 2.1 The applicant seeks planning permission to extend the existing two storey rear projection by constructing a third storey. Permission is also sought for the construction of a two storey coach house within the rear amenity space of the property. Additionally, change of use is sought from Use Class C4 to 9 independent residential units, each in C3 Use.
- 2.2 The existing retail unit to the front of the site will not be reduced in size and the basement will be utilised as an internet room and storage for the occupant. The one change to this use will be that there will no longer be seating in the garden to the rear as this will become amenity space for the use of the future occupants of the residential flats.

2.3 Associated bin and cycle storage will be provided for in the rear garden of the site, between the three storey rear projection and the coach house.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

### 3.0 SITE HISTORY

Reference	Description	Outcome
12/0823/FUL	The retention of the existing CB1 Internet Cafe and the provision of 10 new Studio Flats, by conversion and new build.	Withdrawn

### 4.0 PUBLICITY

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

### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 H1 T2 T9 T14 ENV6 ENV7 WM6
Cambridgeshire and Peterborough Structure Plan	P6/1 P9/8

2003	
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/11 3/14 4/11 4/12 4/13 5/1 5/2 8/2 8/6 8/10 10/1

### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012  Circular 11/95  Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction  Waste Management Design Guide  Planning Obligation Strategy
Material Considerations	<u>Central Government:</u>  Letter from Secretary of State for Communities and Local Government (27 May 2010)  Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u>  Open Space and Recreation Strategy  Cycle Parking Guide for New Residential Developments  Air Quality in Cambridge – Developers Guide
	<u>Area Guidelines:</u>  Buildings of Local Interest  Conservation Area Appraisal:

	Mill Road Area
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## **6.0 CONSULTATIONS**

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

- 6.1 The future occupants of the properties will not be eligible for residents permits for the parking scheme in the surrounding streets. This will be brought to the attention of the applicant through an informative. Otherwise, the imposition of conditions has been recommended.

### **Head of Environmental Services**

- 6.2 No objection but recommendation of conditions relating to noise insulation and waste management.

### **Historic Environment Manager**

- 6.3 Provided that the flats are well managed in terms of keeping bins and bikes off of the street, the application is supported with conditions. Appropriate materials should be used and providing the design is well detailed and constructed, these proposals will not be detrimental to the character and interest of the BLI and the appearance of the conservation area, therefore adhering to policies 4/11 and 4/12.

### **Architectural Liaison Officer (Cambridgeshire Constabulary)**

- 6.4 Concerns about the safety of future occupants of the residential flats.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

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

- 32A Mill Road

7.2 The representations can be summarised as follows:

- Detrimental harm on the business of CB1 café as the seating in the garden will be removed.

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

## **8.0 ASSESSMENT**

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Car and cycle parking
6. Third Party representations
7. Planning Obligation Strategy

### **Principle of development**

8.2 Policy 5/2 of the Cambridge Local Plan 2006 supports proposals for the sub-division of single residential properties subject to various policy criteria, which the proposal must satisfy. These are that the existing property has a floor area of more than 110 square metres; is located within the controlled parking zone and would therefore have no impact on on-street parking; would provide an acceptable standard of living accommodation with adequate provision for cycle and bin storage, and would be compatible with neighbouring uses.

8.3 Central Government is committed to promoting more efficient use of land through higher density development and the use of suitably located, previously developed land and buildings, in order to bring vacant and underused land back into beneficial use and to achieve the targets that it has set in terms of producing new homes.

- 8.4 Policy 3/14 of the Cambridge Local Plan 2006 supports proposals for extensions to existing buildings provided that they:
- a. reflect or successfully contrast with their form, use of materials and architectural detailing;
  - b. do not unreasonably overlook, overshadow or visually dominate neighbouring properties;
  - c. retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and
  - d. do not adversely affect listed buildings or their settings, the character and appearance of conservation areas, gardens of local interest, trees or important wildlife features.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 3/14 and 5/2 of the Cambridge Local Plan 2006.

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

- 8.6 The application seeks planning permission to extend the existing two storey rear projecting wing with a third storey. At present, this rear projecting range mirrors that at the adjoining property to the south east forming a symmetrical extension with a gable end. By seeking an increase in the height of the range by an additional storey, it unbalances this symmetry and creates what is effectively a cat slide roof.
- 8.7 Although this is not ideal, the proposed design is considered to be relatively sympathetic to the building and given its location to the rear of the site it is not visible within the street and therefore has limited impact on the Conservation Area. This is also providing the appropriate materials to match the existing are used. In order to accommodate the require rooms internally, new casement windows and dormer windows are proposed. However, these are in line with the existing openings on the property and the dormers are traditional pitched roof dormers that are respectful to the scale and context of the building.
- 8.8 The proposed construction of a two storey coach house is considered to be acceptable. To the rear of properties along this stretch of Mill Road there are sizable storage buildings and annexes, which are in use for residential purposes. The general form of the proposed coach house reflects the

architecture of the existing building and its scale and massing is respectful to the main building. Subject to the imposition of a condition that requires material samples prior to construction, I consider that the proposed development would be acceptable.

- 8.9 The building is identified as a Building of Local Interest. However, the listing relates to the ground floor shopfront of the property, which will remain. This application does not propose any alterations to this.
- 8.10 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, 3/14, 4/11 and 4/12.

### **Residential amenity**

#### Impact on neighbouring occupiers

- 8.11 The proposed third storey is 7.4 m in depth, but projects no further than the existing projecting wing, not other rear extensions along this terrace. The attached neighbour, No.34 does not have windows in the rear elevation of the property, adjacent to the common boundary that would be affected by the proposed extension. Therefore, in my view there is unlikely to be any harmful impact in terms of overbearing or overshadowing given the relative position of the proposed extension to its neighbours and the path of the sun.
- 8.12 While there are windows in the south west flank elevation which face the unattached neighbour, there would be no overlooking or loss of privacy due to the fact that the adjoining property has no major windows to habitable rooms on its facing elevation.
- 8.13 The proposed change of use of the property will give rise to additional comings and goings from the property that might cause additional noise and disturbance to neighbours. However, the properties to either side are also in multiple occupation and given the position of the application site on a busy road, both in terms of traffic and pedestrians, I believe that the additional noise that might occur will be negligible and should not harm the neighbouring occupants.



- 8.14 Consideration needs to also be given to the ground floor occupier, CB1 Café. There are no significant alterations to the operation of the café and clarification in the plans has been provided to give assurance that there will not be a collision of uses between the retail and residential use. A new staircase will be installed in CB1, that will allow access into the basement. The existing door that provides access to the garden area will become an emergency exit only. Therefore, the residents would be free to come and go and access the facilities in the communal garden without affecting the operation of the café. An objector has raised concern that the café will no longer use the garden area. I appreciate that this is a nice feature of the café, but it is not for the planning system to intervene in the running of businesses and there are no planning grounds for refusing the application on this basis.
- 8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

#### Impact on future occupiers

- 8.16 Each of the residential flats are independent and are accessed from a main staircase that will not give rise to an unacceptable movements past a single residential flat, thereby harming their amenity.
- 8.17 To the front of the property the proposal is to have 2 flats (4 & 7) whose only aspect will be facing onto Mill Road. Other applications on nearby properties have demonstrated that future occupants in such accommodation would be subject to excessive noise from road traffic and for this reason it is considered that a noise insulation condition that requires the installation of mechanical ventilation is needed.
- 8.18 The other flat that does require consideration is flat 1, which is located at ground floor in the existing projecting wing. Their two windows are close to the circulation space of the rear garden and will be impacted upon by other residents using the cycle and bin stores. This is not an ideal situation but I believe that if Members wished, there may be reasonable scope to extend the

noise insulation condition from flats 4 & 7 to incorporate flat 1 too, to improve the amenity of the future occupants.

- 8.19 In my opinion the proposal provides an acceptable living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14.

### **Refuse Arrangements**

- 8.20 There is a designated space to the rear of the site for the storage of bins and this is generally conveniently located for use by the occupants and out of sight of the public. However, details haven't been provided about where the residential and commercial waste will be stored as it needs to be separately. Furthermore, there are no details about the management of the bins. There are a large number and ownership needs to be taken over who will be responsible for taking these bins onto the highway for collection. As such a condition is required for further details and management strategy so that officers can be assured that waste collection will be managed effectively.
- 8.21 Subject to the imposition of a condition, in my opinion the proposal is compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policies 3/12 and 3/14.

