



SOUTH AREA COMMITTEE
CHAIR CLLR AMANDA TAYLOR



AGENDA

To: City Councillors: Taylor (Chair), Blackhurst (Vice-Chair), Al Bander, Ashton, Dryden, McPherson, Pippas, Stuart and Swanson

County Councillors: Carter, Heathcock and Shepherd

Dispatched: Friday, 16 September 2011

Date: Monday, 26 September 2011

Time: 7.30 pm

Venue: Meeting Room - CHVC - Cherry Hinton Village Centre

Contact: Martin Whelan

Direct Dial: 01223 457012

1 APOLOGIES FOR ABSENCE

2 MINUTES OF THE MEETING HELD ON 11 JULY 2011 (Pages 1 - 12)

3 MATTERS AND ACTIONS ARISING FROM THE MINUTES

4 DECLARATIONS OF INTEREST

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

5 OPEN FORUM

- 6** **COMMUNITY DEVELOPMENT GRANTS 2011-12** *(Pages 13 - 20)*

- 7** **ENVIRONMENTAL IMPROVEMENT PROGRAMME –
HIGHWAY SCHEMES** *(Pages 21 - 26)*

- 8** **PLANNING APPLICATIONS**

- 8a 11/0264/FUL - Former 5 Bells Public House, High Street, Cherry Hinton
(Pages 27 - 58)

INFORMATION FOR THE PUBLIC

The Open Forum section of the Agenda: Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

To ensure that your views are heard, please note that there are Question Slips for Members of the Public to complete.

Public speaking rules relating to planning applications:

Anyone wishing to speak about one of these applications may do so provided that they have made a representation in writing within the consultation period and have notified the Area Committee Manager shown at the top of the agenda **by 12 Noon on the day before the meeting** of the Area Committee.

Filming, recording and photography at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

REPRESENTATIONS ON PLANNING APPLICATIONS

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

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

Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

At the meeting public speakers at Committee will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

To all members of the Public

Any comments that you want to make about the way the Council is running Area Committees are very welcome. Please contact the Committee Manager listed at the top of this agenda or complete the forms supplied at the meeting.

If you would like to receive this agenda by e-mail, please contact the Committee Manager.

Additional information for public: City Council officers can also be emailed firstname.lastname@cambridge.gov.uk

Information (including contact details) of the Members of the City Council can be found from this page:

<http://www.cambridge.gov.uk/democracy>

SOUTH AREA COMMITTEE11 July 2011
7.30 - 10.40 pm**Present:**

City Councillors: Taylor (Chair), Blackhurst (Vice-Chair), Al Bander, Ashton, Dryden, McPherson, Pippas and Stuart

County Councillors Carter and Heathcock

Officers Present:

Development Control Manager – Peter Carter
Environmental Projects Manager – Andrew Preston
Safer Communities Manager – Lynda Kilkelly
Committee Manager – Martin Whelan

Also Present

Representatives of Cambridgeshire Police
Head of Road Safety and Parking (County Council) – Richard Preston

FOR THE INFORMATION OF THE COUNCIL**11/31/SAC Election of Chair and Vice Chair for 2011/12**

The Committee Manager opened the meeting and invited nominations for the role of Chair for 2011/12. Nominations were received for Councillor Taylor and Councillor McPherson. Councillor Taylor was elected by four votes to three.

The Chair invited nominations for the role of Vice Chair for 2011/12. Nominations were received for Councillor Blackhurst and Councillor McPherson. Councillor Blackhurst was elected by four votes to three.

11/32/SAC Apologies for Absence

Apologies for absence were received from Councillor Swanson.

11/33/SAC Minutes

The minutes of the previous meeting were approved as a true and accurate record, subject to the addition of reference to the fact that the public also asked questions on the libraries item, not just members of the committee.

11/34/SAC Matters and Actions Arising from the Minutes

There were no matters or actions arising from the minutes.

11/35/SAC Declarations of Interest

Councillor Al Bander declared a personal interest in 11/40/SAC as a member of Trumpington Residents Association.

Councillor McPherson declared a personal interest in 11/40/SAC as site manager for the Cherry Hinton Summer Festival.

Councillor Taylor declared a personal interest in planning item 11/41a/SAC due to being an acquaintance of the one objector. Councillor Taylor opted to not participate in the item.

11/36/SAC Open Forum

The Chair announced a number of forthcoming community events.

It was agreed to defer specific comments, statements and questions to the relevant agenda items.

11/37/SAC Safer Neighbourhoods

Mr Richard Taylor addressed the committee and made the following comments

- i. Why did the Police not advertise the relevant Area Committee meetings through police.uk?

- ii. Could information and issues arising from police surgeries be shared with the public?
- iii. A breakdown on the violent crime figures was requested, with specific request for information regarding violent crime against strangers.
- iv. The presence of a member in the audience of the Police Authority was highlighted.

Inspector Kerridge responded to the questions and made the following comments

- i. It was agreed that the use of Police.uk would be investigated. The Inspector reminded the meeting that the relevant Area Committees were publicised through the e-cops emails.
- ii. It was explained that the surgeries were a different form of engagement, which may involve personal or sensitive information being shared with the Police. The Inspector explained that trends or significant information arising from the surgeries would be shared with the Area Committee when appropriate.
- iii. The Inspector explained that the violent crime heading included all different types of violent crime and wasn't routinely further subdivided. The meeting was reassured that violent crime levels were very low in the South Area

The committee received a report from the Inspector regarding issues affecting South Area over the last three months.

The committee and members of the public asked the following questions regarding the Safer Neighbourhoods report.

- i. Reference was made to a recent Home Office report, which had highlighted the significance of vehicle related anti-social behaviour. Clarification was requested on why there was no reference in the report to these types of issues. The Safer Communities Manager explained the process for setting the Community Safety Partnership priorities and it was indicated that the issue had not featured highly in the consultation responses therefore had not been adopted as a Community Safety Partnership priority. In response to further comments it was agreed to

investigate the possibility of including a breakdown of the vehicle related ASB issues in future Safer Neighbourhoods report.

- ii. The Police were thanked for work undertaken in the Arran Close area of Cherry Hinton in relation to tackling drug-taking related issues, but it was explained that the problems continue to exist. The Inspector acknowledged and welcomed the progress to date and emphasised the importance of breaking the cycle of problems. It was agreed to review the options for further work to tackle the problems outside of the meeting.
- iii. The possibility of extending the recommendation regarding ASB on Cherry Hinton High Street to include Arran Close and Rectory Terrace was suggested.
- iv. Clarification was requested on what powers the Council and other agencies had in relation to tackling problems between neighbours. The Inspector outlined the main mechanisms available to tackle the problems highlighted. It was agreed to address the issues highlighted outside of the meeting.
- v. The low level of violent crime was welcomed but it was agreed that any level of violent crime was unacceptable. It was suggested that a breakdown of violent crime would be useful in future reports.
- vi. With reference to the problems associated with scooter related ASB, it was suggested that a circuit existed starting at Nightingale Avenue and ending at Cherry Hinton Rec (and vice versa). Concern was also expressed about the increased prevalence of dangerous behaviour associated with scooter usage.
- vii. Concerns were raised about the increasing numbers of cyclists riding on the pavement. The possibility of enhanced road safety training and engagement with language schools was suggested. Specific problems in relation to students attending Netherhall School were noted. Potential safety issues with the use of existing cycle lanes (e.g. litter, poor design) were highlighted as a possible reason for extensive cycling on the pavement.
- viii. Clarification was requested from the Police on whether there has been any reports of underage sales of alcohol from specific premises on Cherry Hinton. The Inspector advised that no significant reports had been received, but would continue to be reviewed.

- ix. Speeding issues on Church End were highlighted. The Inspector explained that a survey had been undertaken and agreed to feed back the results to the Ward Councillors.
- x. It was questioned whether the Police had the power to confiscate scooters. The Inspector explained that s59 of the Police Reform Act allowed action to be taken against vehicles and drivers, where it was a proportionate response.

Resolved to adopt the following priorities

- i. Anti-social behaviour on Cherry Hinton High Street including Arran Close and Rectory Terrace.
- ii. Scooter and moped related ASB in Cherry Hinton and Queen Edith's

11/38/SAC 20 MPH Speed Limit: Wulfstan Way Area, Cambridge

Mr James Woodburn addressed the committee on behalf of Cambridge Cycling Campaign

- i. Advocated the extension of 20 MPH limits to all non-through roads in the city
- ii. Highlighted widespread public support for the implementation of the scheme, specific reference was made to a popular poll on the Cambridge Evening News website.
- iii. The positive impacts achieved by a scheme in Portsmouth were highlighted. The committee were advised of the key elements of the scheme.
- iv. The potential use of yellow backed signs or roundels painted on the road was suggested.

