



SOUTH AREA COMMITTEE
CHAIR CLLR AMANDA TAYLOR
LABOUR SPOKES – CLLR RUSS MCPHERSON



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, 24 February 2012

Date: Monday, 5 March 2012

Time: 7.30 pm

Venue: Cherry Hinton Village Centre

Contact: Martin Whelan

Direct Dial: 01223 457012

1 APOLOGIES FOR ABSENCE

2 MINUTES *(Pages 1 - 4)*

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 POLICING AND SAFER NEIGHBOURHOODS *(Pages 5 - 18)*

7 SOUTHERN AREA CORRIDOR FUNDING *(Pages 19 - 22)*

- 8 ENVIRONMENTAL IMPROVEMENT PROGRAMME** *(Pages 23 - 34)*
- 9 TREE PLANTING PROJECT - PARKS AND OPEN SPACES 2011/15**
(Pages 35 - 42)

Planning Items

- 10 PLANNING ENFORCEMENT CONTROL - ENFORCEMENT NOTICE REPORT - 4 BOSWORTH ROAD, CAMBRIDGE - UNAUTHORISED CHANGE OF USE FROM C3 DWELLING HOUSE TO HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)** *(Pages 43 - 50)*
- 11 11/1183/FUL - 20 PANTON STREET** *(Pages 51 - 82)*
- 12 11/1465/S73 - 1 GREYSTOKE ROAD** *(Pages 83 - 104)*

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 COMMITTEE

9 January 2012

7.30 - 8.50 pm

Present: Councillors Taylor (Chair), Blackhurst (Vice-Chair), Ashton, Dryden, McPherson, Stuart and Swanson

County Councillor Heathcock

Officers Present:

Principal Planning Officer – Toby Williams

Planning Officer – Amit Patel

Senior Conservation and Design Officer – Susan Smith

Committee Manager – Martin Whelan

12/1/SAC Apologies for Absence

Apologies were received from Councillor Al Bander, Councillor Pippas and County Councillor Carter.

12/2/SAC Minutes

The minutes of the meeting held on 7 November 2011 were agreed as a true and accurate record.

12/3/SAC Matters and Actions Arising from the Minutes

There were no matters arising.

12/4/SAC Declarations of Interest

Councillor Blackhurst declared a personal interest in item 12/SAC/7, due to knowing the applicant socially.

12/5/SAC Open Forum

Mr Kent addressed the committee and raised the following concerns

- i. The quality of the paving outside of the garages on Bridewell Road. Particular concerns were raised about the uneven nature of the slabs and the risk of tripping.
- ii. The number of lights out in the Bridewell Road area, and the potential for lights to be removed.

Councillor Heathcock responded to the question initially

- i. The process for light maintenance was outlined and it was suggested that the specific issue highlighted should be raised with Chris Boston at the County Council.
- ii. It was noted that the responsibility for footpath maintenance was not always clear, with county and city council having responsibility, however due to the proximity of the street lights it was suggested that it was likely to be a county council responsibility. It was suggested that issues should be raised with Jonathon Clarke at the County Council.

Councillor Dryden expressed concerned about the proposed removals and agreed to raise the issues with the County Council. It was noted that one of the lampposts had been previously erected following a public petition.

Mr Hyams expressed concern about the quality of the passage between Desmond Avenue and the High Street. It was noted that the tarmac was damaged, and presented a trip hazard. Mr Hyams explained that he had previously raised the issue with the City Council, who had agreed to resolve the situation but to date no progress had been made. Councillors Dryden and McPherson to progress outside of the meeting.

12/6/SAC New Town & Glisson Road Conservation Area Review and Hills Road Suburbs and Approaches Study

The Senior Conservation and Design Officer presented a report covering the New Town and Glisson Road Conservation Area Review and Hills Road Suburbs and Approaches Study.

The committee welcomed the two documents and made the following comments

- i. The quality of the documents was welcomed.
- ii. Clarification was requested on the process for buildings being designated as buildings of local interest. The committee were advised of the process and it was explained that the Director of Environment was responsible for authorising any additions to the list.
- iii. A view was expressed that it was hoped that these documents could provide planners with a robust basis to retain the traditional character of areas.

The committee thanked the Senior Conservation and Design Officer for bringing the report.

12/7/SAC 11/0916/FUL 85 Bishops Road

The committee received an application for full planning permission for the construction of a new two storey, two bedroom detached house in garden of existing house.

The committee received a representation from Dr Stephen Brown, the applicant in support of the application.

Resolved

- i. (0 votes to 6) to reject the officer recommendation.
- ii. (Unanimously) to approve the application contrary to officer recommendation, and to delegate the finalisation of the conditions to Chair and Spokes.

12/8/SAC Hills Road Sixth Form College Sports Ground, Sedley Taylor Road, Cambridge

The committee received an application to discharge condition 15 for 11/0900/FUL to approve the travel plan.

The Chair agreed to vary the public speaking scheme to allow each party up to four minutes.

Professor Mutheisus, on behalf of the local residents, spoke in objection to the recommendation to approve the plan. She made the following points

- i. The travel plan is incomplete and inconsistent, and lacks reference to monitoring, enforcement or review systems.
- ii. Lack of definition of community and commercial use, and associated predicted levels of use. A request was made for the insertion of a clause restricting the level of use.

Alleged shortcomings in the process associated with the level of use clause with regards to the original permission were highlighted.

Mrs Linda Sinclair, on behalf of the college spoke in support of the application.

Resolved (Unanimously) to discharge condition 15 in accordance with the officer recommendation subject to the following amendments:

- i: The amendment of the Travel Plan to provide a named contact and telephone number at the College in relation to any aspect of its operation/implementation.
- ii: The amendment of the Travel Plan to include a clause that it will be reviewed 12 months from occupation of the Pavilion in agreement with the Local Planning Authority.
- iii: The amendment of the Travel Plan and appendices to remove all reference to the number of car parking spaces.

The meeting ended at 8.50 pm

CHAIR

Neighbourhood Profile Update Cambridge City South Neighbourhood

March 2012



Steve Poppitt, Area Policing Inspector
Lynda Kilkelly, Safer Communities Manager, Cambridge City Council



CONTENTS

1	INTRODUCTION	2
	Aim	2
	Methodology	
2	PREVIOUS PRIORITIES & ENGAGEMENT ACTIVITY	3
	Previous Priorities	3
	Engagement Activity	6
3	EMERGING ISSUES	6
4	CURRENT CRIME AND INCIDENT LEVELS	10
5	RECOMMENDATIONS	13

1. INTRODUCTION

Aim

The aim of the Neighbourhood profile update is to provide an overview of action taken since the last reporting period, identify ongoing and emerging crime and disorder issues, and provide recommendations for future priorities and activity in order to facilitate effective policing and partnership working in the area.

The document should be used to inform multi-agency neighbourhood panel meetings and neighbourhood policing teams, so that issues can be identified, effectively prioritised and partnership problem solving activity undertaken.

Methodology

This document was produced using the following data sources:

- Crime and Incident data from Oct 11 – December 11 and as a comparison data from February 11 – May 11 and Oct 10 – December 10.
- Information from the Neighbourhood Policing teams February 2012.
- Environmental data from Cambridge City Council for the period October 2011 – January 2012, compared with the same period the previous year.