### **Car and Cycle Parking**

- 8.22 The proposed development is car-free development and therefore no off-street car parking spaces are provided. The application site, in my view, is in a sustainable location, close to local services, shops and the City Centre and is therefore an appropriate location for a car free development to take place. Also the Council's current adopted Car Parking Standards at appendix C of the Local Plan 2006 recommends a maximum level of provision for a development rather than a minimum requirement.
- 8.23 To the rear of the site it is proposed to site a cycle shelter for provision of 10 cycles. This would be in accordance with the Cycle Parking Guide providing that they are secure too. In order to ensure that the spaces are laid out appropriately, I

believe that it is reasonable to impose a condition requiring further details.

- 8.24 Ideally, the occupants should take their bikes through the corridor and out through the front elevation of the property onto Mill Road. However, there is a rear access that leads onto an access that runs along the length of Mill Road, behind the properties and exits through the car park that is adjacent to No.2 Mill Road to the west. However, this rear access is considered to be a security threat as there is little surveillance and is overgrown. Despite this concern, I do not consider that it is the role of the planning system to prevent use of this rear access. Instead, I would suggest through an informative that when the units are sold or rented, encouragement is made for occupants to use the front entrance rather than the rear access.
- 8.25 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Planning Obligations**

- 8.26 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.

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

proposed development triggers the requirement for the following community infrastructure:

### Open Space

8.27 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.28 The application proposes the conversion of one residential unit, in use as Use Class C4 containing five bedrooms to form nine new units containing nine bedrooms. In conversions, the contributions for open space are based on the number of additional bedrooms created, each additional bedroom being assumed to contain one person. Contributions for provision for children and teenagers are only required if they are in units with more than one bedroom. The totals required for the new units resulting from the proposed conversion are calculated as follows:

<b>Outdoor sports facilities</b>					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	<b>Total £</b>
5	9	4	6	238	<b>1428</b>

<b>Indoor sports facilities</b>					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	<b>Total £</b>
5	9	4	6	269	<b>1614</b>

<b>Informal open space</b>					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	<b>Total £</b>
5	9	4	6	242	<b>1452</b>

<b>Provision for children and teenagers</b>					
Existing total bedrooms	New total bedrooms	Net additional bedrooms not in 1-bed units	Assumed net additional persons not in 1-bed units	£ per person	<b>Total £</b>
5	9	0	0	316	<b>0</b>

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

#### Community Development

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

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	8	10048
2-bed	1256		
3-bed	1882		

4-bed	1882		
			<b>Total 10048</b>

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

### Waste

8.32 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	8	1200
			<b>Total 1200</b>

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

### Waste Management

A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per house for four new sites giving increased capacity as permanent replacements for the existing temporary site at Milton. A total contribution of £1520 is necessary

8.34 Subject to the completion of a S106 planning obligation to secure the requirements of the RECAP Waste Management Design Guide SPD 2012, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 10/1 and the RECAP Waste Management Design Guide SPD 2012.

Education

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

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

<b>Life-long learning</b>					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	8	1280
2+-beds	2		160		
<b>Total</b>					<b>1280</b>

8.37 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy 2010, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003)

policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

### Monitoring

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

### Planning Obligations Conclusion

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

### **Third Party Representations**

- 8.40 I consider that I have addressed the concerns of the objector in my sections on residential amenity and refuse arrangements.

## **9.0 RECOMMENDATION**

**APPROVE subject to the satisfactory completion of the s106 agreement by 31<sup>st</sup> March 2013 and subject to the following conditions and reasons for approval:**

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

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



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

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/14 and 4/11)

3. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

4. All new joinery [window frames and doorways] shall be recessed at least 75mm back from the face of the wall / facade. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

5. 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)

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

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

7. Prior to the occupation of the approved development, full details of the on-site storage facilities for both domestic and trade waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. Full details shall also be provided relating to the management of the waste storage including responsibility of moving the bins from their storage point to the kerbside on collection day. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/7 and 3/14)

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

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/7 and 3/14)

9. Prior to the occupation of the approved development, a noise report that considers the impact of noise on the Mill Road facade upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Following the submission of a noise report and prior to the occupation of the development, a noise insulation scheme for protecting the affected room from the high ambient noise levels on the Mill Road facade, having regard to acoustic ventilation and due regard to the air quality condition, shall be submitted to and approved in writing by the local planning authority.

The scheme shall detail the acoustic noise insulation performance specification of the external building envelope of the affected residential units (having regard to the building fabric, glazing and ventilation) and achieve the good internal noise levels recommended in British Standard 8233:1999 Sound Insulation and noise reduction for buildings - Code of Practice.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

Reason: To protect the amenity of future occupants of the approved development (Cambridge Local Plan 2006 policy 4/13)

10. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
  - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway);
  - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street;
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway);

iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

11. Prior to the occupation of the approved development details of facilities for the covered, secure parking of 10 number bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

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

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

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

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

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/14)

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

**INFORMATIVE:** The applicant is advised that implementation of the application hereby approved will result in neither the existing residents of the site, nor future residents able to qualify for Residents' Parking Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

**INFORMATIVE:** This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

## **Reasons for Approval**

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

East of England plan 2008: SS1, H1, T2, T9, T14, ENV6, ENV7, WM6

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

Cambridge Local Plan (2006): 3/1,3/4,3/7,3/10,3/11,3/14,4/11,4/12,4/13,5/1,5/2,8/2,8/6,

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

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

**Unless prior agreement has been obtained from the Head of Planning, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 31 March 2013IN it is recommended that the application be refused for the following reason(s).**

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, life-long learning facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 5/5, 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.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

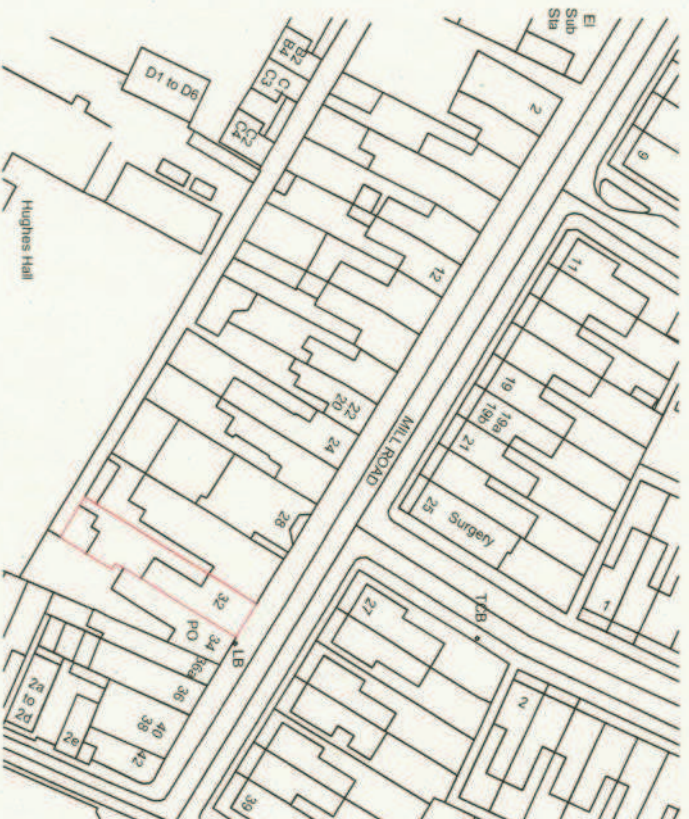
Under Section 100D of the Local Government Act 1972, the following are □background papers□ for each report on a planning application:

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](http://www.cambridge.gov.uk/planningpublicaccess)  
or by visiting the Customer Service Centre at Mandela House.

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**NOTES**  
 All dimensions must be checked on site and not scaled from this drawing.