The Head of Road Safety and Parking (County Council) addressed the committee and outlined the development of the scheme. The meeting was advised that the project was designed to provide a reduction in speed limits

without heavy engineering to the road environment. The meeting was also advised that the Area Joint Committee had requested that the scheme should have minimal signing.

The Head of Road Safety and Parking explained that the County Council Cabinet had recently adopted a new policy in relation to speed limits, which allowed communities to more effectively influence the speed limits in their localities.

The committee and members of the public made the following comments on the committee report

- i. The risk of confusion due to the different speed limits in the area, and the logic of not covering the whole of the Gunhild Estate was questioned.
- ii. The need to include Spalding Way in the 20 mph area, due to the number of near misses particularly in icy weather.
- iii. The potential psychological effect of identifying the scheme as an experiment may be potentially counterproductive in reducing speed levels.
- iv. The importance of implementation backed by initially proactive high levels of enforcement was suggested.

The meeting noted that the original proposed scheme was to include the whole estate but that in light of local member representations at the time the Area Joint Committee agreed a smaller initial scheme.

Inspector Kerridge responded to the comments regarding enforcement. The meeting were advised that Cambridgeshire Police had recently agreed to enforce 20 MPH limits, but that enforcement was only one part of a larger strategy to reduce the levels of speed in a particular area. The meeting noted that Speed Awareness training was not designed for breaches of 20 MPH and there were also capacity issues in the courts managing the fixed penalty notices process. A press release issued by Portsmouth City Council was highlighted by a member of the public, which indicated that Speed Awareness training had been provided as an option, as part of their scheme. The comment was noted.

Inspector Kerridge also provided a verbal update on recent levels of compliance. It was explained that during a recent enforcement period only one

vehicle (a bus) had exceeded the limit and threshold for prosecution (10% + 2 MPH) out of 200 vehicles. The Inspector highlighted that any enforcement action was generally highly visible, therefore had a deterrent effect.

The committee agreed that it was important to consider the unique circumstances of Cambridge, specifically the very high levels of cycling and pedestrian traffic in considering the most appropriate speed limit.

The committee and members of the public made the following additional comments on the report

- i. The need to consider the implications of the new primary school (Queen Emma's) on Queen Edith's Way due to open in September 2011.
- ii. Issues with potentially late running buses exceeding the speed limit along Queen Edith's Way.
- iii. Ongoing issues with inappropriate parking reducing the traffic flow on certain parts of Queen Edith Way, which may be encouraging speeding on other sections.
- v. The safety issues associated with inappropriate parking such as cats or a child hidden behind vehicles was highlighted as a reason for continuing to need to reduce the speed limit from 30 mph to 20 mph.
- vi. Clarification was requested on the cost of implementing changes to the road environment, such as painted roundels or additional signs. The Head of Road Safety and Parking highlighted the following estimates
 - Roundels - £500
 - Additional Signs - £50/£100 each
 - Vehicle Activated Signs – up to £5,000 each

Reservations were expressed about the potential divisive nature of the revised County Council policy. The Head of Road Safety and Parking acknowledged the concern, but explained that certain schemes would never have been completed under the old policy because they were not a high enough priority and that the new policy allowed communities to bring forward the schemes.

The Head of Road Safety and Parking summarised the discussion and reiterated the key points of the scheme

- The schemes were designed to be low budget, with no other physical measures. The potential negative cumulative impact of an excess of particular forms of traffic engineering such as yellow backed signs or vehicle-activated signs was highlighted as a potential issue to be considered.
- Policies had been reviewed in light of the emerging localism bill, and the speed limit policy was designed to give local communities a greater say in the development speed limits.
- The Portsmouth scheme, which had been highlighted, by a number of speakers had cost £600,000 whereas the current scheme cost less than £10,000.
- Support for an extension of the existing scheme to cover the whole estate was a commonly agreed aspiration.

11/39/SAC Environmental Improvement Programme Report

The committee received a report from the Environmental Project Manager regarding the Environmental Improvement Programme. The committee were advised that the County Council were now requesting a commuted sum for maintenance liability for all projects in the highways. It was agreed that the implications of the policy would be presented to a future meeting.

The following comments were made regarding the report,

- i. It was requested whether it would be possible to lower the height of the hanging baskets in Cherry Hinton. The Environmental Projects Manager explained that it might be difficult to change the height of the basket, but other options may exist.
- ii. The possibility of consulting the Cherry Hinton Residents Association on the proposed scheme for Rectory Terrace. The request was noted.
- iii. The potential value of the Mowbray Road scheme was challenged, and it was suggested whether it would be more appropriate to spend the money on another scheme such as additional 20 MPH limits. The Environmental Projects Manager explained that the scheme was designed to supersede the existing by-law and simplify the

enforcement of verge parking. The committee agreed that the proposed scheme had implications for the wider area, which needed to be considered prior to making a decision. The committee noted that the scheme would be subject to further consultation.

- iv. Clarification was requested on the funding arrangements for the proposed Cherry Hinton sign refurbishment. It was noted that a similar project in Cherry Hinton had been part funded by Community Development and Leisure Grants and by community contributions.

The Environmental Projects Manager explained that a new fund had been created by the County Council to jointly fund schemes in the highway. The committee noted that each of the four area committees had been allocated £6250. In response to a question regarding the governance of the fund, the committee were advised that the area committee would be responsible for agreeing the long list of projects but that the final decision for selecting projects would be the responsibility of the Area Joint Committee. The committee requested that the Cambridge Cycle Campaign were included in the consultation regarding the development of the long list of projects.

Resolved to

- i. Approve all the schemes listed in the committee report for further development
- ii. Note that a report outlining the future maintenance liability as a result of the application of the third party assets policy by the County Council would be presented to a future meeting.

11/40/SAC Community Development Grants 2011/12

The committee received a report from the Cambridgeshire Community Foundation regarding Community Development Grants 2011/12.

Resolved to

- i. Approve the grant allocations as outlined in the committee report.

11/41/SAC Planning Items

11a 11/0231/FUL- 13 Beaumont Road Cambridge Cambridgeshire, CB1 8PU
The committee received an application for full planning permission for retrospective consent for the erection of a single storey building for use as a 'garden office'.

The committee received representations from Mr Niall Gormley and Mr Kevin Potts.

Mr Gormley spoke in objection to the application and raised the following concerns

- Excessive size and footprint of the structure
- Lack of similar structures on Beaumont Road
- The nature of the business and associated implications for parking and disturbance.

Mr Potts spoke in support of the application.

Resolved (7 votes to 1) to grant planning permission in accordance with the officer's recommendations for the following reasons

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

East of England plan 2008: ENV7 Cambridge Local Plan (2006): 3/4, 3/7, 3/11, 3/12, 4/4, 7/2, and 8/10

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

11b 11/0373/FUL - 10 And 11 Brookside Cambridge Cambridgeshire, CB2
1JE

The committee received an application for full planning permission to undertaken alterations and additions, to include erection of garden room, patio and new external stairs at rear of No. 11 Brookside. Change of use of

basement, ground, first, second floors and one room on 3rd floor from B1 (a) office use to residential.

The committee received representations from Mrs Jemima Atkinson and Mr Richard Nightingale.

Mrs Jemina Atkinson spoke in objection and expressed concerns about the lack of privacy and potential overlooking.

Mr Richard Nightingale addressed the committee and spoke in support of the application and addressed the issues outlined by the objector.

Following discussion regarding potential conditions it was agreed that the Planning Officers would keep Councillor Stuart updated on the discharge of condition 6 (screening).

Resolved (Unanimously) to approve the application in accordance with officer recommendations for the following reasons

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

East of England plan 2008: ENV6 and ENV7

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

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

The meeting ended at 10.40 pm

CHAIR

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Report by: Cambridgeshire Community Foundation

To: Area Committee – South, 26th September 2011

Wards: Trumpington, Queen Edith's, Cherry Hinton

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| Community Development Grants 2011-12 |
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1. Introduction

This report reminds members of the process for the allocation of Community Development and Leisure grants by Area Committees, confirms the funds available, seeks approval for applications which have been assessed and lists further applications which are still under review.

The application process has been managed by Cambridgeshire Community Foundation (CCF) from April 09. CCF advertise available funds; support potential applicants; assess applications; present recommendations to Area Committees; advise applicants of Area Committee decisions; make grant payments and seek feedback and monitoring from the funded projects. CCF does not therefore make decisions on the grants awarded from the Area Committee funds.