2. PREVIOUS PRIORITIES & ENGAGEMENT ACTIVITY

Previous Priorities

At the neighbourhood panel meeting on 7th November 2011, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities that were set:

Youth Anti-Social Behaviour at High Street, Cherry Hinton	
Objective	<ul style="list-style-type: none"> □ To identify and disperse any problematic or anti-social groups of youths in the vicinity of the High Street. This was extended to include Bridewell Road, Mallets Road and the Recreation Ground. □ To provide immediate respite for businesses and residents adversely affected by anti-social congregation.
Action Taken	<p>An ASB street surgery organised by the Safer Communities Section was held in Cherry Hinton High Street on Thursday 17 November. City Council ASB officers, PCSO's and Fire Officers spoke to members of the public about their concerns. Residents were also visited at home in order to seek their views. Information was also given out about how to report ASB and to whom. Residents reported concerns with young people congregating near the shops and rowdy behaviour.</p> <p>The area was also discussed at the multi agency City ASB Task Group and there has been a lot of youth work going on in the local area with young people. A number of young people in this area had also been identified as targeting some local residents and these young people received warning letters from the council about their behaviour and since then these reports have decreased.</p> <p>Approximately 76 hours of duty time was spent on this issue during the period. Some congregation has been witnessed and close liaison maintained with Tesco stores as the main focal point of the groups. 11 incidents were reported during the period.</p> <p>As might be expected due to the cold weather incidents of ASB were reduced during the last few months. There were some positive results directly attributable to the increased patrols namely two alcohol confiscations from a group of underage persons and a cannabis seizure, but these all occurred during the winter holiday period. In the last two months, the 63 hours of extra patrolling has produced a lot of positive community engagement with local youths and residents but little else.</p>

Current Situation	The situation is now much reduced compared to the first reporting period. In the last 2 months there have been no calls from the Tesco on the High Street to report any problems. Current police activity is now almost exclusively positive engagement with little opportunity for enforcement action presenting itself. Although there will always be a small amount of ASB associated with any High Street area it is a logical conclusion that this could be managed by normal police business.
Continue or Discharge?	It is recommended that the committee consider discharging this priority for at least one reporting period. Frequent patrols of the areas listed above are now “business as usual” for the staff assigned to the Cherry Hinton area as well as the other supporting staff in the rest of the South Area.

Anti-Social and Off-Road use of Mopeds - Cherry Hinton and Queen Edith's	
Objective	<ul style="list-style-type: none"> □ To identify and engage offenders and seek to reduce incidences of anti-social use. □ Where necessary to make full use of powers under Sec.59 of the Police Reform Act to deny repeat and more serious offenders the use of the road through confiscation of vehicles.
Action Taken	<p>Approximately 60 hours of dedicated patrols were conducted in the routes and location identified as problematic in addition to local staff paying attention to the area at key times during and in the course of routine duties. This is in addition to approximately 57 hours spent in the City East area working alongside East team colleagues to tackle similar behaviour by the same individuals there.</p> <p>Due to the difficult road conditions over the winter months a significant reduction in this activity was expected. The additional patrols in the South Area resulted in no opportunities for enforcement, this compares to the 2 vehicles seized and a single s59 warning given in the East Area. A few pieces of advice have been given to youths who were not using their vehicles in an anti-social manner advising them that moped related ASB would not be tolerated.</p>

Current Situation	The situation at the moment regarding anti-social vehicle use appears to be under control. Youths using the vehicles in an anti-social way have either been displaced to other areas, this seems unlikely given the low activity in the East Area, or have had their vehicles seized on at least one occasion and are unwilling to have the experience repeated. Currently this priority has become “business as usual” for staff patrolling the Cherry Hinton and Queen Edith’s areas.
Continue or Discharge?	It is requested that the committee consider discharging this priority and the situation is monitored to see if an increase occurs due to the improving weather.

Anti-Social Parking outside Schools in Queen Edith’s	
Objective	<ul style="list-style-type: none"> □ Reduce the number of complaints of anti-social parking and driving outside Queen Edith’s Primary school and Morley Memorial School.
Action Taken	<p>Approximately 12 hours of high visibility patrols have been carried out outside the Queen Edith’s Primary and Morley Memorial Schools at peak dropping off and picking up times. During this period 15 drivers have been advised regarding parking near junctions, parking in a manner likely to obstruct the use of vehicles by other parents and residents or likely to cause serious inconvenience to other road users.</p> <p>The strategy so far has been to educate and advise road users of their legal obligations as well as the importance of using the road with consideration to the needs of local residents. Road users have also been advised that should complaints continue to be received enforcement action will commence later in the term.</p> <p>One of the principle problems seems to relate to a number of drivers that appeared to have no understanding regarding road legislation relating to parking near schools and junctions. Both schools have contributed to the activity with banners being made and hung on the railings outside the schools asking parents to park safely and considerately. The fire service has undertaken a leaflet campaign, posting leaflets on vehicles advising them of the consequences of blocking access for fire engines.</p>
Current Situation	Local residents near to both schools, as well as school staff, have commented to staff carrying out these patrols how much they appreciate their attempts to resolve the situation. Currently there has been a reduction in complaints as well as a general improvement in the quality of parking observed by officers.

Continue or Discharge?	The next logical step is to move from education to enforcement. Therefore it is now up to the committee to decide if they wish to monitor the situation to see if the current level of consideration is maintained without enforcement or ask the police to engage in enforcement activity for the next reporting period.
-------------------------------	---

Engagement Activity

A Street Surgery with members of the City Council ASB team was carried out in the High Street in Cherry Hinton on the 17th November.

Engagement events permitting members of the public to meet the City South and other Cambridge City Neighbourhood Policing Teams are listed on the Constabulary's website. They include monthly surgeries at Waitrose Trumpington, Addenbrooke's Hospital Concourse and Cherry Hinton Village Centre. Regular E-Cops messages are sent at an average of one a week to all wards.

For more private matters, officers will be happy to arrange a meeting at your convenience or discuss matters via telephone. For further details please visit www.cambs.police.uk and look for the "My Neighbourhood" link or call 101.

3. EMERGING ISSUES

Neighbourhood trends

Total crime in City South has decreased compared to the previous period (332 offences vs. 361 offences) and compared to the same period last year (386 offences).

ASB figures have decreased compared to the previous period (218 Incidents vs. 290 Incidents) and also compared to the same period last year (278 Incidents).

Trumpington

Crime

- Total crime levels in Trumpington have increased from 162 offences in the previous period to 186 offences in this period. This is however a decrease compared to the same period last year (282 offences).
- In 23 of the offences during this period an offender was arrested and the crime was detected, which is approximately 12%.
- Violent crime offences have increased slightly compared to the previous period (from 13 to 22 offences) but decreased compared to the 30 offences in the same period last year.
- The majority of offences in Trumpington ward were theft offences.

Cycle theft is the most common offence type followed by theft from vehicle. Levels of theft have remained stable compared to the previous period.

- The number of criminal damage offences has remained stable with 17 crimes in this and the previous period.

ASB

- There were 72 ASB incidents in this period compared to 99 incidents in the previous period and 95 incidents in the same period last year.
- There were 14 incidents in Gonville Place that relate to violent, threatening and drunken behaviour.
- There were 8 incidents in Hills Road that relate to begging and street drinking.

Environmental Services Data

- Between October 2011 and January 2012, there were 5 reports of abandoned vehicles in the ward compared with 2 during the same period the previous year. This included 2 vehicles, which were not on site following inspection and 1, which was subsequently claimed by the owner. There were no specific hotspots during either period.
- Between October 2011 month and January 2012, there were 26 reports of fly tipping in the ward compared with 37 during the same period the previous year. There was sufficient evidence to issue 1 formal warning letter to a domestic offender. Anstey Way (5) and Monkswell (3) were the main hotspots during the current reporting period. The offences at Anstey Way accounted for the formal warning letter being sent. Bentinck Street (7), George IV Street (6), Anstey Way (5) and Hills Road were the main hotspots during the previous year.
- Between October 2011 and January 2012, 14 derelict cycles were dealt with compared with 14 during the same period the previous year. Brooklands Avenue (4) was the hotspot during the current reporting period. There were no specific hotspots during the previous year.
- Between October 2011 and January 2012, there were no needles reported compared with 3 during the same period the previous year. During the previous reporting period the needles were removed from Union Road.

Cherry Hinton Crime

- There were 126 offences in this period compared to 196 offences in the previous period. This is only a slight increase from 122 offences in the same period last year.
- 27 of the crimes were detected which is approximately 21% of the offences.
- There were no burglaries (non dwelling) in this period compared to 7 offences in the previous period.
- Theft from vehicle crimes have decreased from 30 offences in the last period to only 4 in this period. This was adopted as a priority for the division and since that time a reduction in offences has occurred.