Rev:



**CAMBRIDGE BUILDINGS SURVEYORS**

The Coach House  
 Station Farm  
 Fen Road  
 Lode  
 Cambridge  
 CB25 9HD

Telephone : 01223 812700

**CLIENT:**

Cambridge Management  
 Consultants Ltd

**JOB TITLE:**

32 Mill Road  
 Cambridge

**DRAWINGS TITLE:**

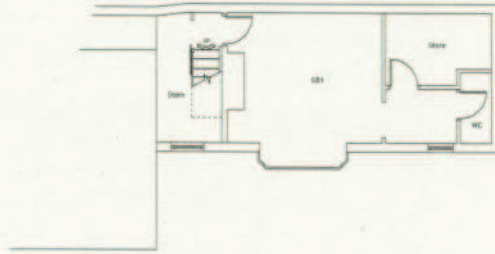
Location Plan

**SCALE:** 1 : 1250

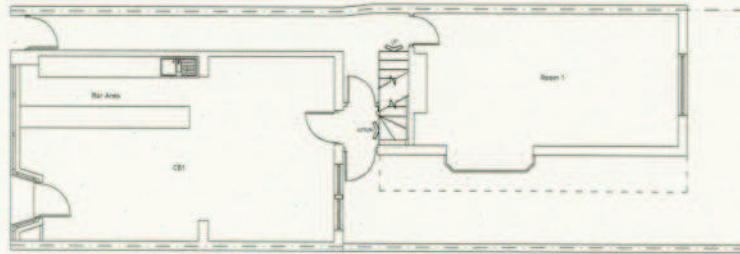
**DATE:** June 2012

**DRAWN BY:** DPB

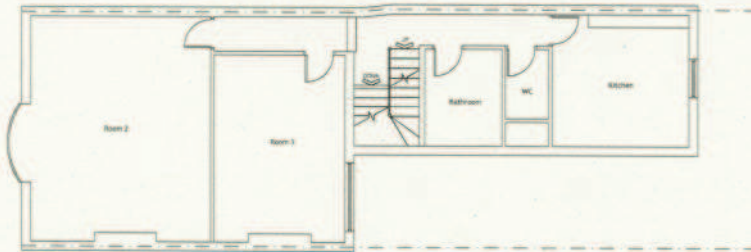
**DRAWINGS NO:** 11398 / 09



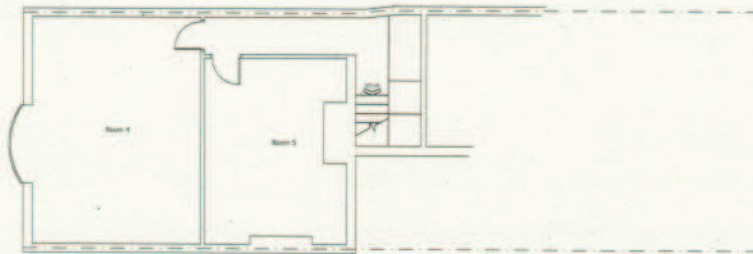
Basement



Ground Floor



First Floor



Second Floor

**NOTES**  
All dimensions must be checked on site and not scaled from this drawing.

Rev:

a - 14 June 2012 - Room names added



CHARTERED SURVEYORS & ARCHITECTS

The Coach House  
Station Farm  
Fen Road  
Lode  
Cambridge  
CB25 9HD

Telephone : 01223 812700  
Fax : 01223 812701

CLIENT:

Cambridge Management  
Consultants Ltd

JOB TITLE:

32 Mill Road  
Cambridge

DRAWING TITLE:

Existing Plans

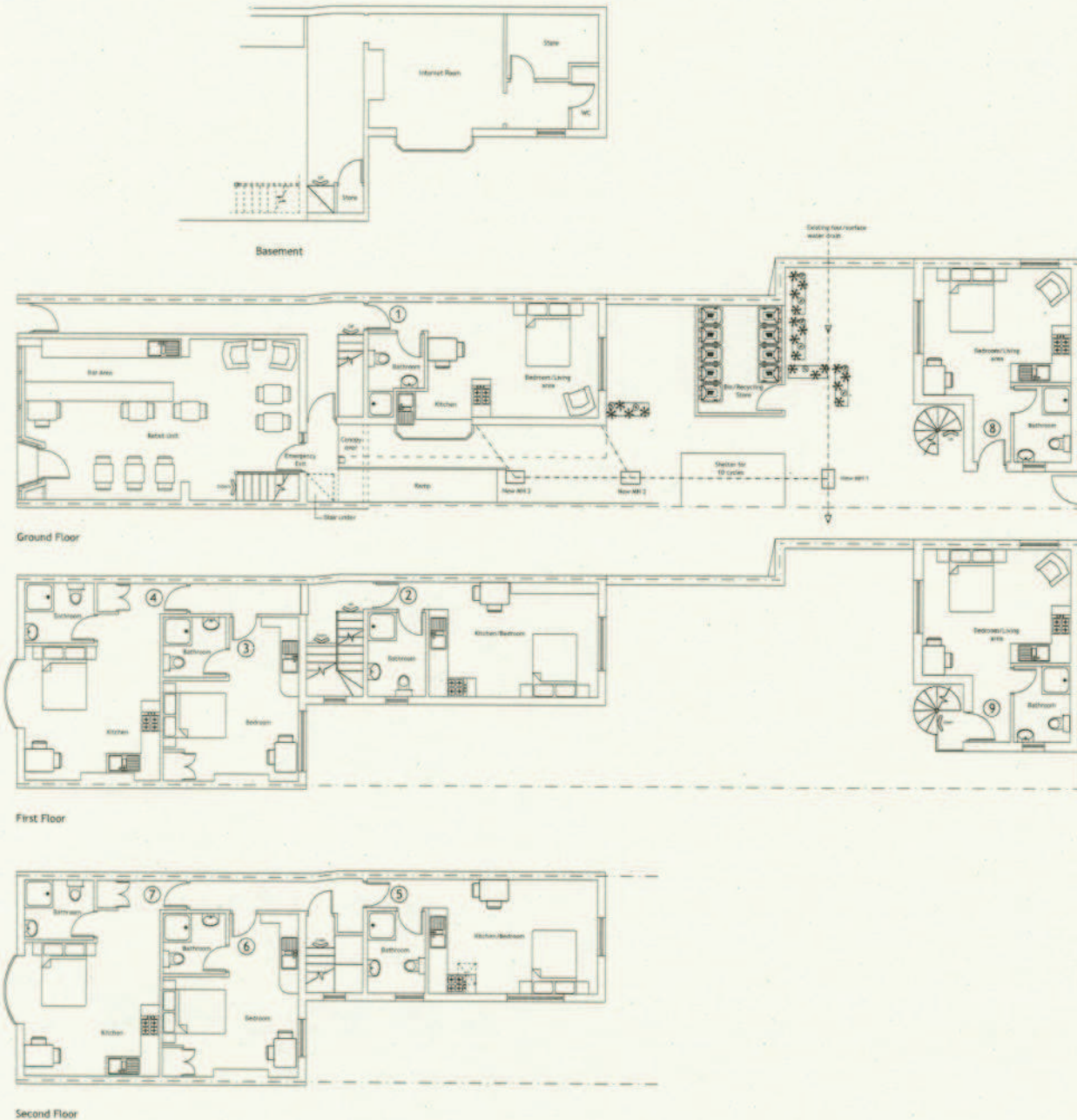
SCALE: 1 : 100

DATE: October 2011

DRAWN: DPS

DRAWING No:

11388 / 06 a



**NOTES**  
All dimensions must be checked on site and not scaled from this drawing.

- Rev:**
- a - 01 March 2012 - Ground, First and Second Floor layouts revised.
  - b - 15 March 2012 - Basement & Ground Floor layouts revised.
  - c - 19 March 2012 - Ground Floor layout revised.
  - d - 14 June 2012 - Notes revised.
  - e - 27 June 2012 - Drainage added.
  - f - 17 August 2012 - Layout modified to basement & ground floor.
  - g - 20 August 2012 - Layout modified to basement & ground floor.
  - h - 31 August 2012 - Access stairs to basement revised.