2. Recommendations

To consider the grant applications and agree recommendations detailed below.

| Community Development current applications. | | | Available: £5,850 | |
|---|--|---|-------------------|--|
| CCF ID | Group | Project | Requested £ | Recommended from Area Committee Grants £ |
| 3144 | Denis Wilson Court Social Club | annual Christmas lunch. | 406.50 | 300 |
| 3157 | Trumpington Elderly Action | trip to a garden centre for lunch and Christmas shopping. | 400.00 | 300 |
| WEB 31375 | Hanover & Princess Court Residents Association | Christmas event. | 900.00 | 900 |
| Total | | | 1,706.50 | 1,500.00 |
| Remaining | | | 3,243.50 | 4,350.00 |

3. Background

The Executive Councillor has approved the following allocation of 10% of the total Community Development grants budget and 5% of the total Leisure grants budget for area committee grants. It has been calculated using population levels and is also weighted to give additional funds to areas of economic disadvantage as defined by the City Council's *Mapping poverty* research report.

| 2011-12 | | | | | | |
|-----------------|-----------------|-----------------------------|-------------------|----------------------------|---------------|---------------|
| Area | Popul- ation | Mapping Poverty score | Combined score | Community Development £ | Leisure £ | Total £ |
| North | 29% | 40% | 36.5% | 17,200 | 4,570 | 21,770 |
| East | 29% | 35% | 32.8% | 14,930 | 3,970 | 18,900 |
| South | 21% | 20% | 20.4% | 9,250 | 2,460 | 11,710 |
| West Central | 21% | 5% | 10.3% | 4,720 | 1,250 | 5,970 |
| Total | | | | 46,100 | 12,250 | 58,350 |

4. South Area Committee 2011-12 Community Development applications

4.1 Community Development 2011-12 spend to date: £3,400

| ID | Group | Project | AC Grant |
|------------------|--|--|---------------|
| 2941 | Denis Wilson Court Social Club | to take a coach trip to the theatre in Cromer. | £800 |
| 2877 | Trumpington Residents' Association | to fund 50% of the cost of a day trip to the seaside at Hunstanton. | £600 |
| WEB19300 | Cherry Hinton Festival Society | insurance, marquees and tables and chairs for festival. | £2,000 |
| Total | | | £3,400 |
| Remaining | | | £5,850 |

4.2 Grant application background information

| | |
|---|------------------------------|
| South Area Committee 2011-12 grants | CCF ref 3144 |
| Date received by CCF: 28/07/2011 | |
| Applicant: Denis Wilson Court Social Club | Ward(s) : Trumpington |
| Purpose of group: To organise social events for residents of this sheltered housing complex on a daily basis for example, weekly Bingo, Tuesday Coffee am/pm Ladies Club. Evening darts and cards, Friday Computer Club. Also outings i.e. Lunches, garden centres, theatres etc. Computer Training. Lunches and tea parties for special birthdays are also arranged. | |
| Project: annual Christmas lunch at the CrownePaza, Cambridge. | |
| Breakdown of costs: lunch (£21.95 per person x 30) £658.50 plus £100 for "secretarial costs stationery/stamps/telephone" | |
| Total cost: £758.50 | Requested: £406.50 |
| Expected benefits or outcomes as a result of funding as described by the applicant: The outing is important for elderly residents, many of whom do not have relatives locally. Number of beneficiaries: 30 | |
| Background information: Many elderly who live at Denis Wilson Court Sheltered Housing no longer drive and do not go far on their own. Some are veterans of WW11 and mostly now disabled. Those beneficiaries will be the retired, elderly, disabled residents. Some have no family or no family living in England. | |
| CCF Comments: A very active group providing outings and other social events. Members will contribute £10 towards lunch costs. | |
| Previous funding from this Area Committee: £757 in 04/05 for computer equipment and software; £200 in 06/07 party to celebrate international day of older people; £328 in 06/07 broadband connection for residents association; £216 in 08/09 for broadband costs; £185 in 09/10 for broadband costs, £315 in 10/11 to pay for broadband costs, £250 in 10/11 to pay for a Christmas lunch, £405 in 10/11 to pay for a coach trip and lunch in St Ives; £800 in 11/12 to take a coach trip to the theatre in Cromer. | |
| CCF recommendation: Award £300 towards Xmas lunch at £10 per head | |

| | |
|--|------------------------------|
| South Area Committee 2011-12 grants | CCF ref 3157 |
| Date received by CCF: 04/08/2011 | |
| Applicant: Trumpington Elderly Action Group | Ward(s) : Trumpington |
| Purpose of group: The group formed in 1989 as an action group to improve life and conditions for the over 60's. There are currently 45 members. It provides a forum for the elderly to make sure the voice of the elderly is heard in local issues. It holds regular meetings of interest to its members and encourages social integration throughout the community. | |
| Project: trip to a garden centre for lunch and Christmas shopping. Breakdown of costs: Coach £150; lunch £360 | |
| Total cost: £510 | Requested: £400 |
| Expected benefits or outcomes as a result of funding as described by the applicant: A very enjoyable / carefree day out for members. Number of beneficiaries: 30 | |
| Background information: The group provides a voice for local elderly people and works to tackle issues important to them. In the past the group have campaigned for a local medical centre, to save green space and for dropped kerbs. The group provides information relevant to members and social opportunities at meetings, reducing isolation. | |
| CCF Comments: First application for 11/12 funding. | |
| Previous funding from this Area Committee: £750 in 04/05 for running costs; £750 in 05/06 for running costs, outing and Christmas Party; £680 in 06/07 for running costs, outing and Christmas Party; £650 in 07/08 for running costs, outing and New Year Party; £859 in 08/09 for running costs, outing and Christmas Party; £575 in 09/10 for running costs; £335 in 10/11 for running costs and celebrations. | |
| CCF recommendation: Award £400 | |

| | | |
|--|--|------------------------------|
| South Area Committee 2011-12 grants | | CCF ref WEB31375 |
| Date received by CCF: 13/09/2011 | | |
| Applicant: Hanover & Princess Court Residents Association | | Ward(s) : Trumpington |
| <p>Purpose of group: We are a Residents Association that covers two blocks of flats, 126 in number. Our aims are to liase between residents and the council mostly through our Housing Officers and other officers as necessary. We hold Resident Meetings every 2 months and have an Agenda to discuss residents concerns and problems and also share news and any changes with the residents. Our other aim is to promote the community spirit and to get people together and talking and sharing their experiances. We hold a BBQ and a Christmas Event every year which are very successful and also aim to reach the wider community.</p> | | |
| <p>Project: Christmas event. Breakdown of costs: Marquee plus lighting, heaters, tables and chairs £650; Christmas tree £150; payment of electrician £100.</p> | | |
| Total cost: £900 | | Requested: £900 |
| <p>Expected benefits or outcomes as a result of funding as described by the applicant: This Event has become an integral part of our Community and is enjoyed and appreciated by our local community and the wider community that travels past/ works/ lives near Hanover and Princess Court. As the Residents in the flats for the majority are constantly changing the Event is a great way for residents to meet especially those with small children and for those who aren't able to get out much due to age or ill health but who can manage to come out and sit protected from the elements and enjoy a pleasant hour getting into the spirit of Christmas with their families and neighbours. We also have a collection every year for The Arthur Rank Hospice. Number of beneficiaries: 300</p> | | |
| <p>Background information: The association started organising events to build community spirit in Hanover & Princess Court, where there are a diverse mix of residents living in the 126 flats. Events have been very successful and are well attended, good feedback is received. Local schools are involved and the event is supported bythe Centre at St Pauls.</p> <p>CCF Comments: Costs are estimates.</p> | | |
| <p>Previous funding from this Area Committee: £900 in 05/06 for Christmas tree installation; £900 in 06/07 towards Christmas tree and event; £176 in 07/08 for marquee hire; £850 in 07/08 for Christmas tree installation and event; £500 in 08/09 for marquee hire for a Christmas event; £900 in 09/10 for a Christmas event; £450 in 10/11 for a Christmas event (a further £450 was awarded by CCF from an alternative fund for the same event).</p> | | |
| CCF recommendation: Award £900 | | |

5. South Area Committee 2011-12 Leisure applications: none

5.1 Leisure 2010-11 spend to date: £900

| ID | Group | Project | AC Grant |
|------------------|------------------------|--|---------------|
| WEB22251 | Trumpington Bowls Club | to purchase a wheelchair adapted for use on the bowls green. | £900 |
| Total | | | £900 |
| Remaining | | | £1,560 |

6. Summary of 2011-12 Community Development and Leisure spend.

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

| 2010-2011 | Budget £ | Allocated £ | Remaining £ |
|-----------------------|---------------|--------------|--------------|
| Community Development | 9,250 | 4,900 | 4,350 |
| Leisure | 2,460 | 900 | 1,560 |
| Total | 11,710 | 5,800 | 5,910 |

7. Grant application background information

BACKGROUND PAPERS and research used in the preparation of this report:

Grant applications.