ASB

- ASB incidents have decreased compared to the previous period (83 offences vs. 109 offences) and also decreased compared to the same period last year (98 offences).
- There were 12 reported incidents in the High Street, Cherry Hinton. The calls for service included reports of groups of teenage youths causing a nuisance and throwing missiles.

Environmental Services Data

- Between October 2011 and January 2012, there were 7 reports of abandoned vehicles in the ward compared with 10 during the same period the previous year. This included 2 vehicles, which were not on site following inspection and 4, which were subsequently claimed by their owners. There were no specific hotspots during either period.
- Between October 2011 and January 2012, there were 60 reports of fly tipping in the ward compared with 26 during the same period the previous year. There was sufficient evidence to issue 6 formal warning letters to domestic offenders. In addition, 2 verbal warnings were issued and waste transfer documentation was requested from both trade offenders. Colville Road (21), Cherry Hinton Road (6), High Street Cherry Hinton (6), Fishers Lane (4) and Fulbourn Road (4) were the main hotspots during the current reporting period. The offences at Colville Road accounted for 4 of the formal warning letters being sent. Fulbourn Road (5) and Colville Road (4) were the main hotspots during the previous year.
- Between October 2011 and January 2012, 7 derelict cycles were dealt with compared with 14 during the same period the previous year. There were no specific hotspots during the current reporting period. Headington Drive (3) was the main hotspot during the previous year.
- Between October 2011 and January 2012, 2 needles were reported compared with 4 during the same period the previous year. The 2 needles were removed from Cherry Hinton Hall and Fulbourn Road. During the previous reporting period 3 needles were removed from Cherry Hinton Road and the other was removed from Railway Street.

**Queen Edith's
Crime**

- Offence levels in Queen Edith have increased compared to the last period (202 offences vs. 158 offences) but have decreased compared to the same period last year (228 Offences).
- 14% of those crimes were detected (29 offences).
- There was an increase in Violent Crime offences, with 31 in this period compared to 23 in the last period and 21 in the same period last year. 7 of the offences were at Addenbrooke's Hospital. Other offences occurred in Holbrook Road, Godwin Way and Wulstan Way.
- There were 31 cycle thefts, compared to 24 in the previous period and 39 in the same period last year. 14 of the cycle thefts this period occurred on Hills Road, with 12 of those offences occurring at Addenbrooke's Hospital.

- There were 10 burglaries (non dwellings) in this period. This is an increase from 1 offence in the previous period. The offences were shed burglaries that occurred in Gunhild Way, Spalding Way and Queen Edith's Way.

ASB

- There were 63 ASB incidents in this period compared to 82 incidents in the previous period and 85 incidents in the same period last year.
- Approximately a half of the calls for service were for incidents in Hills Road. Of those 18 incidents related to violent, drunk and abusive persons at the Hospital. The remaining incidents relate to violent, drunken and nuisance behaviour.

Environmental Services Data

- Between October 2011 and January 2012, there were 4 reports of abandoned vehicles in the ward compared with 10 during the same period the previous year. This included 2 vehicles, which were not on site following inspection and 1, which was subsequently claimed by the owner. 1 additional vehicle is also currently pending further investigation. There were no specific hotspots during the current reporting period. Rathmore Road (3) was the hotspot for the same period the previous year.
- Between October 2011 and January 2012, there were 9 reports of fly tipping in the ward compared with 9 during the same period the previous year. 2 verbal warnings were issued and waste transfer documentation was requested from both trade offenders. Wulfstan Way (5) was the hotspot during the current reporting period. The offences at Wulfstan Way accounted for 2 of the formal warning letters being sent. There were no specific hotspots during the previous year.
- Between October 2011 and January 2012, 2 derelict cycles were dealt with compared with 19 during the same period the previous year. There were no specific hotspots during the current reporting period. Babraham Road (6) was the hotspot during the previous year.
- Between October 2011 and January 2012, there were no reports of needles in either reporting periods.

Please Note

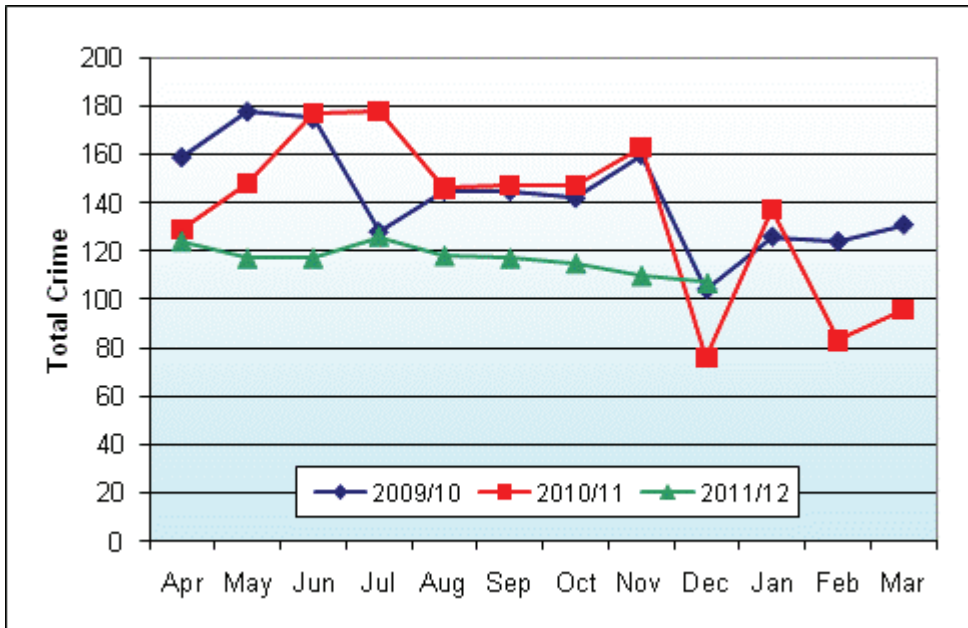
The above commentary on crime and incident trends relates to police data produced up to the end of December 2011 as this report was prepared prior to January's 2012 data being available.

January's figures show there were 140 crimes recorded during the month, which is an increase compared to the previous month (107). This follows a similar trend to previous years. See below.

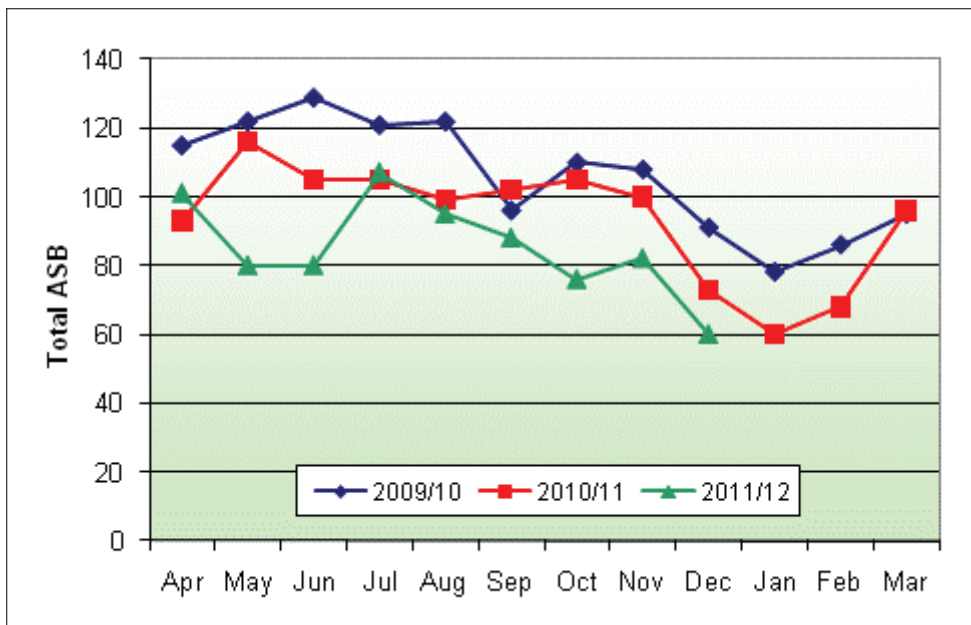
70 reports of ASB were recorded in January.