*Structural Steelwork & Fabrication*

The Coach House  
Station Farm  
Fen Road  
Lode  
Cambridge  
CB25 9HD

Telephone : 01223 812700  
Fax : 01223 812701

**CLIENT:**  
Cambridge Management  
Consultants Ltd

**JOB TITLE:**  
  
32 Mill Road  
Cambridge

**DRAWING TITLE:**  
  
Proposed Plans

**SCALE:** 1 : 100  
**DATE:** October 2011  
**DRAWN:** DPB  
**DRAWING No.:**  
11398 / 07 h



North Eastern Elevation

Existing



South Western Elevation



North Western Elevation



North Eastern Elevation

Proposed



South Western Elevation



North Western Elevation



South Eastern Elevation



North Western Elevation



North Eastern Elevation



South Western Elevation

**NOTES**  
All dimensions must be checked on site and not scaled from this drawing.

**Rev:**  
a - 11 May 2012 - Further elevations for apartments 9 & 10 added.  
b - 13 June 2012 - Elevations for apartments 9 & 10 revised.  
c - 27 June 2012 - Bin/recycling enclosure revised.  
d - 31 August 2012 - Two further elevations added for the Coach House and external area revised.



The Coach House, Station Farm,  
Fen Road, Lode,  
Cambridge,  
CB25 9HD  
Telephone : 01223 812700  
Fax : 01223 812701

**CLIENT:**  
Cambridge Management  
Consultants Ltd

**JOB TITLE:**  
32 Mill Road  
Cambridge

**SCALE:**  
1 : 100  
**DRAWING TITLE:**  
Existing &  
Proposed Elevations

**DATE:**  
May 2012  
**DRAWING NO:**  
11398 / 08 d

<b>Application Number</b>	12/1071/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	20th August 2012	<b>Officer</b>	Mr Tony Collins
<b>Target Date</b>	15th October 2012		
<b>Ward</b>	Petersfield		
<b>Site</b>	Mickey Flynns Pool & Snooker Club 103 Mill Road Cambridge CB1 2AZ		
<b>Proposal</b>	Change of use from Pool and Snooker Club to A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurant and Cafes), and A4 (Drinking Establishments) in the alternative.		
<b>Applicant</b>	c/o Agent		

SUMMARY	<p>The development does not accord with the Development Plan for the following reasons:</p> <p>The proposal involves loss of a leisure facility, without relocation, replacement, or evidence that it is no longer required.</p> <p>Evidence has not been supplied to demonstrate that all the possible uses could be serviced satisfactorily without creating a hazard to highway safety</p> <p>The grant of permission for all these four uses in the alternative would undermine local plan policies designed to protect the viability of local centres and their function in serving the day-to-day needs of local people</p>
RECOMMENDATION	APPROVAL/REFUSAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The site is located on the north side of Mill Road, between Gwydir Street and Kingston Street. The building is single-storey,

constructed of brick with a corrugated sheet roof. The site lies to the east of the Bath House, and is set back from the street frontage. The Gwydir Street car park lies behind and partly to the west side of the building. The curtilages of terraced houses in Kingston Street abut the application site at its north-east corner, but the area is mixed in use, with many retail premises in Classes A1, A2 and A3 on both sides of Mill Road at this point.

- 1.2 The site lies within the area defined as Local Centre 20 (Mill Road West) in the Cambridge Local Plan (2006). It also lies within the Mill Road section of the City of Cambridge Conservation Area No.1 (Central). The Mill Road Conservation Area Appraisal 2011 identifies the application building as a negative feature in the conservation area.
- 1.3 There are no trees on the site.
- 1.4 The site lies within the controlled parking zone. There are loading/ unloading restrictions on both sides of Mill Road in this area.
- 1.5 Since about 2001, the building has been operated as a pool hall (Mickey Flynn's). The club is owned by Dawecroft, which also operates a snooker club in first-floor premises at 39b Burleigh Street (WT's). The existing planning permission for pool hall use on the application site has a condition attached, which precludes change to any other Class D2 use without specific planning permission.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks permission for change of use to Classes A1, A2, A3 or A4 in the alternative. No changes to the building are sought.
- 2.2 The application is accompanied by the following supporting information:
  1. Planning Statement
  2. Transport Statement

2.3 Subsequent to the application, and following comments from other parties, additional information has been supplied by the applicants agents

1. letter from agents (12<sup>th</sup> November 2012)
2. additional transport information (12<sup>th</sup> November 2012)

### 3.0 SITE HISTORY

#### 3.1

Reference	Description	Outcome
85/0911	Change of use from A1 shop to snooker club	Refused
00/0339	Redevelopment to provide A1 retail space with 35 student rooms above	Withdrawn
00/0340	Demolition	Withdrawn
00/1226	Refurbishment of existing A1 retail, including new roof, repair of brickwork and new shopfront	Approved with conditions
01/0862	Change of use from A1 shop to snooker club	Approved with conditions
01/0938	Alterations including new roof, new windows, external cladding and mezzanine floor	Withdrawn
02/0597	Erection of canopy	Approved with conditions
02/0598	Signage	Approved with conditions
05/0870	Variation of condition of 01/0862 to permit longer opening hours	Withdrawn
05/1066	Variation of condition of 01/0862 to permit longer opening hours	Approved with conditions
11/0710	Change of use from Pool Hall (Use Class D2) to a Sainsbury's Local Store (Use Class A1) together with external alterations.	Refused

3.2 A number of conditions were attached to the permission allowing change of use from A1 retail to D2 pool hall (01/0862/FUL). Condition 2 limits the use to a members-only snooker and pool club, allowing no other use within Class D2. The reason given for this condition is 'to ensure that the levels

of movements are within the levels anticipated in the application, and not excessive for the area' Condition 4 limits the opening hours: 8am to midnight.

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 T2 T9 T14 ENV6 ENV7 WM6
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 4/11 4/12 6/1 6/7 6/8 6/10 8/2 8/6 8/9 8/10

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012  Circular 11/95  Community Infrastructure Levy Regulations 2010
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Supplementary Planning Documents	Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Interim Planning Policy Guidance (IPPG) on the Protection of Public Houses in the City of Cambridge
	Conservation Area Appraisal: Mill Road Area

## 6.0 CONSULTATIONS

### Planning Policy Manager

Advice on previous application 11/0710/FUL (02.08.2011)

- 6.1 Policy 6/1 of the Cambridge Local Plan 2006 permits development leading to the loss of leisure facilities if either the facility can be replaced to at least its existing scale and quality within the new development; or the facility is to be relocated to another appropriate premises or site of similar or improved accessibility for its users. The present application does not seek to replace the leisure facility on site.
- 6.2 The snooker/pool hall at WT's (39b Burleigh Street) is not as accessible as the pool hall on the application site as it is located on the first floor of a building. No information has been provided on the distance users of the Mill Road pool hall travel to use it, so no indication has been given that WT's would be equally accessible.

- 6.3 Paragraph 6.4 of the Cambridge Local Plan 2006 states that in the exceptional circumstances where there is no longer a need for a leisure facility and the site or building would not be suitable for an alternative leisure use, development for a non-leisure use may be acceptable.
- 6.4 It is not considered that the applicants have provided sufficient information to indicate that the leisure facility is no longer required. Some financial data has been submitted which indicates a downturn in usage at this site and WT's, but no marketing work has been undertaken to show that there is no interest from another snooker/pool hall operator or another D2 use in occupying the site. No indication has been given that WT's would be equally accessible in terms of distance, proximity to bus routes, cycle and car parking for those using the existing site on Mill Road.
- 6.5 The existing planning condition precluding the use of the building by any other D2 user was imposed under an earlier local plan, and does not outweigh the requirements of Policy 6/1 of the 2006 Local Plan Furthermore, an application could be made to remove or vary this condition at any time.

Advice on the present application

- 6.6 Informal advice has been given that there are no reasons to alter the advice previously given

**Cambridgeshire County Council (Engineering)**

- 6.7 The proposal lies on a busy street with a poor accident history, particularly in regard to vulnerable highway user groups. Parking demand and servicing patterns of the proposed uses vary widely. Deliveries on this stretch of street are from the street frontage and the proposal seeks to use this method. Transport Assessment comes to the blanket conclusion that all of the proposed uses can accommodate their servicing satisfactorily by the imposition of a condition restricting delivery times.
- 6.8 The assessment of the safety implications of servicing is linked specifically to accident history, rather than an analysis of the proposed operation and therefore its conclusions are open to question.

- 6.9 Traffic impact on the network unlikely to be significant.
- 6.10 Parking impact of each of the proposed uses requires proper analysis.
- 6.11 Insufficient information provided to assess application

### **Head of Refuse and Environment**

- 6.12 Environmental protection: requires conditions to control potential odour and noise
- 6.13 Licensing: Within a cumulative impact area; any licence application must rebut the presumption to refuse. Approval of an application for A4 would be contrary to the Council's licensing policy.
- 6.14 Scientific team: no known contamination issues.
- 6.15 Waste strategy: waste arrangements will need to be agreed when the use is known.
- 6.16 Food safety: standard informative requested.