Monitoring from previous grant awards.

Telephone interview.

To inspect these documents contact Marion Branch on 01223 410535 or marion@cambscf.org.uk

Appendix 1

Area Committee grant conditions

Community development grants enable projects which provide services or activities to benefit people living in one of the four areas of Cambridge City. Priority will be give to projects that are aimed at those people whose opportunities are restricted by disability, low income or discrimination.

1. Funds may also be used to meet any needs specific to its area as determined by the area committee.

CAMBRIDGE CITY COUNCIL Agenda Item

2. Each area committee may decide to reserve part of its budget for one or more of these purposes. Grants may be awarded for capital or revenue expenditure.
3. Applications will be invited from:
 - constituted voluntary and not-for-profit organisations.
 - groupings of local residents able to meet basic accountability requirements.
 - partnerships of constituted group(s) and local residents.

Statutory agencies (such as Parish Councils and Schools) and commercial ventures are not eligible to apply.

4. There is no upper limit on application or grant award levels.
5. Members will generally be asked to consider and decide on applications twice a year.
6. Grants may be made between meetings if the applicants can demonstrate that they are unable to wait for the next scheduled grants meeting. CCF will consult with the Chair and, where relevant, ward members. The full committee will be notified at the next appropriate meeting.
7. Grants from Area Committee will not generally be made retrospectively.
8. Grants will be publicised, administered and monitored by CCF.



To: South Area Committee
Report by: Andrew Preston
Project Delivery & Environment Manager
Wards affected: Cherry Hinton, Trumpington, Queen Ediths

ENVIRONMENTAL IMPROVEMENT PROGRAMME

1. Executive summary

- The County Council has recently made the decision to request commuted sums to fund their increased maintenance liabilities created by all third party funded projects within the highway, including those funded by the City Council. The potential for funding commuted sums for maintenance will now have to be considered for all EIP Projects within the highway.
- There is currently £29,546 remaining in the programme for this financial year.
- The County Council has approved a joint highways budget with the City Council to fund minor schemes within the highway. South Area Committee has been delegated a £5500 share of the County Council's £25,000 total contribution, subject to match funding by the City Council.
- Should South Area Committee wish to do so, it can prioritise these minor highway schemes and provide match funding from its Environmental Improvement Programme (EIP) budget.

2. Recommendations

2.1 The South Area Committee is recommended:

2.1.1 To allocate £5500 from the 2011/12 programme budget to match fund the County Council's contribution to deliver minor highway schemes prioritised from the listed in Appendix B of this report.

3. Background

- 3.1 The £25,000 County contribution for the Joint Highways Budget, recently agreed by the County Council's Cabinet, was delegated to the Cambridge Area Joint Committee (CAJC). A list of unfunded minor schemes was also presented to this Committee for consideration.
- 3.2 This budget requires funding contributions from the City Council and it was agreed by the CAJC that it should be further delegated to the Area Committees to select schemes, taking into account the current unfunded minor schemes listed in their area. The current list of South Area schemes can be found in Appendix B of this report.
- 3.3 The CAJC resolved to delegate the £25,000 budget in favour of the Area Committees with the higher number of Wards. £7000 was therefore delegated to East and North and £5500 to West / Central and South.
- 3.4 The Area Committees have the option to approve matched funding contributions for these schemes from their allocated City Council Environmental Improvement Capital Programme Budget, in order to secure the County Council contribution and deliver the schemes.
- 3.5 The County Council's Third Party Funding Policy has existed for some time, but to date has been applied mainly to Parish Councils, not to the City Council.
- 3.6 In order to achieve consistency in its third party funding policy across the County, the County Council now requires the City Council to fund any additional maintenance liabilities arising from City Council projects in the highway, in the same way as other third parties.
- 3.7 These are to be provided in the form of commuted sums for assessed increases in annual maintenance over a twelve year period.
- 3.8 All new features introduced within the highway will have an associated maintenance liability. The assessment will also take into account any features that are removed, giving a balance of the maintenance liability.

4. Implications

- 4.1 There are currently no projects adopted as part of the 2011/12 programme that would lead to an increased maintenance liability for the County Council.
- 4.2 The projects delivered through the joint highways budget with the County Council will not lead to any contributions for increased maintenance liabilities, as the schemes would be jointly promoted and delivered with the County Council.

5. Background papers

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

COUNTY COUNCIL NETWORK MANAGEMENT LEAFLET No. 6 (September 2010)
THIRD PARTY FUNDING OF HIGHWAY MEASURES

6. Appendices

APPENDIX A

South Area Committee Budget Table.

APPENDIX B

Current unfunded Minor schemes list for joint funding consideration.

7. 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

SOUTH AREA COMMITTEE

Environmental Improvements Programme 2011-2012

| | |
|--|-----------------|
| Total Budget Available to 31/3/11 | £225,200 |
|--|-----------------|

| | COMPLETE | Total Spend Previous Years £ | Forecast Spend 2011/12 £ | TOTAL SCHEME COST £ | Approved Budget £ |
|---|----------|---------------------------------|-----------------------------|------------------------|----------------------|
| ADOPTED PROJECTS | | | | | |
| Cherry Hinton High Street hanging baskets (2011) | ✓ | 0 | 8,000 | 8,000 | 8,000 |
| Wulfstan Way Local Centre | | 1,600 | 99,400 | 101,000 | 101,000 |
| Clarendon Rd/Shaftsbury Rd | | 246 | 11,754 | 12,000 | 12,000 |
| Rectory Terrace - Cherry Hinton High St Forecourt | | 0 | 60,000 | 60,000 | 60,000 |
| High St Cherry Hinton/Colville Rd | | 0 | 2,000 | 2,000 | 2,000 |
| High St Cherry Hinton/Fulbourn Rd | | 0 | 3,500 | 3,500 | 3,500 |
| Cherry Hinton Sign | | 0 | 5,000 | 5,000 | 5,000 |
| St Bede's Gardens/Snakey Path | | 0 | 2,000 | 2,000 | 2,000 |
| total cost to implement adopted projects | | | 191,654 | | |
| Uncommitted Budget | | | 33,546 | | |
| SCHEMES UNDER DEVELOPMENT* | | | | | |
| | | Total Spend to Date £ | Total Estimated Cost £ | | |
| Mowbray Rd/Fendon Rd Verge Parking | | 0 | 4,000 | | |
| total estimated cost of projects in development | | | 0 | 4,000 | |
| Uncommitted Budget | | | | 29,546 | |

*Projects agreed by Cttee to be investigated, but no budget committed. Costs shown are estimated and will depend on detailed design and site investigation. N.B. The estimated costs shown above are merely given as a rough guide until the projects can be designed and costed.

APPENDIX B

| MINOR TRAFFIC REGULATION ORDERS (No source of funding currently identified) | | | |
|--|------------------------------------|-----------------------------|--|
| Location | Restriction | Ward | AJC consideration of representations/progress |
| Elsworth Place | Removal of Access only restriction | Queen Edith's | A proposal agreed with Ward Councillors |
| Reed Close, Shelford Road | Waiting restrictions | Trumpington | Details of proposal to be agreed with Ward Councillors |
| Cranleigh Close | Waiting restrictions | Trumpington | No specific proposals agreed with Ward Councillors |
| Eland Way | Waiting restrictions | Cherry Hinton | No specific proposals agreed with Ward Councillors |
| Alpha Terrace | Waiting restrictions | Trumpington | No specific proposals agreed with Ward Councillors |
| Hinton Ave/ Hills Ave | Waiting restrictions | Queen Edith's | A proposal agreed with Ward Councillors |
| Chelwood Road junctions with Claygate road and Chartfield Road | Waiting restrictions | Cherry Hinton | Request from Ward Councillor |
| Paget Close, Trumpington | Waiting restrictions | Trumpington | Request from Ward councillor-no firm proposals |
| <i>New Request: Nightingale Avenue</i> | <i>Waiting restrictions</i> | <i>Queen Edith's</i> | <i>Request from Ward Councillor</i> |
| <i>New Request; Almoner's Avenue</i> | <i>Waiting restrictions</i> | <i>Queen Edith's</i> | <i>Request from Ward Councillor</i> |