4. CURRENT CRIME AND INCIDENT LEVELS

Total Crime



Total ASB



Current Crime and Incident Levels in Neighbourhood, by Ward

		Dwell. Burg.	Other Burg.	Violent Crime	Robbery	Theft of Vehicle	Theft from Veh.	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
City South	Oct 11 – Dec 11	19	16	70	1	3	21	68	5	50	79	332	218
	July 11 – Sep 11	15	16	66	3	7	43	61	5	46	99	361	290
	Oct 10 – Dec 10	33	21	73	9	8	35	91	5	41	70	386	278
Trumpington	Oct 11 – Dec 11	4	6	22	0	2	10	28	4	17	93	186	72
	July 11 – Sep 11	4	8	13	1	3	6	27	2	17	81	162	99
	Oct 10 – Dec 10	8	13	30	2	1	18	45	2	22	141	282	95
Cherry Hinton	Oct 11 – Dec 11	7	0	24	1	1	4	9	1	16	63	126	83
	July 11 – Sep 11	4	7	23	0	2	30	10	3	19	98	196	109
	Oct 10 – Dec 10	6	1	22	7	5	2	7	3	8	61	122	98
Queen Edith	Oct 11 – Dec 11	8	10	31	1	0	7	31	0	13	101	202	63
	July 11 – Sep 11	7	1	23	1	2	7	24	0	14	79	158	82
	Oct 10 – Dec 10	19	7	21	0	2	15	39	0	11	114	228	85

Top 10¹ ASB Incident Types in the City South Neighbourhood, by Ward

Please Note

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

The figures should only be used as a guide and not regarded as official statistics for publication.

Wards	N.H.O d	City South		Incident Type										Grand Total
		Oct 11 – Dec 11	Jun 11 – Sep 11	ROWDY/NUISANCE	MALICIOUS/NUISANCE	VIOLENCE	ABANDONED VEHICLE	ROAD RELATED	NEIGHBOUR DISPUTE	VEHICLE NUISANCE	NOISE COMPLAINT	BEGGING		
Trumpington		129	160	19	20	10	15	7	6	6	5	3	204	
		35	53	7	7	3	6	2	2	1	4	3	263	
Cherry Hinton		59	65	6	7	5	2	2	3	1	0	0	78	
		35	42	6	6	5	5	3	1	9	8	0	100	
Queen Edith		42	42	6	6	2	4	3	1	7	9	0	60	
		42	42	6	6	2	4	3	1	7	9	0	74	

¹ The table shows top 10 different call types (final call types).

5. Recommendations

The following Neighbourhood Priorities are recommended for consideration:

- Continue with work to address parking issues outside Queen Edith's and Morley Memorial schools.

This page is intentionally left blank

SOUTHERN AREA CORRIDOR FUNDING

Note to Members of Cambridge City Council - South Area Committee

**From: Philip Crack, Head of Major Transport Infrastructure Delivery,
Cambridgeshire County Council**

1. Background

- 1.1 Transport s106 contributions are collected in Cambridge City and South Cambridgeshire largely through the Corridor Area Transport Plan (CATP) process. Contributions are collected from a number of developments, pooled and then spent on a range of schemes that are included in the plans themselves.
- 1.2 The purpose of this paper is to inform members of the process for allocating this funding and to review of potential projects that are being considered to be supported by South Corridor funding. This report will be the first in a series.
- 1.3 To provide context, South Area Committee (SAC) Members are asked to note a process has been developed by Officers of the City, County and South Cambs to formulate recommendations for use of CATP funding.
- 1.4 Officers from all three Councils will identify appropriate schemes on which the money can be spent, which in this area are for schemes within the Southern CATP, that mitigate the effect of additional transport related movements from new development.
- 1.5 Officer recommendations are followed by consideration by Portfolio Holders at each of the Councils. During this process careful consideration is given to the developments that have provided this funding (via the S106 and as part of planning permission) to ensure that the expenditure can be viewed as providing direct mitigation of the impact of that development.
- 1.6 Originally funding in the SCATP had being reserved for major improvements to widen or replace Hills Road Bridge, as this has now been improved by a lower cost option there is now approximately £4M in the pot available. Initial officer recommendations for some s106 spending are set down below. Members are invited to comment on those recommendations.
- 1.7 Members of the Committee are also invited to suggest other similar transport projects for consideration for funding, noting that the funds would have to be spent on schemes/improvements within the geographical boundary of the Southern CATP plans and also comply with the requirements of 1.1, 1.4 and 1.5 above.

2. Current Officer Recommendations for Scheme Funding

SCATP Schemes

2.1 Hills Road Bridge Steps: Cost subject to study

This proposal is to link the southern side of Hills Road Bridge with the southern Busway Cycle Route. This would enable a quick and easy link on to the cycle track for access to Clay Farm, Trumpington and Trumpington Meadows in addition to Cambridge Railway Station avoiding the need to cross Hills Road. The route is part of the “Chisholm Trail”, although there is true standalone value, which will also be of great value to commuters to Addenbrooke's, in addition to students at Hills Road and Homerton Colleges.

Committee members are advised that following detailed consideration it has been concluded that it is not possible to physically build a ramp in this location.

It would consist of some form of steps for pedestrians, as well as channels to assist cyclists with their cycles, leading to the rail/bus/cycle corridor, dropping down from the existing road bridge at suitable gradient and width. Dependent upon the outcome of initial studies, estimated at £10,000, the project could simply involve shallow gradient steps, with channels, due to the lack of space and available land. The steps would offer direct, quick access to the Busway cycle route giving added value and functionality, as well as avoiding need for a road crossing and therefore would take the strain from the Toucan provided and will reduce pedestrian calls. This would result in reduced traffic congestion on Hills Road bridge caused by pedestrian crossing demand. This proposal was considered at a recent stakeholder workshop, with representation from City Council, Cambridge Cycling Campaign, Sustrans, Cyclists Touring Club and CCC.

2.2 Radial Route Signing: £50,000

A key element in reducing congestion and maintaining safety is the use of clear and concise signage. Over the years signage has built up in an ad-hoc fashion leading to unnecessary and confusing signage.

Much of the City's Ring Road has seen provision of new signage in recent years and there is now a need to review and rationalise signage on the radial routes to ensure consistency in routeing, destinations, to remove unnecessary signs and to meet current legal requirements. Improved signage will assist effective travel into and out of the City. Reduction of street clutter will help enhance the street environment too.

All of the radial routes require a full review of directional signs, with the routes funded from the corridor area transport plan. This would include Trumpington Road and Cherry Hinton Road within the SCATP.

3. Next Steps in the Approval/Implementation Process

- 3.1 When County Cabinet are asked to approve Officers recommendations they will also be advised of the views expressed at South Area Committee members as this is a key input into the decision to make these local transport improvements.
- 3.2 Following Cabinet approval to allocate s106 funding to any scheme, the usual separate approval scheme process will follow, with design and consultation on proposed options prior to implementation.
- 3.3 Member's comments and proposals are invited.

Philip Crack
Head of Major Transport Infrastructure Delivery
Cambridgeshire County Council
9th January 2012

This page is intentionally left blank

CAMBRIDGE CITY COUNCIL

Report by: Head of Streets and Open Spaces

To: South Area Committee

05 March 2012

Wards: Trumpington, Queen Edith's, Cherry Hinton

Environmental Improvement Programme Report

1.0 DECISIONS TO BE MADE: -

- ***Wulfstan Way Noticeboard***

Recommendation: Committee agree to fund a new noticeboard for Wulfstan Way at a cost of £1500.

- ***Rectory Terrace Forecourt, Cherry Hinton High Street***

Recommendation: Committee agree to implement the project, subject to positive consultation and within the current £60,000 budget allocation.