### **Historic Environment Manager**

- 6.17 No comment.
- 6.18 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

- 7.1 The owners or occupiers of the following addresses have made representations objecting to the proposal (figures in brackets indicate multiple representations from one address):

24 Abbey Road	4 David Street
33 Argyle Street	21c Emery Street
80 Brackyn Road	6 Golding Road (2)
107 Brampton Road	8 Golding Road
60 Catherine Street	55 Great Eastern Street

75 Gwydir Street  
106 Gwydir Street  
169 Gwydir Street  
178 Gwydir Street  
17 Guest Road  
10 Hartington Grove  
23 Hemingford Road  
109 Hemingford Road  
19 Hooper Street  
3 Kingston Street  
9 Kingston Street  
45 Kingston Street  
47 Kingston Street  
The Kingston Arms,  
Kingston Street  
6 Mawson Road  
100a-102a Mill Road (8)  
Guthrie Court, Paradise  
Street  
15 Perowne Street  
33 Perowne Street  
36 St. Barnabas Road (2)  
58 St. Barnabas Road (2)  
62 St. Barnabas Road  
68 St. Barnabas Road  
27 St. Philip's Road  
13 Sedgwick Street  
33 Sturton Street  
2 Willis Road

(47 individual representations in total)

7.2 Representations objecting to the proposal have also been received from the following organizations:

Cambridge Cycling Campaign  
Cambridge Friends of the Earth  
Mill Road Society

7.3 The representations can be summarised as follows:

#### Principle of development

- loss of leisure facility (30 representations)
- insufficient marketing
- proposals insufficiently detailed to assess impact
- harm to the vitality, diversity and convenience of the local area
- loss of economic viability of local business,
- lack of need / excessive number of supermarkets within the local area already
- council should encourage independent retailers not supermarkets
- class A1 or A2 use would be acceptable, but not A3 or A4
- too many eating and drinking establishments already
- harmful to conservation area
- harmful to night-time economy
- will force drinkers to congregate in the city centre
- claim regarding disabled access at WT's snooker club is unrealistic

#### Car parking

- lack of car parking provision

#### Highways issues, traffic and servicing

- hazard to highway users from deliveries
- proposed delivery restrictions are unrealistic
- one quarter of reported accidents take place during the proposed delivery hours
- applicants' analysis of servicing and accidents is unsound
- private vehicles will stop on the street to visit the store

- increased congestion

#### Crime and anti-social behaviour

- drinking establishment could result in noise and vandalism

#### Environmental health issues

- noise issues

#### Waste storage and collection

- lack of detail of waste storage provision

- 7.4 The owners or occupiers of the following addresses have made representations in support of the proposal.

Carl Hunter House, Adam and Eve Street  
50 Brooks Road  
20 Gilpin Place  
7 Gunhild Close  
19 The Paddocks  
14 Waddelow Road, Waterbeach

- 7.5 The representations can be summarised as follows:

- can't force people to continue running a business that isn't making money
- alternative uses will improve the amenity of the area
- unfair to reject on basis that it might be let to a national chain
- premises already sells alcohol until late so objection on this basis is not reasonable

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

## **8.0 ASSESSMENT**

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

1. Principle of development: loss of leisure facility

2. Principle of development: introduction of Class A uses
3. Highway safety
4. Car and cycle parking
5. Environmental health issues
6. Refuse arrangements
7. Third party representations

### **Principle of Development: loss of leisure facility**

- 8.2 Leisure facilities are defined in the Cambridge Local Plan (2006) as including indoor sports, recreation and entertainment. In my view, the present Class D2 pool hall use falls within this definition, and the proposal therefore involves the loss of a leisure facility. The supporting text to policy 6/1 (in the headline objective, and paragraphs 6.1 and 6.3) makes clear that a range of leisure facilities is necessary to meet the needs of the residents of the city and make it an enjoyable place to live, as well as to visit.
- 8.3 Policy 6/1 permits the loss of an existing leisure facility only if a replacement leisure facility of equivalent scale and quality is provided in the development, or if the facility is to be relocated to a site of similar or improved accessibility for its users. The supporting text in paragraph 6.4 of the Cambridge Local Plan (2006) provides that in the exceptional circumstances where there is no longer a need for the leisure facility, and the site would not be suitable for an alternative leisure use, development for a non-leisure use may be acceptable. The present application needs to be carefully examined against the tests in policy 6/1.
- 8.4 There is no proposal in the application to replace the leisure facility on-site. The applicants suggest that the leisure use can be replaced by utilising spare capacity at WT's Snooker Club at Burleigh Street.
- 8.5 This suggestion is difficult to assess. The application provides no analysis of the existing users of Mickey Flynn's in terms of their addresses or means of travel to the club, so it is difficult to know whether WT's club is equally accessible to present users of Mickey Flynn's. I agree that the two clubs are close (0.9km), but I do not have convincing evidence to demonstrate that WT's would be an equally accessible alternative location for all Mickey Flynn's current users.

- 8.6 WT's club is at first-floor level, and has no lift access (although such access is planned for the future). In this respect, therefore, WT's is not of equal accessibility for all users. Policy 3/7 of the Cambridge Local Plan (2006) emphasizes that ensuring easy and safe access, including for those with disabilities, is an essential part of creating successful places. I recognize that the number of current Mickey Flynn's users who cannot use stairs may be relatively small, and also that staff at WT's are prepared to assist customers in gaining access to the club from ground level. Nonetheless, absence of easy access for all users is a shortcoming in WT's as a replacement site.
- 8.7 The applicants assert that there is adequate space available at WT's to accommodate users displaced from the application site. Specific information to demonstrate this has not been submitted with this application, although some information was submitted previously. It is possible that WT's might have the capacity to provide for the additional customers, but this has not been conclusively demonstrated.
- 8.8 To summarise the issue of adequate replacement of the existing leisure facility then, it has not been demonstrated either that WT's is sufficiently close to be an equally accessible location, or that WT's has the capacity to absorb all the displaced users. As far as safe and easy access for those whose mobility is impaired, however, it is clear that at present, WT's has a weakness as a replacement facility.
- 8.9 The applicants also argue that there is in fact no need for the facility, as demand for snooker and pool has declined rapidly in recent years, and therefore the only rational response is to combine the operation of the two clubs on one site. It may be unlikely that another provider could, or would wish to run a cue sports club on the premises, but policy 6/1 seeks to protect leisure uses in principle, and no evidence has been provided that there is no other possible leisure use for the site.
- 8.10 The applicants argue that there is no policy requirement to market the site for leisure use. I agree that this is not specifically stated in policy 6/1, but that policy and its supporting paragraphs do state that only when the application site or building is not suitable for an alternative leisure use can a non-leisure use be considered appropriate. I acknowledge that the



existing condition on the permission for the site limits use to a pool hall only, and that any alternative leisure use would require planning permission, but I do not think this alters the position with respect to policy 6/1.