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| | | | |
|---------------------------|--|--------------------|---------------|
| Application Number | 11/0264/FUL | Agenda Item | |
| Date Received | 1st April 2011 | Officer | Mr John Evans |
| Target Date | 27th May 2011 | | |
| Ward | Cherry Hinton | | |
| Site | Former Five Bells Public House 143 High Street Cherry Hinton Cambridge Cambridgeshire CB1 9LN | | |
| Proposal | Planning permission for the development of six terraced dwellings and associated works. | | |
| Applicant | C/o Mr Don Proctor RPS Planning _ Development Willow Mere House Compass Point Business Park Stocks Bridge Way St Ives Cambs PE27 5JL | | |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is the Five Bells public house and its curtilage. It is situated on the western side of High Street, Cherry Hinton. The existing building is late 19th century, is two storeys high and has a number of minor single storey additions. It has a shallow pitch gable, which faces the High Street. The site is relatively flat, though the adjacent pavement slopes to the south. The southern part of the car park is therefore at a higher level than the pavement and the adjacent property 137 High Street. Vehicular access is from the High Street to approximately 18 car parking spaces.
- 1.2 The boundary of the application site is irregular. Where it abuts High Street to the east it is defined by a low-rise red brick wall. The remaining boundaries are varied, partially defined by the existing building and outbuildings and adjacent buildings and outbuildings including timber fencing and brick walling.
- 1.3 The area is predominantly residential in character. To the north of the site are a series of late 1990's 2-storey terraced dwellings and flats which wrap around High Street to Fernlea Close. Vehicular access to these properties is from Fernlea Close

through a covered arch to a parking court to the rear. The rear gardens to these properties face onto this parking court. A brick wall forms the boundary with this site and the application site.

- 1.4 Opposite the site to the east, across High Street, is Cherry Hinton Infants School. There is a pedestrian crossing point in this location.
- 1.5 To the south of the site are nos. 129, 131 and 137 High Street. 137 High Street immediately abuts the site, is set back from the road and is accessed via a driveway lined by a close-boarded fence.
- 1.6 To the west, adjacent to no. 137, are a series of garages that serve the Pamplin Court housing development, accessed off Fernlea Close. To the north west, sandwiched between Pamplin Court and the late 1990's residential development, is Pamplin House, an unlisted villa whose curtilage presumably extended across a larger area but which has been taken-up by the more recent housing development.
- 1.7 The Five Bells Public House is currently vacant, having ceased trading approximately one year ago.
- 1.8 The site is not allocated in the Cambridge Local Plan (2006). It is not within a Conservation Area, nor is the building Listed or a Building of Local Interest. There is little vegetation on the site and hence there are no tree preservation orders affecting this site or those adjacent. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for the development of 4 terraced dwellings and 2 semi detached properties, and associated works including the demolition of the existing Five Bells public house.
- 2.2 The houses are orientated east, fronting the High Street, with their rectangular gardens behind. The proposed access is situated between plots 2 and 3. The terrace, plots 3 to 6, has an eaves height of 5.3m, with an overall ridge height of 8.8m. The semi detached properties, plots 1 and 2, have a front eaves

height of 4.8m, a rear eaves height of 2.3m, and an overall ridge level rising to 6.9m.

2.3 The houses are to be constructed in a buff brick, with slate roofs and reconstituted stone cills.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Transport Statement
4. Noise Assessment
5. Landscaping Specification
6. Bat Survey

Amended Plans

Since the original submission, amended plans have been received making the following alterations:

- Reduced roof profile to the rear of plots 1 and 2, reducing the eaves to single storey level.
- Windows replaced with velux roof lights to the rear of plots 1 and 2.
- Removal of archway feature over the proposed access.
- Increase in rear garden size.
- Addition of rear dormer windows to plots 4 and 5.
- Proposed ensembles to the upper floor bedrooms of plots 4 and 5.
- Minor alterations to the detailing of the front, High Street elevation.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|--|----------------|
| C/64/0265 | Demolition of existing Five Bells and Erection of new public house | Approved |
| C/66/0292 | Demolition of cottage and extension to car park | Approved |

145 High Street, Cherry Hinton

| | | |
|-----------|---|----------|
| C/96/0068 | Erection of a terrace of 7 houses and two flats (C3). | Approved |
|-----------|---|----------|

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 3: Housing (2006):

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

PPS4: Planning for Sustainable Economic Growth (2009)

Policy EC13 of PPS4 contains a policy titled: Determining planning applications affecting shops and services in local centres and villages. This sets out that, when assessing planning applications affecting shops, leisure uses including public houses or services in local centres and villages, local planning authorities should:

- a) take into account the importance of the shop, leisure facility or service to the local community or the economic base of the area if the proposal would result in its loss or change of use
- b) refuse planning applications which fail to protect existing facilities which provide for people's day-to-day needs
- c) respond positively to planning applications for the conversion or extension of shops which are designed to improve their viability

d) respond positively to planning applications for farm shops which meet a demand for local produce in a sustainable way and contribute to the rural economy, as long as they do not adversely affect easily accessible convenience shopping

Planning Policy Guidance 13: Transport (2001)

Circular 05/2005 - Planning Obligations:

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

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

(b) directly related to the development; and

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

5.2 **East of England Plan 2008**

ENV7: Quality in the Built Environment

5.3 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.4 **Cambridge Local Plan 2006**

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/10 Subdividing existing plots

3/11 The design of external spaces

3/12 The design of new buildings

4/7 Species protection

4/13 Pollution and amenity

5/1 Housing provision

5/11 Protection of community facilities

8/2 Transport impact

- 8/4 Walking and Cycling accessibility
- 8/6 Cycle parking
- 8/10 Off-street car parking

Planning Obligation Related Policies

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

5.5 **Supplementary Planning Documents**

- Cambridge City Council (March 2010) – Planning Obligation Strategy
- Cambridge City Council (January 2010) - Public Art

5.6 **Material Considerations**

Central Government Guidance

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

6.0 **CONSULTATIONS**

Cambridge City Council (Policy Team)

- 6.1 No objections in principle. The pub does not fall within the definition of a community facility as provided by adopted local plan policy 5/11. The pub is not within a Local Centre so there is no protection as a service under PPS4. There is no objection to the redevelopment of the site for residential purposes.

Cambridgeshire County Council (Transport)

- 6.2 No objection subject to the provision of clarifying information in relation to the dimensions of the car parking spaces and manoeuvring area. A number of conditions are proposed.

Head of Environmental Services

- 6.3 No objection: Recommends conditions relating to contaminated land, construction hours, collections and deliveries and noise insulation.

Cambridgeshire County Council (Archaeology)

- 6.4 No objection: The site lies within an area of high archaeological potential. The site should be subject to an archaeological investigation to be secured through the implementation of a condition on any permission.

Cambridge City Council Access Officer

- 6.5 No objection: There should be a flat threshold between pavement to garden and garden to house.

Sustrans

- 6.6 Queries the suitability of the cycle parking provision.

CAMRA

- 6.7 Object to the loss of the public house. Pubs outside the city centre are potentially a valuable community resource. Cherry Hinton has three other pubs, but these are all at the south end of the village. Although the pub has not been managed well in recent times, there is no reason to suggest that it could not be, providing a valuable facility to the local community.
- 6.8 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:

- 137 High Street
- 9 Willingham Road (on behalf of CAMRA, see above)

7.2 The representations can be summarised as follows:

The below comments are on the latest amendments to the scheme from the occupier of 137:

- There is a marginal over-development of the site and inadequate parking. In general terms, the scheme and its impact on 137 High Street are much improved with the amendments.
- Windows to bathrooms for plots 1 and 2 excessive (gable and rooflight)
- Full width dormers plots 4 and 5 excessive
- Plots 3-6 should be revised to remove opportunities for overlooking
- Plots 1-3, pd rights should be removed
- Poor boundary treatment and danger to damage to brick walls of 137 from parking vehicles (landscaping buffer strip and/or more bollards sought)
- Inadequate parking provision.
- Further information sought regarding the line of the public sewer serving 137 together with access chambers and line of the renewed water main

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

8.0 ASSESSMENT

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

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

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

Principle of Development

- 8.2 Policy advice has been sought in relation to the proposed redevelopment for housing, as the loss of public houses has become a well-publicised planning issue over the last few years. This is reflected in recent guidance from the Government in PPS4. The relevant policy from PPS4 is EC13 (which is quoted above) which provides further guidance for the safeguarding of shops and services in local centres and villages.
- 8.3 The pub does not fall within the Cherry Hinton local centre and thus policy EC13 does not apply. The land use class of a public house does not fall within the definition of a community facility, as provided by the supporting text to adopted local plan policy 5/11. As such, there is no in principle policy issue with regard to its loss.
- 8.4 CAMRA has objected to the loss of the public house stating that it could potentially be a valuable community resource. CAMRA state that the public house could be run as a viable business and that it could contribute towards the local community. The applicants state that there has been no interest in its purchase for operation as a public house since it closed in early 2010 and that it is in a very poor state of repair. Neither of these points are material in policy terms given the location of the public house outside the local centre. They are therefore not the test of policy and the principle cannot be resisted under the current framework.
- 8.5 In terms of the alternative use for housing, the development of the site will help the Council meet its housing needs. Further, the loss of the building will not be detrimental to the street scene. It is in a current poor state and detracts from the street scene. There is, therefore, no objection to the redevelopment of the site for residential purposes.