- ***New Suggested Schemes for the 2012/13 Programme***

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

2.0 Budget (See Appendix 1)

3.0 PROGRESS ON EXISTING SCHEMES

3.1 Wulfstan Way

This scheme is now complete. A small amount of remedial work to the drainage swales will be carried out in the spring to rectify some profiling issues. We are also in discussion with our Contractor over additional costs associated with claimed additional work. This may lead to the need for an increase in the budget allocated to the scheme from South Area Committee's EIP budget. A further update on this will be provided at the next Committee meeting.

3.3 Clarendon Road/Shafsbury Rd

The traffic regulation order has now been advertised and no objections to the order were received. This new speed limit will be introduced in the next few months.

3.4 High St Cherry Hinton/Colville Rd – promoted by Cllr Dryden

The work to rectify damage to the verge caused by a desire line will be completed in the spring.

3.5 High St Cherry Hinton/Fulbourn Road – promoted by Cllr Dryden

The work to rectify damage to the verge caused by a desire line will be completed in the spring.

3.6 Cherry Hinton Sign – promoted by Cllr Dryden

Consultation on this proposal is now complete and a new replacement sign will be ordered shortly. This is envisaged to be available for installation towards the end of April.

3.7 St Bede's Gardens/Snakey Path – promoted by Cllr Dryden

The work to rectify damage to the verge caused by a desire line will be completed in the spring.

3.8 Mowbray Road/Fendon Road Verge Parking

This issue is being considered as part of the South Area Parking Review, led by the County Council.

4.0 EXISTING SCHEMES REQUIRING DECISIONS

4.1 Wulfstan Way Noticeboard

Due to the increase in construction costs associated with the Wulfstan Way Project, the plan to provide a noticeboard for the area is no longer affordable within the original project budget.

Ward Councillors are therefore requesting that a separate budget of £1500 be allocated from South Areas EIP Budget, for the provision of an oak noticeboard similar to that pictured below.



Recommendation: Committee agree to fund a new noticeboard for Wulfstan Way at a cost of £1500.

4.2 Rectory Terrace, Cherry Hinton High St

This scheme was on hold whilst the details of any redevelopment to the private forecourt planned by its owners had been established and delivered. This redevelopment is now not planned to take place and the owners have indicated that they are not prepared to contribute towards the refurbishment of the forecourt.

As such the £60,000 budget currently assigned to the project will not enable the full refurbishment of the forecourt.

An achievable scope of work would include:

- Planting of four new Cherry Trees in similar locations to those planted previously.
- Construction of raised planting beds around the trees.
- Decluttering of the forecourt, particularly at its boundary with the public highway, including the removal of the excessive number of concrete bollards.
- Installation of new street furniture, such as bins, benches and cycle racks in place of the existing concrete bollards.

The proposals for this project will have to be approved by the private owners of the forecourt before any consultation can take place. A legal agreement will then have to be drawn up to enable any construction work to be undertaken by the City Council on the forecourt. The City Council will then be responsible for defects related to completed work during the first 12 months. All maintenance and defects will then become the responsibility of the landowner along with ownership of the constructed assets.

It is therefore suggested that a consultation is carried out on the proposed scheme as outlined above and in conjunction with Ward Councillors, subject to the agreement of the owner.

Recommendation: *Committee agree to implement the project, subject to positive consultation and within the current £60,000 budget allocation.*

5.0 NEW SUGGESTED SCHEMES FOR THE 2012/13 PROGRAMME

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

No	Proposed Scheme	Ward	Promoter	Estimated Cost	Considerations
1.	Trumpington War Memorial Improvements to drainage, landscaping, accessibility and information board.	Trumpington	Cllr Blackhurst	£17,000	Initial development of the project has been completed by the Conservation Team.
2.	Pedestrian guardrail at the Trumpington Rd/Fen Causeway Junction	Trumpington	Barton Rd Resident	£4000	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget.
3.	Surfacing of pathway to Trumpington Guided Bus Stop.	Trumpington	Cllr Blackhurst	TBC	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget.
4.	Improvements to the safety of the pedestrian crossing at the Fen Causeway/Trumpington Rd Junction	Trumpington	Resident	TBC	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget. Investigation into option available is required in conjunction with the County Council.
5.	Refurbishment of the railings along Hobson's Brook from Bateman St to Lensfield Road.	Trumpington	Cllr Stuart	TBC	Appropriate paint specification and refurbishment process to be determined in order to confirm estimated costs.

No	Proposed Scheme	Ward	Promoter	Estimated Cost	Considerations
6.	Mobility Crossings in South Area	All Wards	Cllr Taylor	£10,000	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget. Delivery of the three highest priority mobility crossing points in the south area of the city, determined by survey with local residents and disability groups.
7.	New crossing of Fendon Road to Queens Ediths Way	Queen Ediths	Ward Councillors	TBC	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget.
8.	Alterations to traffic signals at junction of Cherry Hinton Rd/Fulbourn Rd and Queens Ediths Way	Cherry Hinton	Ward Councillors	TBC	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget.
9	Bollards or extension of pedestrian guardrail to prevent footway parking outside shops on Cherry Hinton High St	Cherry Hinton	Ward Councillors	TBC	Determination of options in conjunction with the County Council.
10.	Improvements to Cherry Hinton Village war memorial.	Cherry Hinton	Ward Councillors	TBC	To be agreed with the County Council. Proposed in conjunction with the provision of bollards to prevent verge parking on Radegund Road. School side to be funded by the school, further EIP funding may be required if the County Council do not agree to fund those on the opposite side.
11.	Provision of a Cherry Hinton village noticeboard at entry to recreation ground.	Cherry Hinton	Ward Councillors	£1500	Style and location of noticeboard to be agreed.

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

6.0 IMPLICATIONS

(a) **Financial Implications**

The Environmental Improvements Programme is a rolling budget and is divided between the four Area Committees by percentage population.

A degree of flexibility can be implemented within the programme. It will be possible for Area Committees to 'save' some, or all, of their annual budget in order to accrue funds for larger projects.

(b) **Equal Opportunities Implications**

Covered as one of the assessment criteria

(c) **Environmental Implications**

The whole purpose of this programme is to bring about improvements in the environment.

(d) **Community Safety Implications**

Covered as one of the assessment criteria

7.0 BACKGROUND PAPERS

APPENDIX 1 - South Area Committee EIP Budget

APPENDIX 2 - EIP Eligibility Criteria

INSPECTION OF PAPERS

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

Andrew Preston, Project Delivery and Environment Manager

Telephone: 01223 457271

Email: andrew.preston@cambridge.gov.uk

This page is intentionally left blank

SOUTH AREA COMMITTEE

Environmental Improvements Programme 2011-2012

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

ADOPTED PROJECTS	COMPLETE	Total Spend Previous Years £	Forecast Spend 2011/12 £	TOTAL SCHEME COST £	Approved Budget £
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/Shafsbury 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
Joint Minor Highway Schemes		0	5,500	5,500	5,500
total cost to implement adopted projects			197,154		
Uncommitted Budget			28,046		
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			24,046		

*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.

This page is intentionally left blank

APPENDIX 2

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

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

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

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

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

Categories of scheme ineligible for funding:

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

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

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

This page is intentionally left blank



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

Tree Planting Project - Parks and Open Space 2011/15

1. Executive summary

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

2. Recommendations

2.1 The Area Committee is recommended to: -

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

3. Background

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

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

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

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

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

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

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

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

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

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

4. Considerations

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

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

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

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

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

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

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

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

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

4.5 Table One Year One

Site	Scope of works	Area Committee	Cost
Trumpington Recreation Ground	Additional boundary planting	South	£4,000
Cherry Hinton Recreation Grd	Frontage (Large Stock)	South	£5,800
Coe Fen	Strategic new planting	West Cent/South	£5,000
Cherry Hinton Hall	Daws Lane boundary and hedge	South	£3,000
Brooks Road Play Area	Frontage	South	£700
		Total	18500
		% of budget	45%

4.6 Table Two Year Two

Site	Scope of works	Area Committee	Cost
Nightingale Avenue Recreation Ground	Boundary/Specimen planting	South	£2,000
		Total	£2,000
		% of budget	7%

4.7 Table Three Year Three

Site	Scope of works	Area Committee	Cost
Church End	Various Specimens	South	£1,000
Gunhild Close	3 Trees	South	£600
Cherry Hinton Hall	Planting to compliment next phase of Masterplan	South	£2,500
St Thomas's Square	Improve existing stock	South	£800
		Total	£3900
		% of budget	24%

4.8 Table Four Year Four

Site	Scope of works	Area Committee	Cost
Chalfont Close	Specimen planting	South	£500
Accordia – Brooklands Avenue	Assess in year 4 following adoption in 2011	South	£800
		Total	£1300
		% of budget	8%

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

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

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

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

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

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

4.14 Tree Wardens would be volunteers, appointed by the City Council, who gather information about their local trees, get involved in local tree matters and encourage local practical projects to do with trees and woods.