- 8.11 In assessing this issue in respect to the previous application on this site, I took the view that, on balance, and notwithstanding the lack of conclusive evidence, it was difficult to sustain the argument that the proposal under 11/0710/FUL would cause demonstrable harm which outweighed the benefits. Since that time, however, there have been a number of changes in planning circumstances. The relevant changes, in my view, are the coming into force of the National Planning Policy Framework 2012 ('The Framework'), and the guidance on interpreting the Framework which has been provided by a number of appeal decisions, and particularly by that on the application for residential development at the former Royal Standard site, further along Mill Road (11/0872/FUL). The appeal decision in this case is attached to the agenda as Appendix A.
- 8.12 Paragraph 70 of the Framework gives advice to local planning authorities about how to ensure that they deliver 'the social, recreational and cultural facilities and services [which] the community needs' (emphasis mine). The paragraph states, amongst other things, that councils should plan positively for the provision and use of community facilities (including sports venues), and to guard against the unnecessary loss of valued facilities and services. In my view, the wording of this paragraph in the Framework gives significant additional weight to policy 6/1 of the Cambridge Local Plan (2006), and strengthens the argument that any loss of a leisure facility should only be sanctioned if provides robust evidence to demonstrate that it meets the tests of that policy.
- 8.13 The Inspector's decision on the appeal at the Royal Standard, dated 1<sup>st</sup> November 2012, focuses heavily on the question of how the provisions of Paragraph 70 of the Framework should be interpreted. In paragraph 5 of his decision, the Inspector said:

*However, paragraph 70 of the Framework also advises that planning decisions should enhance the sustainability of communities by planning positively for community*

*facilities, such as public houses, and guard against their unnecessary loss. Policy 5/11 of the Cambridge Local Plan, which seeks to prevent the loss of community facilities, fails to identify public houses as such a facility. The Local Plan is therefore in conflict with the Framework. However, as the Framework is an important material consideration and a more recent publication than the Local Plan I attach significant weight to it and I shall treat public houses as a community facility.*

- 8.14 In my view, this comment provides strong additional support for the argument that policy 6/1 should carry very considerable weight in this application, given that, in contrast to the silence of the local plan on public houses (setting aside the Interim Planning Policy Guidance), this policy is very specific about the need to protect leisure facilities. Furthermore, the snooker club is clearly a recreational facility, and would also be widely regarded as a sports venue, both of which are explicitly identified as subjects of paragraph 70 of the Framework.
- 8.15 In paragraph 10 of his decision, the Inspector indicates that he believes that to be of value to a local community, a facility needs to be within easy walking distance of people's homes. This view lends additional weight to the concerns expressed in representations and by the Planning Policy Manager that WT's on East Road is not necessarily an adequate replacement for the leisure facility on the application site.
- 8.16 In paragraph 11 of the decision, the Inspector refers to a petition as providing evidence that the former Royal Standard is a facility valued by the local community. This evidence, in his view, outweighed the fact that the pub had struggled financially, closed, and been converted to a restaurant. In my view, the Inspector's comment means that the number individual objections citing loss of the leisure facility as a reason, both on this application and the preceding application on this site, can be regarded as indicating that the premises are a facility of value to the community, notwithstanding the applicants' statements about the future financial viability of the present club on the site.

8.17 In paragraph 14 of his decision, the Inspector states:

*In my assessment, based upon the policies of the Framework, in order to discover whether a change of use of the building is justified it should therefore first be marketed as a public house in accordance with sensible criteria such as those contained within the [Cambridge City Council Interim Planning Policy Guidance on Loss of Public Houses 2012]. This approach would also be consistent with how applications for changes of use in relation to other local community facilities are dealt with under policy 5/11 of the Local Plan.*

8.18 Given the framing of paragraph 70, and the similarity in approach between policies 5/11 and 6/1 of the Cambridge Local Plan (2006), this comment from the Inspector appears to me to lend considerable support to the argument that loss of a leisure facility on this site should not be accepted in the absence of proper marketing of the site for Class D2 use.

8.19 In his conclusion on the Royal Standard appeal, the Inspector states:

*While the site is in a sustainable location and the proposal would make an efficient, well-designed use of the site to provide additional housing, I consider that any presumption in favour of development is clearly outweighed by the comprehensive harm the proposal would cause by virtue of the loss of a valued community facility.*

8.20 In my view, the appeal situation must be considered a close parallel to the present application in terms of the impact of Paragraph 70 of the Framework. When assessing the proposal for a Sainsbury's Local store submitted under 11/0710/FUL on this site, I considered the arguments to be finely balanced between the presumption in favour of sustainable development and the need to safeguard leisure facilities. Paragraph 70 of the Framework, and the guidance provided by the Inspector's decision I have analysed above leads me to the conclusion that in the changed planning circumstances, the weight of policy has shifted decisively towards the need to protect leisure facilities of value to local communities and that the conflict between the

current proposal and policy 6/1 of the Cambridge Local Plan (2006) is a reason to refuse the application.

### **Principle of Development: introduction of Class A uses**

- 8.21 Policy 6/7 of the Cambridge Local Plan (2006) states that additional development within classes A1, A2, A3, A4 and A5 will be permitted in local and district centres if it will serve the local community and is of an appropriate nature and scale to the centre. The supporting text in paragraph 6.24 makes clear that local centres serve an important function, providing the ability to shop close to where people live and work, meeting day-to-day needs and reducing the need to travel, and dependence on the private car. This paragraph emphasises that additional development should not be of a scale to significantly increase traffic.
- 8.22 In my view, the use of these premises for Class A1 or Class A2 purposes would be fully in accordance with policy 6/7 and its supporting text. The uses proposed would be likely to serve the local community, and, given the size of the building, would be of an appropriate scale to the local centre. Concerns have repeatedly been expressed about the proportion of Class A1 uses in this local centre falling too low. Use of these premises for A1 retail would help to raise that proportion, a change which is supported by Policy 6/7. Use of the premises for A2 would not diminish the A1 percentage, and would be unlikely to have harmful impacts.
- 8.23 Use of the premises for Class A3 or A4 purposes would, however, raise different issues. Policy 6/10 of the Cambridge Local Plan (2006) acknowledges that uses in these classes make an important contribution to the vitality and viability of local centres, but advises that they can also have a significant impact in terms of environmental problems, traffic problems and residential amenity, an impact which can be exacerbated where there is a concentration of such uses. It is difficult to make an assessment of these impacts on the basis of a simple application to allow these use classes. The Head of Environmental Services has recommended refusal because the existence of a Cumulative Impact Zone in the area would render a new alcohol licence contrary to policy. I agree with the applicants' contention that the likelihood of an alcohol licence refusal does not provide a basis for refusing planning

permission. However, the existence of the cumulative impact zone does indicate that this is a location where the cumulative impact of food and drink uses might already be at a problematic level. In the absence of any information to demonstrate that a specific food or drink use would not lead to such problems, A3 or A4 use would be contrary to policy 6/10 of the Cambridge Local Plan (2006).

- 8.24 In my opinion, the principle of Class A1 or A2 use on this site would be acceptable and in accordance with policies 6/7 and 6/8 of the Cambridge Local Plan (2006), but without more detailed information which might allow permission to be granted subject to appropriate conditions, Class A3 or A4 use would be contrary to policy 6/10.
- 8.25 The application for uses A1, A2, A3 and A4 in the alternative also raises issues about local plan policies designed to protect the viability and vitality of local centres. Policy 6/7 seeks to protect these qualities in local centres by preventing changes from Class A1 to the other classes where the present proportion is less than 60%. The Mill Road West local centre is below this threshold. Allowing this group of uses in the alternative would remove the Council's ability to safeguard the A1 use. An A1 use could contribute to bringing the percentage above 60%. This might enable A1 use to be lost elsewhere without a conflict with policy, but the A1 use on this site could then also be lost without the requirement for planning permission. In my view, a permission allowing all these uses in the alternative within a local centre would therefore be contrary to policy 6/7.

### **Highway Safety**

- 8.26 No special arrangements are proposed for servicing; hence any deliveries and collections would have to be carried out from the carriageway on Mill Road.
- 8.27 The highway authority notes that the servicing requirements of the four proposed uses are very different. The authority also suggests that it does not have confidence in the applicant's analysis of the safety implications of servicing, because they are based on an analysis of previous accidents and not on any examination of the proposed servicing arrangements. The highway authority does not accept that the proposed restrictions on delivery times would be a sufficient safeguard on highway

safety. I concur. I recognize that a large number of other retail premises nearby use front-of-site servicing, but in my view this does not justify the introduction of a further hazard. I also recognize that the present pool hall use employs front-of-site servicing, but in my view, the greater intensity of servicing required by some of the proposed uses would represent a significant worsening of the present situation, and hence blanket approval for all four uses could not be granted without a significant risk to highway safety. The question of the likelihood of any of these uses generating significant illegal parking also needs to be examined, and it is difficult to do this in the context of such a generalised application.

8.28 In the light of this advice, I am of the view that the proposal is in conflict with policies 8/2 and 8/9 of the Cambridge Local Plan (2006).

### **Car and Cycle Parking**

8.29 Under the City Council's Car Parking Standards, which are expressed as maximum levels, no new car parking (other than disabled parking) is permitted in association with Class A1, A3 or A4 use within the CPZ. For A2 use, up to three car parking spaces would be permitted. The absence of car parking proposed in the application is in accordance with the Standards. The Gwydir Street public car park is immediately adjacent to the site.