- 8.6 In my opinion, the principle of the development is acceptable. The proposal is compliant with policies 3/10, 5/1, 5/5 and 5/11 of the Cambridge Local Plan.

Context of site, design and external spaces

- 8.7 The key design issue is the design and appearance of the proposed dwellings in their setting on this part of the Cherry Hinton High Street.
- 8.8 New buildings should have a positive impact upon their setting in terms of height, scale, form, materials, detailing and wider townscape views, in accordance with Local Plan policy 3/12. New developments should also demonstrate that they have drawn positive inspiration from their setting in accordance with Local Plan policy 3/4. The layout creates a new street scene along this section of the High Street, which is in my view a logical approach. This results in the car parking being located to the rear, away from the public domain, and reinforces the existing pattern and character of development in the area.
- 8.9 The dwellings proposed are modest two storey buildings, the scale of which is compatible with the surrounding area. The dwellings would tie in with the existing redevelopment to the north, with a slightly lower overall roof height, reflecting the gentle slope of the site north to south. The redevelopment of the pub car park will result in a positive improvement to the character of the street scene, contributing to local distinctiveness, a principle of Local plan policy 3/4 and Government Guidance contained within PPS1.
- 8.10 The scheme is well designed because it positively responds to the constraints of this site. For example, plots 1 and 2 have asymmetrical roofs to reduce the visual impact and sense of enclosure to number 137 High Street to the west. As such they are compatible with number 137 to the rear, while providing a positive built frontage to the High Street.
- 8.11 In terms of detailed design, the proposed buff brick, sash windows and stone cills are positive features of the scheme reflecting the adjacent terraces to the north. Chimneys provide a visual marker between each dwelling and the removal of the previously proposed archway feature, which is not characteristic of Cambridge, in my view improves the scheme. In my opinion

the new street scene will create an attractive built frontage in accordance with policy 3/7.

- 8.12 The proposed dormer windows to the rear of plots 4 and 5 are set into the roof plane and do not dominate the scale of the terrace. In my view they are acceptable.
- 8.13 Externally, the development provides small but useable rear garden areas, which adequately accommodates refuse and cycle provision. The houses are well designed because they would function effectively for future occupiers. In my opinion the site can carry this quantum of development, ensuring adequate amenity and essential ancillary services of refuse and bicycle provision, and the scheme therefore has a positive design response in its context and is an appropriate plot subdivision, compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12 and Cambridge City Council Guidance on Development which Affects Private Gardens (June 2011).

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.14 The proposal will have greatest impact upon number 137 High Street to the west of the site. Plots 1 and 2 are sited in relatively close proximity to the front of this property; a distance of 8m to the common boundary. The revised plans feature an asymmetrical roof slope which in my view is a positive bespoke solution which minimises the visual impact upon number 137. The front of number 137 has a front kitchen window, but the amended proposed roof slope and velux windows would prevent any interlooking. As such, I do not feel the proximity and visual impact of plots 1 and 2 would be so harmful as to justify refusal. Following reconsultation, number 137 no longer has concerns with this aspect of the scheme.
- 8.15 I do not consider the proposed development will adversely affect other nearby residential properties of 131, 145 High Street and Pamplin house, situated some distance beyond to the west.
- 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, 3/7 and 3/10.

Amenity for future occupiers of the site

- 8.17 The new dwellings would provide desirable accommodation. The external spaces provide a useable amenity garden area for refuse and bicycles. 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, 3/10 and 3/12.

Refuse Arrangements

- 8.18 Refuse would be adequately accommodated within the rear gardens of each house. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.19 The County Council have considered this scheme and do not consider there to be any significant adverse risk to highway safety. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.20 Some concerns have been raised regarding the adequacy of the proposed 6 car parking spaces. In accordance with adopted policy, the development should provide a maximum of 1 space for the 1 and 2 bedroom properties and a maximum of 2 spaces for each of the 3 bedroom properties. While I recognise that there may be limited provision in the vicinity for overspill car parking, given the modest sized dwellings proposed and the location of the site close to good local bus connections, in my view the proposed car parking provision is acceptable. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.
- 8.21 I note comments from Sustrans regarding the size of the bicycle stores. In my view the bicycle stores are adequate in size for the 1 and 2 bedroom properties. The imposition of a suitable

planning condition can ensure a slighter large outbuilding is provided for the 3 bedroom dwellings.

Disabled access

- 8.22 The development will be compliant with Part M of the Building Regulations. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Third Party Representations

- 8.23 The majority of the issues raised in the representations have been discussed in the above report.

The following issue is also raised:

There is concern regarding the proposed boundary treatment to the flank wall of number 137 adjacent to car parking space number 1.

In my view this relationship is not unacceptable, although the imposition of the Council's standard boundary condition can ensure that all boundaries are considered prior to the commencement of development. Officers seek to ensure, through the discharge of this condition, that the final detailed layout and treatment is practical, taking these points into consideration.

Bats Survey

The application was accompanied by a bat survey. The presence of bats was not found in the existing pub. No further mitigation measures are considered necessary.

Public Sewer network details

I note there is a request for the developer to provide this information. In my view sewer network and arrangements is not a material planning consideration for the assessment of the application.

Planning Obligation Strategy

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.

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

Open Space

8.25 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.

8.26 The application proposes the erection of 2 three-bedroom houses, 2 two bedroom houses and 2 one bedroom houses. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

| Outdoor sports facilities | | | | | |
|----------------------------------|------------------|--------------|-----------|----------------------|-------------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| studio | 1 | 238 | 238 | | |
| 1 bed | 1.5 | 238 | 357 | 2 | 714 |
| 2-bed | 2 | 238 | 476 | 2 | 952 |
| 3-bed | 3 | 238 | 714 | 2 | 1428 |
| 4-bed | 4 | 238 | 952 | | |
| Total | | | | | 3094 |

| Indoor sports facilities | | | | | |
|---------------------------------|------------------|--------------|-----------|----------------------|-------------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| studio | 1 | 269 | 269 | | |
| 1 bed | 1.5 | 269 | 403.50 | 2 | 807 |
| 2-bed | 2 | 269 | 538 | 2 | 1076 |
| 3-bed | 3 | 269 | 807 | 2 | 1614 |
| 4-bed | 4 | 269 | 1076 | | |
| Total | | | | | 3497 |

| Informal open space | | | | | |
|----------------------------|------------------|--------------|-----------|----------------------|-------------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| studio | 1 | 242 | 242 | | |
| 1 bed | 1.5 | 242 | 363 | 2 | 726 |
| 2-bed | 2 | 242 | 484 | 2 | 968 |
| 3-bed | 3 | 242 | 726 | 2 | 1452 |
| 4-bed | 4 | 242 | 968 | | |
| Total | | | | | 3146 |

| Provision for children and teenagers | | | | | |
|---|------------------|--------------|-----------|----------------------|---------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| studio | 1 | 0 | 0 | | 0 |
| 1 bed | 1.5 | 0 | 0 | | 0 |

| | | | | | |
|--------------|---|-----|------|---|-------------|
| 2-bed | 2 | 316 | 632 | 2 | 1264 |
| 3-bed | 3 | 316 | 948 | 2 | 1896 |
| 4-bed | 4 | 316 | 1264 | | |
| Total | | | | | 3160 |

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

Community Development

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

| Community facilities | | | |
|-----------------------------|-----------|----------------------|-------------|
| Type of unit | £per unit | Number of such units | Total £ |
| 1 bed | 1256 | 2 | 2512 |
| 2-bed | 1256 | 2 | 2512 |
| 3-bed | 1882 | 2 | 3764 |
| 4-bed | 1882 | | |
| Total | | | 8788 |

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

Waste

8.30 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling

basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

| Waste and recycling containers | | | |
|---------------------------------------|-----------|----------------------|------------|
| Type of unit | £per unit | Number of such units | Total £ |
| House | 75 | 6 | 450 |
| Flat | 150 | | |
| Total | | | 450 |

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 and Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1.