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

4.15 It is recommended that the City Council pilot a Tree Warden Scheme, in year 2012/13.

5. Implications

5.1 Financial Implications

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

5.2 Staffing Implications

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

5.3 Equal Opportunities Implications

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

5.4 Environmental Implications

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

5.5 Consultation

Proposals are set out from paragraph 4.9 to 4.12.

5.6 Community Safety Implications

None

6. Background papers

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

Budget Setting Report for 2011/12

7. Appendices

None

8. Inspection of papers

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

Author's Name: Alistair Wilson
Author's Phone Number: 01223 - 457000
Author's Email: alistair.wilson@cambridge.gov.uk

This page is intentionally left blank

CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning Services

TO: South Area Committee

DATE: 05/03/12

WARD: Cherry Hinton

PLANNING ENFORCEMENT CONTROL ENFORCEMENT NOTICE REPORT

4 Bosworth Road, Cambridge

Unauthorised change of use from C3 Dwelling house to House in Multiple Occupation (sui generis)

1. INTRODUCTION

This report seeks the authority to serve an Enforcement Notice to address a breach of planning control, namely the unauthorised use of a C3 Dwellinghouse as part House in Multiple Occupation and part Guest House.

Site: 4 Bosworth Road, Cambridge.

See Appendix A for site plan

Breach: Unauthorised change of use of a C3 Dwellinghouse

2. PLANNING HISTORY

Reference	Description
------------------	--------------------

C/94/0213	Two and three storey residential development comprising 90 dwellings (60 houses and 30 flats) with vehicular access from Cherry Hinton Road and associated car parking.
-----------	---

Application approved subject to conditions

06/1221/FUL Change of use to existing dwelling to four rooms bed and breakfast, remainder as owners accommodation.
Application Refused

11/1076/CLUED Application for a certificate of lawfulness under a Section 191 for a site to be used as a house in multiple occupation with more than six residents.
Certificate Not Granted

11/1454/CLUED Application for a certificate of lawfulness under a Section 191 for a site to be used as a house in multiple occupation with more than six residents.
Pending Consideration

3. BACKGROUND

3.1 Planning permission reference 06/1221/FUL for 'Change of use to existing dwelling to four rooms bed and breakfast, remainder as owners accommodation' was refused for the following reasons:

1. The proposed change of use to a mixed residential use of guest house and private residential use, would constitute an intensification of a residential use, which by reason of the additional activity that it would generate, would result in an unreasonable level of noise and disturbance to the occupants of neighbouring properties and therefore have a harmful impact upon their residential amenity. This demonstrates a failure of the development to recognise and respond to the site context and surroundings, and would be contrary to Policy 3/4 and 3/7 of the Cambridge Local Plan 2006 and guidance contained in PPS 1 Delivering Sustainable Development.
2. The parking arrangements and layout for the proposed development would involve use of the shared turning head for car parking, which when occupied would compromise the capability of vehicles to manoeuvre and leave the driveway in forward gear. This would be detrimental to highway safety and therefore contrary to policy 8/2 of the Cambridge Local Plan 2006.
3. The proposed mixed residential use fails to make satisfactory provision for off-street car parking facilities, which is likely to result in additional on-street parking, congestion, competition for parking

spaces and general inconvenience to, and conflict between local residents and visitors, which would undermine the level of residential amenity currently enjoyed by them. This demonstrates a failure of the development to recognise and respond to the site context and surroundings. The proposal is therefore contrary to policy 1/3 of the Cambridgeshire and Peterborough Structure Plan 2003. Policies 3/4, 3/7 and 8/10 of the Cambridge Local Plan 2006 and guidance contained in PPS1 Delivering Sustainable Development.

- 3.2 On 19th May 2011 the Planning Enforcement Service received a complaint that 4 Bosworth Road, Cambridge was operating a bed and breakfast use contrary to its authorised planning use as a Class C3 dwelling house.
- 3.3 On 26th May 2011 the Planning Enforcement Officer and Senior Planning Enforcement Officer inspected the property and established that of the eight bedrooms, 3 rooms were used to house shorthold tenants, 2 rooms were kept for the owner and manager and were occasionally let out for short periods and the remaining 3 rooms were used as Bed and Breakfast accommodation.

Officers advised that the authorised planning use of 4 Bosworth Road was as a C3 Dwellinghouse use and therefore the current use as part House in Multiple Occupation (5 rooms) and part Bed and Breakfast (3 rooms) constituted a breach of planning control.

- 3.4 On 3rd June 2011 a letter confirming the Council view that there was currently a breach of planning control was sent to 4 Bosworth Road. The letter requested confirmation of the owner's intentions within 14 days, and if an application for planning permission for a change of use was to be prepared, it should be submitted to the Council within 28 days.

On 12th July 2011 a message was left for the Planning Enforcement Officer advising that a planning application would be submitted by the end of July 2011.

Repeated attempts to secure the submission of a planning application or remedial action to address the breach failed and so on 24th August 2011 a Planning Contravention Notice was served as a pre requisite to formal Enforcement Action.

The completed Planning Contravention Notice was returned to Cambridge City Council dated 12th September 2011.

- 3.5 On 13th September 2011 an 'Application for a certificate of lawfulness under a Section 191 for a site to be used as a house in multiple occupation with more than six residents', reference 11/1076/CLUED was submitted.

On 7th November 2011 the application for refused, the reason given for the refusal was:

It has been concluded that a Certificate of Lawfulness can not be granted under Section 191 of the Town and Country Planning Act 1990 (as amended) for the use as a house in multiple occupation with more than six residents at 4 Bosworth Road, Cambridge. It appears to the Local Planning Authority that insufficient evidence has been provided to prove the sole continued use of the premises as a house in multiple occupation with more than six residents for a period of greater than 10 years before the date of application.

- 3.6 On 30th November 2011 a further application, reference 11/1454/CLUED was submitted for 'Application for a certificate of lawfulness under a Section 191 for a site to be used as a house in multiple occupation with more than six residents'. The target date for the application was withdrawn.

- 3.7 Despite repeated requests, the developer has failed remedy the breach of planning control or submit a planning application for the change of use for consideration within a reasonable time period.

4. POLICY AND OTHER MATERIAL CONSIDERATIONS:

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

The unauthorised change of use is continuing and it is therefore considered expedient to issue the notice.

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

Although policy 1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 has been superceded, policies 3/4, 3/7, 8/2 and 8/10 of the Cambridge Local Plan which were given as reasons for the refusal of planning application 06/1221/FUL are still relevant.

The unauthorised development, namely the change of use to House of Multiple Occupation fails to recognise and respond to the site context and surroundings of the area and undermines the level of residential amenity currently enjoyed by local residents and is therefore contrary to policies 3/4, 3/7, 8/2 and 8/10 of the Cambridge Local Plan 2006.

5. RECOMMENDATIONS

5.1 It is recommended that the Head of Legal Services be authorised to issue enforcement notices under the provisions of S172 of the Town and Country Planning Act 1990 (as amended), for Material Change of Use from a C3 dwellinghouse to a House in Multiple Occupation (sui generis).