8.30 The City Council's Cycle Parking Standards require one cycle parking space for every 25m<sup>2</sup> of gross floor area (GFA) for Class A1, one space for every 30m<sup>2</sup> GFA for Class A2, and one space for every 10m<sup>2</sup> of dining space for classes A3 and A4. The GFA proposed here is 383m<sup>2</sup>, which would require 16 spaces for A1 use, 13 spaces for A2 use, and, assuming about half the gross floor area became dining (or drinking) space, 19 spaces for Class A3 or A4 use. The application proposes to retain the existing 5 spaces, immediately adjacent to the entrance. This is below the Standards by a wide margin, but given that the existing D2 use requires (under the Standards) the same level of provision as A1 use, it would be difficult to sustain the argument that the change of use would have a harmful impact in terms of cycle parking, and I do not consider this to be a reason for refusal.

- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/10, and although the level of cycle parking provision does not meet the requirements of policy 8/6, this is not a reason for refusal because the change of use would not worsen the existing situation.

### **Environmental health issues**

- 8.32 Leaving aside the issue of licensing, which I have dealt with above, the Head of Environmental Services recommends conditions to address noise and odour issues. Many third party comments suggest that the application should be refused because no detail of these matters is included in the application. However, many of the matters about which respondents are concerned, such as the installation of external plant, would require an additional planning application in their own right, and I agree with the Head of Environmental Services that these issues can be satisfactorily addressed by condition. In my view, subject to such conditions, the application is in accordance with policies 3/4 and 4/13 of the Cambridge Local Plan (2006) in this respect.

### **Refuse Arrangements**

- 8.33 The Head of Environmental Services is of the view that insufficient detail is given regarding waste storage and that a condition would be necessary to address this issue were permission to be granted. I share this view. I am confident that waste storage can be satisfactorily accommodated on the site, and despite the reservations of some respondents on this issue, I do not consider that it constitutes a reason for refusal.
- 8.34 In my opinion, subject to condition, the proposal is compliant in respect of waste storage with East of England Plan policy WM6 and Cambridge Local Plan (2006) policy 3/12.

### **Third Party Representations**

- 8.35 The majority of the representations received focus on two issues: loss of the leisure facility, and highway safety. I have addressed these issues under the respective headings above. I have also addressed, under the relevant headings, the principle of the various A class uses, and the issues of car parking, noise

and odours and waste storage. I address the remaining issues raised below.

- 8.36 I do not consider that the change of use would have any impact on the character of the conservation area; the Urban Design and Conservation Manager has made no comment on the proposal, which would not alter the existing building in any way. I do not consider that the elimination of a single late-night activity venue, in an area where there are many others, would cause significant harm to the night-time economy.

### **Planning Obligations**

- 8.37 A planning obligation could only be justified in relation to this application if the change of use was predicted to result in an increase of 50 or more net daily trips. I do not consider that this is likely in this case.

## **9.0 CONCLUSION**

- 9.1 A large number of objections have been received to this application, and the issues raised must be carefully considered. In my view there are three key issues. Two of them have been raised by the majority of respondents, namely the loss of a leisure facility, and the impact of deliveries on highway safety. The third important question is the acceptability of an application for these four uses 'in the alternative' within a local centre. A number of representations also focus on the issue of competition between multiple retailers and independent shops. I have not addressed this issue, because the planning system is blind to distinctions between individual operators, types of shop, or goods supplied as long as they fall within a single use class.
- 9.2 In my assessment of the last application on this site, I considered the issue of the loss of a leisure facility to be finely balanced, but I consider that the introduction of the National Planning Policy Framework since that time, and the content of subsequent Inspector's decisions have changed planning circumstances, making it clear that the need to protect local facilities and services should be given considerable weight. I am therefore now of the view that the loss of this leisure facility, without appropriate marketing to demonstrate that there is no need for it, is unacceptable.



- 9.3 As far as highway safety is concerned, I accept the advice of the highway authority that the application has not demonstrated that deliveries for all the proposed uses can be made without threat to highway safety.
- 9.4 Policy 6/7 of the Local Plan seeks to maintain the proportion of Class A1 uses in local and district centres. It follows that it is not appropriate to grant permission for a combination of uses in the alternative which includes A1 and others, because such a permission effectively subverts the control which policy 6/7 seeks to establish.

## **10.0 RECOMMENDATION**

### **REFUSE for the following reasons.**

1. The proposal would lead to the loss of a leisure facility. The facility would not be replaced, and the application fails to demonstrate that WT's snooker club on East Road would constitute another appropriate premises of similar or improved accessibility. The application does not demonstrate that there is no longer any need for the facility, and is consequently in conflict with policy 6/1 of the Cambridge Local Plan 2006 and government advice in the National Planning Policy Framework 2012
2. Insufficient information has been submitted to demonstrate that the servicing and delivery activities associated with all the proposed uses could be accommodated without a threat to highway safety, contrary to policies 8/2 and 8/9 of the Cambridge Local Plan 2012
3. Insufficient information is submitted to demonstrate that Class A3 or A4 uses could operate on the site without the individual and cumulative impact of the uses and the environmental problems and nuisance associated with them being unacceptable, in conflict with policy 6/10 of the Cambridge Local Plan.

4. The grant of permission for Class A1 use and other Class A uses in the alternative would subvert the local planning authority's ability to protect the proportion of A1 uses in the district centre enshrined in policy 6/7 of the Cambridge Local Plan 2006, because it could facilitate the loss of A1 use on other sites without guaranteeing continuing A1 use on the application site.

## **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](http://www.cambridge.gov.uk/planningpublicaccess)

or by visiting the Customer Service Centre at Mandela House.



## Appeal Decision

Hearing held on 18 September 2012

Site visit made on 18 September 2012

by **Ian Radcliffe BSC (Hons) MCIH DMS**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1 November 2012

**Appeal Ref: APP/Q0505/A/12/2174210**  
**292 Mill Road, Cambridge CB1 3NL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Bennell Developments Limited against the decision of Cambridge City Council.
- The application Ref 11/0872/FUL, dated 18 July 2011, was refused by notice dated 20 December 2011.
- The development proposed is residential development - the erection of 5 houses and conversion / extension to provide student accommodation (16 units).

### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issues in this appeal are;
  - whether the proposal would result in the loss of a local facility important in sustaining the social life of the community; and if it would, whether such a facility would be viable to operate;
  - the effect of the proposal on the character and appearance of the area; and,
  - the effect of the proposal on local services and facilities.

### Reasons

#### *Principle of development and use of the building*

3. The appeal site is occupied by a purpose built Victorian public house called 'The Royal Standard' closed in 2007. Utilising permitted development rights it reopened the same year as a restaurant (use class A3) before last year changing use once more to operate as a charity shop (use class A1).
4. A presumption in favour of sustainable development is at the heart of the government's National Planning Policy Framework (the Framework). The proposed development is located within a residential area close to the centre of Cambridge and would result in the redevelopment of the site for housing. As a result it is not a matter in dispute that it is a sustainable location for development. Policies 3/1 and 5/2 of the Cambridge Local Plan support the conversion of non residential buildings into self contained dwellings in order to make efficient use of land and assist in meeting the housing targets for the city.

5. However, paragraph 70 of the Framework also advises that planning decisions should enhance the sustainability of communities by planning positively for community facilities, such as public houses, and guard against their unnecessary loss. Policy 5/11 of the Cambridge Local Plan, which seeks to prevent the loss of community facilities, fails to identify public houses as such a facility. The Local Plan is therefore in conflict with the Framework. However, as the Framework is an important material consideration and a more recent publication than the Local Plan I attach significant weight to it and I shall treat public houses as a community facility. The question therefore is whether the premises which has not operated as a public house for 5 years is such a facility. It is to that matter which I now turn.
6. In response to the loss of public houses and the silence of the Local Plan on this matter the Council has prepared an Interim Planning Policy Guidance on the Protection of Public Houses in the City of Cambridge (IPPG). Public consultation has closed on this document and subject to minor amendments it is due to be adopted by the Council in October this year. Whilst not part of the development plan it is a practical document which provides a useful approach to assessing applications for a change of use of public houses and I attach moderate weight to it.
7. The IPPG recognises that the use of public houses can be changed to other Class A uses without the need to apply for planning permission. As a consequence, it applies the same development management principles to assess applications for a change of use of such premises to housing as it applies to public houses which are currently in use as drinking establishments. I concur with the findings of another Inspector in appeal reference APP/W0530/A/11/2167619. He found in the absence of such guidance in another local planning authority area that to adopt the approach that a public house use of a site has been lost if it was no longer in use as a drinking establishment would be to take a view that is too narrow and simplistic. For these reasons, I therefore find that the appeal premises is a community facility.
8. The liquor licence for the premises lapsed this year. Whilst planning permission may be readily gained for use as a drinking establishment (class A4 use) the Council's licensing policy has a presumption against issuing new licences on Mill Road. The appellant argues that as a result it is unlikely that the building could re-open as a public house. However, each application would be assessed by the Council on its merits. Given the long history of use of the building as a public house, and that well run public houses do not add to anti-social behaviour or crime, the risk that the premises may not gain a liquor licence is not a matter of such significance as to mean that the building could not reopen as a drinking establishment.