Education

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

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

| Pre-school education | | | | | |
|-----------------------------|------------------|--|-----------|----------------------|-------------|
| Type of unit | Persons per unit | | £per unit | Number of such units | Total £ |
| 1 bed | 1.5 | | 0 | | |
| 2+- beds | 2 | | 810 | 4 | 3240 |
| Total | | | | | 3240 |

| Primary education | | | | | |
|--------------------------|------------------|--|-----------|----------------------|-------------|
| Type of unit | Persons per unit | | £per unit | Number of such units | Total £ |
| 1 bed | 1.5 | | 0 | | |
| 2+- beds | 2 | | 1350 | 4 | 5400 |
| Total | | | | | 5400 |

| Secondary education | | | | | |
|----------------------------|------------------|--|-----------|----------------------|-------------|
| Type of unit | Persons per unit | | £per unit | Number of such units | Total £ |
| 1 bed | 1.5 | | 0 | | |
| 2+- beds | 2 | | 1520 | 4 | 6080 |
| Total | | | | | 6080 |

| Life-long learning | | | | | |
|---------------------------|------------------|--|-----------|----------------------|------------|
| Type of unit | Persons per unit | | £per unit | Number of such units | Total £ |
| 1 bed | 1.5 | | 160 | | |
| 2+- beds | 2 | | 160 | 4 | 640 |
| Total | | | | | 640 |

8.34 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003)

policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Conclusions

8.35 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 scheme will make a positive improvement to the character and appearance of this section of the High Street and the development will function effectively for future occupiers. The impact upon number 137 to north is considered acceptable. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the completion of the associated S106 Agreement and subject to the following conditions:

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

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

2. No development shall 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. Except with the prior written agreement of the local planning authority 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)

4. 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)

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

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

6. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to occupation of the dwellings hereby approved. 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)

7. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.

(a)The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b)The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 4/13.

8. Prior to occupation, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the bedrooms/living rooms to the high ambient noise levels in the area (dominated by traffic and vehicle noise), be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 Sound Insulation and noise reduction for buildings-Code of Practice. Any mitigation measures shall be carried out in accordance with the approved report.

Reason: In the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 4/13.

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

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

10. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

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

11. 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)

INFORMATIVE: To satisfy the noise insulation condition for the building envelope as recommended, the developer must ensure that these residential units are acoustically protected by a scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:1999 『Sound Insulation and noise reduction for buildings-Code of Practice』 derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and summer cooling acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulation AD F: Ventilation will also need consideration.

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

Reasons for Approval

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

East of England plan 2008: EVN7

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

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

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

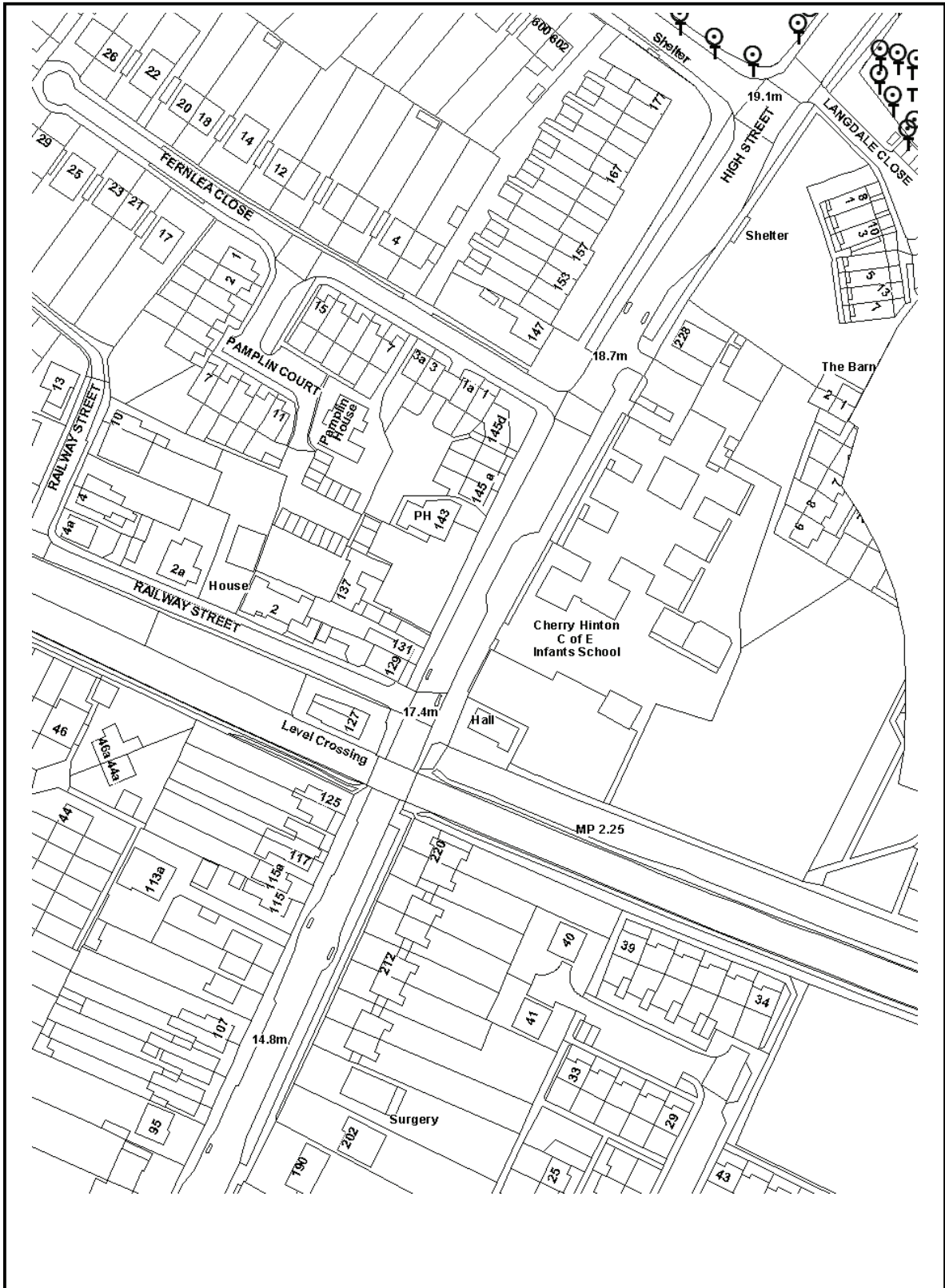
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