5.2 Steps to Comply:

1. Cease the unauthorised use of 4 Bosworth Road, Cambridge as a House in Multiple Occupation (sui generis) and / or use as a Guest House.

2. Revert the planning use of 4 Bosworth Road, Cambridge to its lawful planning use as a C3 dwelling house.

5.3 Period for Compliance:

3 months from the date the notice comes into effect.

5.4 Statement of Reasons:

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

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

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

6. IMPLICATIONS

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

BACKGROUND PAPERS:

No background papers were used in the preparation of this report:

APPENDICES

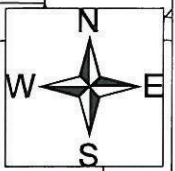
Appendix A Site plan

To inspect these documents contact Deborah Jeakins on extension 7163

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

Report file: N:\Development Control\Planning\Enforcement\Committee reports\4 Bosworth Road 2012.doc

Date originated: 16 Jan 2012 Date of last revision: 09 Feb 2012



4 Bosworth Road
Page 49

Date:	10th February 2012
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

© Crown copyright and database right 2012 Ordnance Survey Licence number 100019730.

This page is intentionally left blank

Application Number	11/1183/FUL	Agenda Item	
Date Received	1st November 2011	Officer	Mr John Evans
Target Date	27th December 2011		
Ward	Trumpington		
Site	20 Panton Street Cambridge Cambridgeshire CB2 1HP		
Proposal	Erection of six studio units and removal of existing trees.		
Applicant	Trustees Of Toby Churchill Trust C/O Agent		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the western side of Panton Street. The site forms part of the side and rear garden of number 20 Panton Street, a detached dwelling which has its principal elevation at right angles to the street, facing south. The site takes pedestrian access off Panton Street and has a rear vehicle access onto St Eligius Place.
- 1.2 20 Panton Street currently has a 2m high wall abutting the pavement. There are various fruit trees within the site and 2 outbuildings used for ancillary residential accommodation.
- 1.3 The site falls within the Central Conservation Area and is within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the erection of a new attached building accommodating 6 studio apartments arranged over 3 levels. The building projects 6.2m to the north, with a plan depth of 8.3m. There are 2 dormer windows set within the front and rear roof planes.

- 2.2 The building will be constructed in gault brick with a lime mortar. The roof will be natural slate with lead dormers.
- 2.3 Externally, refuse and bicycles are stored in an outbuilding located within the communal rear garden of number 20 Panton Street.
- 2.4 The application is accompanied by the following supporting information:
 - 1. Design, Access and Heritage Statement
 - 2. Tree Report

3.0 SITE HISTORY

No relevant history.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

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

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable,

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

5.4 Planning Policy Statement 3: 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).

5.5 Planning Policy Statement 5: Planning for the Historic Environment (2010): sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also

sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

5.6 Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

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

5.8 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.

5.9 East of England Plan 2008

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

5.10 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.11 Cambridge Local Plan 2006

3/4 Responding to context

3/7 Creating successful places

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

4/4 Trees

4/11 Conservation Areas

4/13 Pollution and amenity

5/1 Housing provision

8/2 Transport impact

Planning Obligation Related Policies

3/7 Creating successful places

3/8 Open space and recreation provision through new development

3/12 The Design of New Buildings (*waste and recycling*)

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*public open space, recreational and community facilities, waste recycling*)

5.12 Supplementary Planning Documents

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.

5.13 Material Considerations

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

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

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

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

8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

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

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

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

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

Includes the following statement:

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

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

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

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

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

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

City Wide Guidance

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

Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010) Sets out how all residential developments should make provision for public open space, if not on site then by commuted payments. It incorporates elements from the Planning Obligations Strategy Supplementary Planning Document (2010) and the Open Space and Recreation Strategy (2006).

Advice Note on Development affecting Private Gardens June 2011 - This advice note sets out the existing policy framework within which the Council should determine applications for the erection of further residential units within garden areas or the curtilage of properties; and for developments, which propose the demolition of existing dwellings and their replacement with a greater number of residential units.

6.0 CONSULTATIONS

Historic Environment Manager

- 6.1 There are no objections to this proposal. As mentioned above, the site is not seen as an important open space as it is very private being behind a high wall. The tree which is visible over the wall is a welcome piece of vegetation in this urban environment, however there are others further along the street, which are better examples of soft landscaping and make a more positive contribution to the character and appearance of the conservation area.

The design of the building takes its references from the existing built form in the area but is a modern interpretation rather than being pastiche. It is taller than number 24, but there is a welcome randomness to the ridge heights along Panton Street which add to the area's charm. The proposal has a two storey square bay with a front and rear dormer. There is a precedent for front dormers of which there are a number in this part of the conservation area. However, this dormer is rather large and should be reduced in width, or some of the panes of glass should be replaced with solid forms, in order for it to make less of an impact. The faux chimney stack is welcome as it adds interest to the skyline.

The soldier arches over the windows and doors are not a good detail. More typical of the area would be a rubbed brick, flat arch which is a more decorative and pleasing detail. This element should be revised.

Cambridgeshire County Council (Transport)

- 6.2 No objections. New residents will not qualify for a residents car parking permit.

Head of Environmental Services

- 6.3 No objections, subject to noise and contaminated land related conditions.

6.4 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: 18, (owner of 19 and 19A) 19, 19A, 21, 24, 26 Panton Street, 35 Panton Street, 9 Brookside Lane, 1 and 3 St Eligius Place.

7.2 The representations can be summarised as follows:

Design comments

- The 3 storey building would be overpowering and out of keeping with Victorian houses on the street.
- The proposal is an overdevelopment of the site.
- The density of the development is unacceptable.
- The development would result in the loss of open space and trees.
- The garden is an oasis of space and greenery.
- A single or 2 storey building should be considered.
- The dormer window is too wide and too high.
- The front dormer is obtrusive, not in keeping with adjoining houses.
- Christopher Grillet and Oliver Churchill who built 1 St Eligius Place had no expectation of building in the garden of number 20.
- The design, shape and materials of the building are out of keeping with the Conservation Area.
- The proposal will result in the loss of the front wall, a key street scene feature.
- Undesirable precedent to fill in the garden.
- A single family dwelling house would be more in keeping.
- There will be limited opportunity to use the property as a family dwelling.
- Over the past 10 years every available piece of land in Cambridge is being filled to excess, to the detriment of the cityscape.

Amenity Concerns

- The 2 existing garages have already been converted. This will mean an additional 16 adults living on the site.
- The proposed short term accommodation is an inappropriate use of the building.
- The proposed dormer window will directly overlook the houses opposite.
- Students do not care for gardens and the garden of number 20 Panton Street makes a valuable contribution to the green areas of New Town.
- The bicycle store is very close to number 1 St Eligius Place.
- The owners of Panton Street houses which back onto St Eligius Place rarely contribute to its upkeep. It is an unadopted road.
- The single proposed gate onto St Eligius place would not sustain more traffic.
- There will be a loss of natural light and privacy to number 19A.
- The proposed rooms are very cramped and small.
- The garden is a welcome habitat for birds.

Other General comments

- The building will limit air circulation to number 24 Panton Street.
- Concerns regarding bicycle access off St Eligius Place, an unadopted road.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety

6. Car and cycle parking
7. Third party representations
8. 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 Planning Policy Statement (PPS) 3: Housing, and policy H1 of the East of England Plan 2008. 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 revised PPS3 now declassifies gardens from the definition of brownfield land, and the national minimum density for new development has been removed. Following several appeal decisions the Council has drafted an advice note on development affecting private gardens (June 2011). The key points from these changes are; a) more intensive development within residential curtilages remains possible; b) because residential gardens lie outside the 'previously developed land' which is a priority for development, any proposal to use garden land must be fully justified and explained, and c) considerable weight should be given to the 'open aspect' of residential gardens when assessing proposals against policies 3/4, 3/10 and 3/12. In my view the garden does not make a significant contribution to the open aspect of the street scene as to preclude development of the site.
- 8.4 In principle, policy 3/10, allows for proposals for the sub-division of existing plots in the garden area or curtilage of existing dwellings. Development of this nature will not be permitted however if it will have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, light or an overbearing sense of enclosure; provide inadequate amenity space, or detract from the prevailing character and appearance of the area. An analysis of these issues is provided in the design and amenity sub sections below.