*Value of the facility to the local community*

9. The premises are located in an urban part of the city that is characterised by terraced housing. Redevelopment of nearby sites such as the former school to the west with terraced housing and flats has increased the amount of housing in the area in recent years. As a result of the high density of development there are a comparatively high number of people living in the area.
10. For a facility to be of value to a local community it needs to be within reasonable walking distance. The Cambridge Pub Study commissioned by the Council has used a distance of 400m to assess accessibility. The appellant

believes that a distance of up to 800m would be more suitable measure. In order to cater for the mobility of all sections of the community I believe that a distance closer to 400m is more appropriate. On this basis there are 2 alternative public houses towards the edge of Romsey within a reasonable walking distance of the appeal site. The first, 'The Brook', is a sports orientated public house. The second, 'The Empress', is aimed at young people. As a consequence, both are niche drinking establishments that do not aim to serve the wider local community. The Royal Standard in contrast has gardens and is centrally located in Romsey. As a result, it is within easy walking distance for all residents of this local community and has the potential to cater for a broader market than the other 2 public houses.

11. A petition with 455 signatures was submitted to the hearing seeking the retention of the building and its gardens for use as a public house or another community use. This supports the contention that the Royal Standard is a facility that is valued by the local community. Whilst the loss of the Royal Standard would not reduce the local community's ability to meet its day to day needs I therefore find that it would result in the loss of a facility that is of value to it.

#### *Viability*

12. The Royal Standard was a local facility of service to the community for over 125 years until it ceased trading as a public house 5 years ago. When the public house was trading it was tenanted. The appellant stated that the landlord of the public house was unable to operate the business at a profit. This supports the view that whilst it has been a valued local facility it struggled in the years prior to its closure as a public house.

13. Several local residents stated that the public house was poorly managed in its latter years. Furthermore, landlords of tenanted public houses, unlike freehold landlords, are restricted in terms of the beers that can be sold and have less incentive to invest in a building they do not own. These considerations may well have affected the attractiveness and thus popularity of this community facility.

14. In my assessment, based upon the policies of the Framework, in order to discover whether a change of use of the building is justified it should therefore first be marketed as a public house in accordance with sensible criteria such as those contained within the IPPG. This approach would also be consistent with how applications for changes of use in relation to other local community facilities are dealt with under policy 5/11 of the Local Plan. The proposal would therefore be contrary to the objectives of the Framework and the general thrust of policy 5/11 of the Local Plan.

#### *Character and appearance*

15. The appeal site lies within the Mill Road Area of the Central Conservation area. The Conservation Area Appraisal identifies that Romsey town along the side streets off Mill Road is characterised by narrow 2 storey terraced housing set on the back edge of the pavement. This has resulted in a fine grain of urban development. Buildings of Local Interest, which policy 4/12 of the Local Plan seeks to protect, include the Royal Standard. These buildings are predominantly located along Mill Road the main thoroughfare through the area.

16. The proposed side and rear extensions to the Royal Standard would be subservient in height to the building and would not unduly obscure its

chimneys from public view. In terms of design the inclusion of a gable in the front of the side extension would complement the main elevation of the building. In addition, the pitch of the mansard roofs would match that of the existing building. I recognise that the vast majority of the side garden would be occupied by the side extension, but it is a feature of this urban part of the Conservation Area that the full width of sites, including corner plots, are usually occupied by buildings. The proposal therefore would not adversely affect this Building of Local Interest. The rear garden and car park are present in glimpsed views from Mill Road and do not in my view make an important contribution to the character and appearance of the Conservation Area.

17. The proposed terrace would be set close to the back edge of the pavement on Malta Road and in terms of height, width and architectural features would complement the existing terrace. Conditions requiring the provision of a replacement tree to the side of the Royal Standard, the value of which is identified by the Character Appraisal, and the use of appropriate materials would assist in ensuring that the appearance of the development complements the locality.

18. Taking all these matters into account, I therefore conclude that the proposed development would preserve the contribution of the appeal site to the character and appearance of the Conservation Area. In doing so the proposal would comply with policy ENV/7 of the East of England Plan and policies 3/10, 3/12, 4/11 and 4/12 of the Cambridge Local Plan. These policies require the protection of the character and appearance of a locality, including conservation areas, through high quality design that respects local design features.

#### **Other matters**

##### *Local services and facilities*

19. Policy 5/14 of the Local Plan provides the policy basis for contributions towards the provision of open space, community development, waste, waste management and education. The contents of the obligation are uncontested and a properly completed section 106 agreement was submitted to the Council to secure such provision prior to the hearing. However, as the proposed development is unacceptable for other reasons it is not necessary to assess the contributions sought in relation to the tests in paragraph 204 of the Framework, or the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010.

##### *Split decision*

20. Should it be deemed appropriate a split decision was suggested by the appellant allowing the appeal in relation to the proposed terrace, but dismissing it in relation to the conversion of the Royal Standard. Whilst these 2 aspects of the scheme are physically and functionally separate such a decision would result in the communal outdoor area of the Royal Standard wrapping around the side and rear of the back garden of the nearest of the proposed terraced houses. As this would be the sole private amenity space to this house if the Royal Standard once more was used as a community facility this has the potential to result in unacceptable noise and disturbance for future occupiers. Furthermore, a public house with a car park and outdoor amenity space is a far more attractive proposition than a public house without these facilities. In the interests of maximising the opportunity for the facility to return to community

use and safeguarding the living conditions of the occupiers of the end terrace a split decision therefore would not be appropriate in this instance.

**Conclusion**

21. While the site is in a sustainable location and the proposal would make an efficient, well designed use of the site to provide additional housing (including for students), I consider that any presumption in favour of development is clearly outweighed by the comprehensive harm the proposal would cause by virtue of the loss of a valued community facility. For these reasons, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Ian Radcliffe*

Inspector

**APPEARANCES**

**FOR THE APPELLANT:**

Mr Kratz  
BA(Hons) solicitor LARTPI  
Birketts LLP

**FOR THE LOCAL PLANNING AUTHORITY:**

Mr Evans  
Planning Officer  
Cambridge City Council  
Mr Waller  
Senior Planning Policy Officer  
Cambridge City Council

**INTERESTED PERSONS:**

Mr Bell  
Cambridge Past, Present & Future  
Mr Cook  
Cambridge & District Campaign for Real Ale  
Mr Boucher  
local resident  
Mr O'Malley  
local resident  
Miss Walker  
local resident  
Miss Jeffery  
local resident  
Mr Bourke  
County Councillor

**DOCUMENTS SUBMITTED AT THE HEARING**

- 1 Letter of notification detailing the time, date and location of the hearing together with a list of persons notified.
- 2 Petition supporting retention of the public house.
- 3 Cambridge City Council Statement of Licensing Policy.
- 4 Report on the key issues arising from Public Consultation on the IPPG on The Protection of Public Houses in the City of Cambridge, dated 11 September 2012.
- 5 Mill Road Area Conservation Area Appraisal.
- 6 Completed Section 106 agreement.
- 7 Planning Officer report at the Planning Committee on 22 August 2012 on the residential redevelopment of 169 - 173 High Street Application No 12/0705/FUL.
- 8 E-mails from the County Council regarding contributions sought towards education.

**PLANS SUBMITTED AT THE HEARING**

- A Plan showing the location of local section 106 projects in the vicinity of the appeal site.