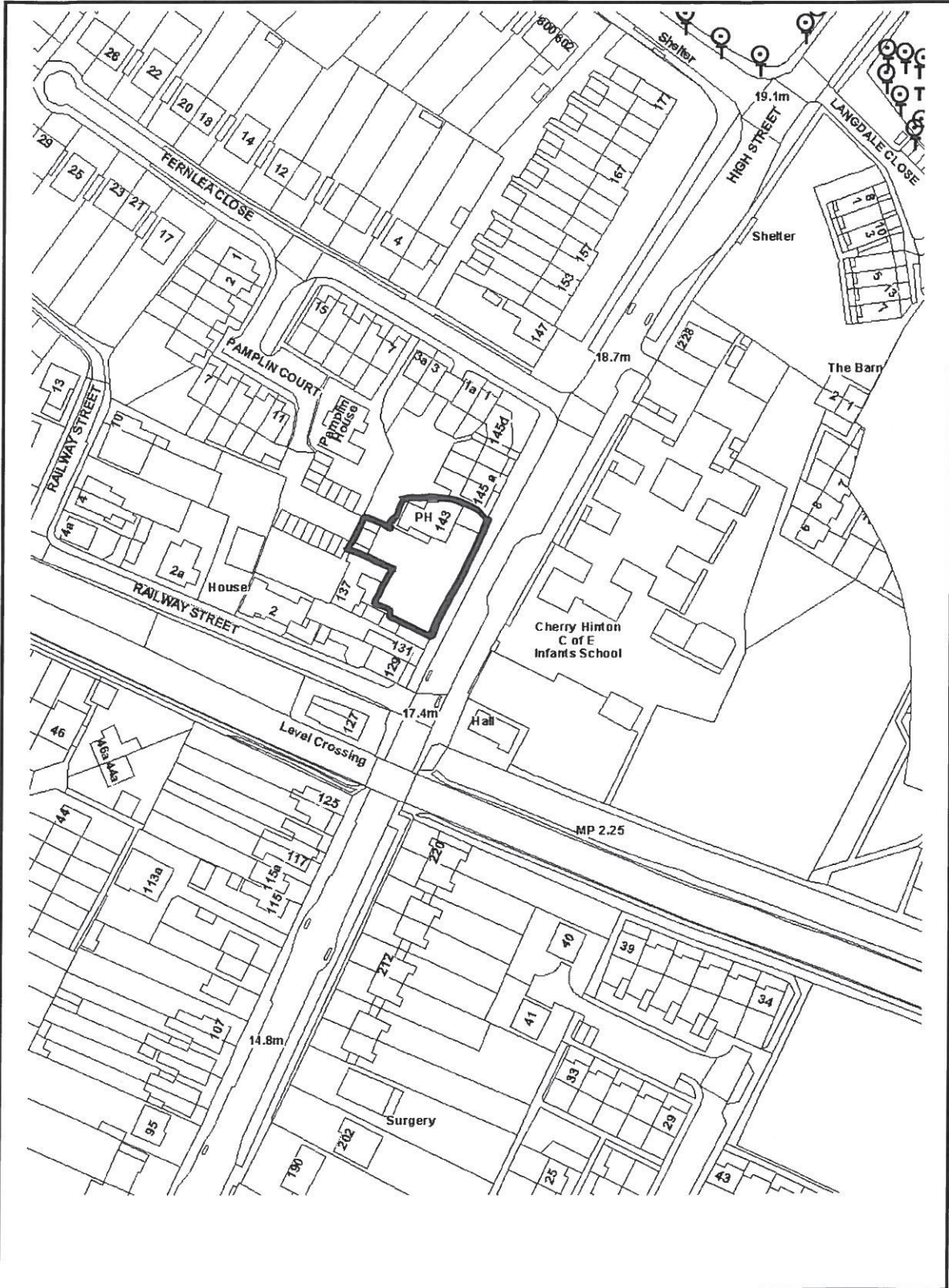
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

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

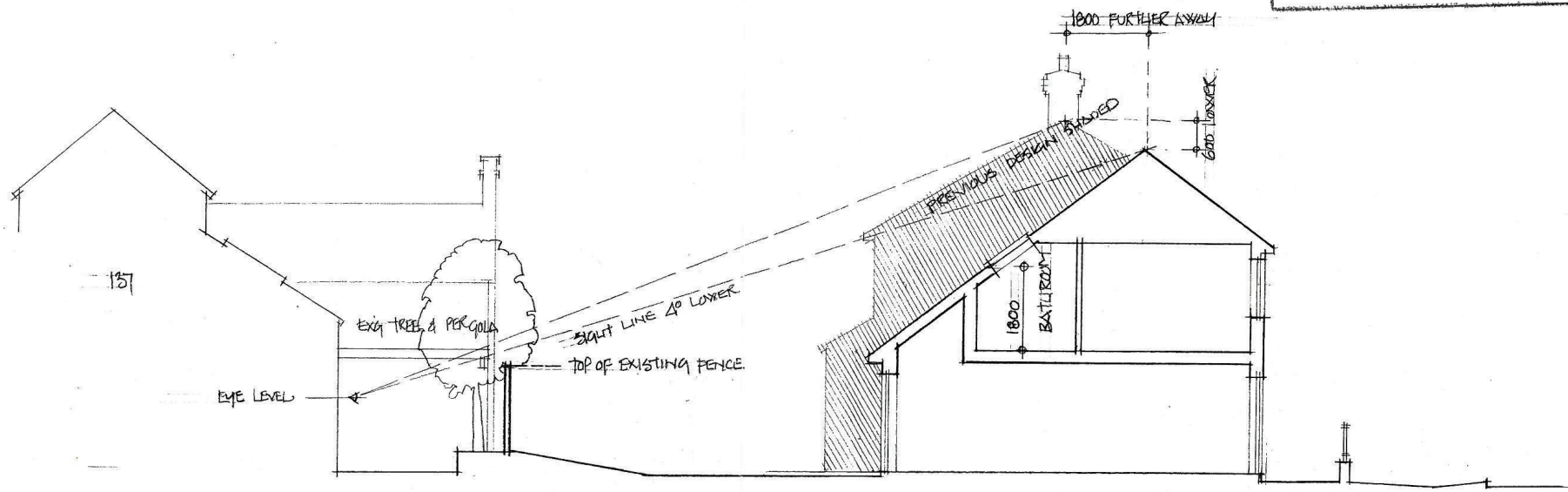


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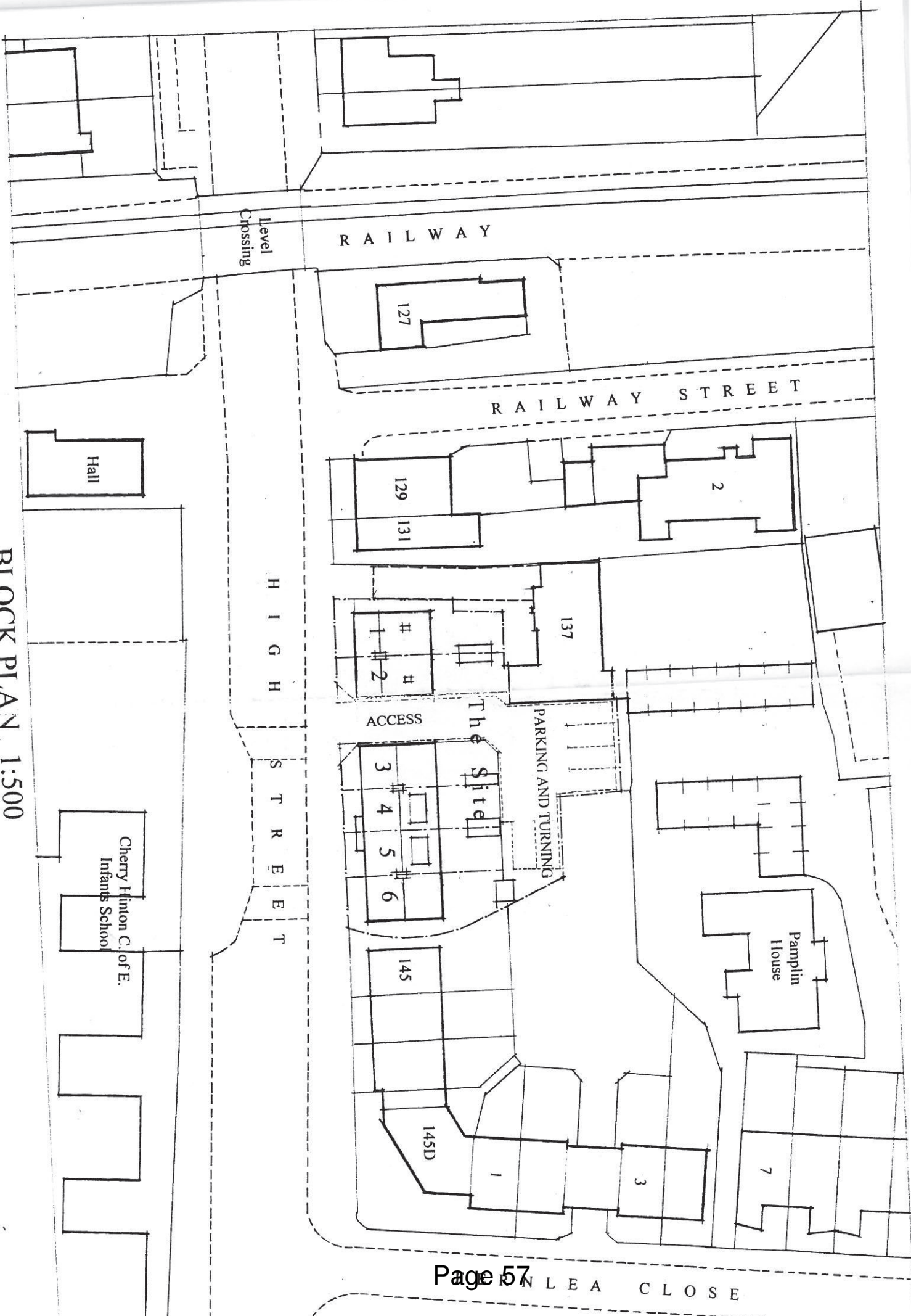
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