- 8.5 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1, Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.6 The key design issue is the design and appearance of the extensions in their setting within the Conservation Area.
- 8.7 The existing plot can accommodate a building onto Panton Street, which, in combination with its logical rectangular dimensions, lends itself well to subdivision. The current gap in the street scene is not considered so significant to its character and appearance, as to justify refusal of the scheme. The form and proportions of the sub-divided plot would not detract from the prevailing building grain and plot layout. The new plot will not be formally divided with a garden boundary wall; the garden area remaining communal. As such I do not consider there to be any undue harm to the character and appearance of the Conservation Area, which is in accordance with Local Plan policies 3/10 and 4/11.
- 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. The proposed new building has been designed as a seamless extension to the size and scale of the adjacent building, continuing the eaves level, with a slightly higher overall roof height. Panton Street has a range of architectural styles and building heights. The proposed building would complement its immediate setting because the width of the frontage is similar to the adjoining building, and, the proposed layout follows the main building line.
- 8.9 I note concerns regarding the detailed design of the front elevation, particularly the square bay feature and dormer window. There is a range of projecting bays and front dormer windows along Panton Street. The Council's Conservation Officer is of the opinion that the dormer should be reduced in width or it the proportion of glazing reduced. I agree that reducing the amount of window casements to reflect the lower floors of the bay would create a more balanced relationship.

This can be ensured through the imposition of a suitable planning condition. While the proposed front dormer window will be prominent in the roofslope, I do not consider this to be harmful to the character and appearance of the Conservation Area. The faux chimney stack is welcomed by the Conservation Officer because it adds interest to the skyline.

8.10 With regard to detailed design, the Council's Conservation Officer considers the soldier arches over the windows and doors should be a rubbed brick, flat arch with decorative detailing. This relatively minor design element can be agreed through the imposition of a suitable planning condition, (condition 6).

8.11 In terms of external spaces, the front brick boundary wall is appropriate and will be constructed with reused bricks from the existing wall. The development provides a small but useable rear and side garden area which adequately accommodates refuse and cycle provision. The building is well designed because it would function effectively for future occupiers. In my opinion the plot can carry a building of this size and dimension, ensuring adequate amenity and essential ancillary services of refuse and bicycle provision, and is therefore a positive design response in its context and 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

8.12 The proposal will be most visible from those residential properties directly opposite, numbers 19, 19A and 21 Panton Street. Given the orientation of the site and the layout of existing buildings, there is unlikely to be significant shadow cast from the proposed new building. I recognise the new apartments will overlook the residential properties directly opposite, but this is a conventional relationship between dwellings which front each other either side of a street. The interlooking which would result affects only the front street scene elevation of existing residential properties, which I do not consider to be unduly harmful.

- 8.13 The proposed new building will create a visual impact for the occupiers of the donor property, number 20 Panton Street. The form of the new building may cast shadow during the morning hours. Given the overall width of number 20's principal elevation, I do not consider there to be a significant erosion of the amenities currently enjoyed by the occupants of that property.
- 8.14 I do not consider the relative density of residential households to have any significant adverse impact on the amenities of adjacent residential properties. There will be increase in general comings and goings from the cycle store accessed off St Eligius Street, but I do not consider the likely distance from this activity to adversely affect nearby residential properties in St Eligius Place.
- 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 Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.16 The application proposes desirable, compact, studio dwellings which provide an adequate standard of amenity for future occupiers. The development is well served with refuse and bicycle storage and a communal rear garden. In my opinion the proposal provides 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.
- 8.17 The Council's Environmental Health officer identifies the site to be previously during the 19th Century as a buildings yard. As such the imposition of a ground contamination condition is considered reasonable. (Condition 3).

Refuse Arrangements

- 8.18 The application proposes to accommodate refuse within the rear garden accessed off St Eligius Place. There would also be sufficient space immediately behind the proposed new wall abutting Panton Street. The application makes adequate provision for waste and recycling and I consider that it is

therefore compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.19 The development does not provide car parking. Given the central, sustainable location of the site, close to services and transport links, this is acceptable. Future occupiers would not qualify for a residents car parking permit and would not therefore add to on-street car parking competition.
- 8.20 The application proposes a bicycle shelter within the rear garden area, accommodating 7 cycles, which accords with adopted standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

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

The proposed new building will restrict airflow to the basement of number 24 Panton Street

The proposal does not include a basement, therefore the ventilation ducts of number 24 Panton Street will be blocked. This is not however a material consideration and could be negotiated through the Party Wall Act. Alternative ventilation and extraction could be arranged to mitigate the loss of the air vents.

The garden is a welcome habitat for birds

The proposal will retain a generous sized garden for the occupants of number 20 Panton Street and those of the new studio apartments. Local Plan policy 3/10 states that the subdivision of plots will not be permitted where it will adversely affect trees or wildlife features of local importance. In my view, it cannot be argued that the limited site area and planting within them are critical for bird habitats. As such I do not think there is adequate justification for retaining the garden on the basis of wildlife and openness.

Planning Obligations

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

Open Space

8.23 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.

8.24 The application proposes the erection of 6 studio apartments. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238	6	1428
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					1428

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	6	1614
1 bed	1.5	269	403.50		
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					1614

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	6	1452
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					1452

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		
3-bed	3	316	948		
4-bed	4	316	1264		
Total					0

8.25 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

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

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	6	7536
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			7536

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

Waste

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

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

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

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

Education

8.30 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.

8.31 In this case, 6 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.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	6	960
2+- beds	2		160		
Total					960

8.32 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

8.33 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

8.34 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 not be harmful to the character and appearance of the street scene and Conservation Area, or the amenities of neighbouring residential properties. APPROVAL is recommended.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 1 April 2012 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. 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 LPA for approval.

(a)The contaminated land assessment shall include a desk study to be submitted to the LPA 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 LPA. The LPA 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.

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. 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)

6. Prior to the commencement of development, large scale drawings of the flat arch detailing over all window openings, and the arrangement of window casements on the roof level front dormer window shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character and appearance 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:

East of England plan 2008: ENV6, ENV7

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

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

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

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 1 April 2012, or if Committee determine that the application be refused, it is recommended that the application be refused for the following reason(s):

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

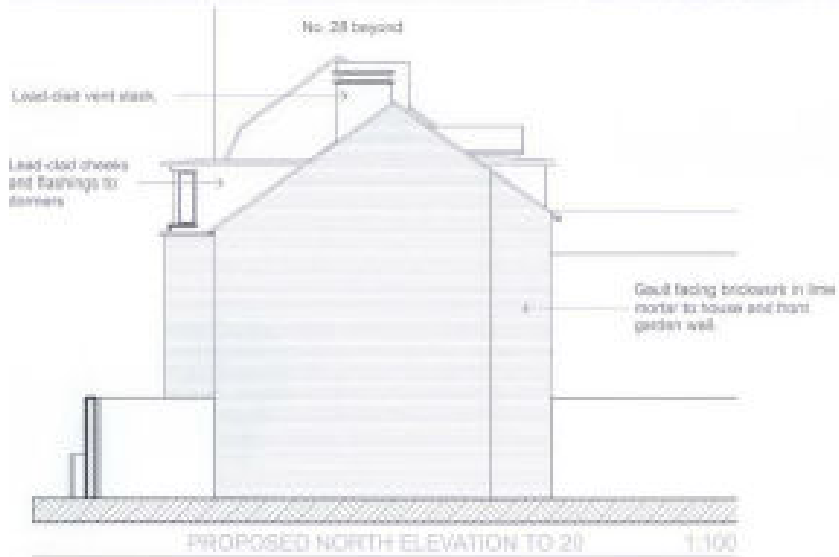
Under Section 100D of the Local Government Act 1972, the following are background papers for each report on a planning application:

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

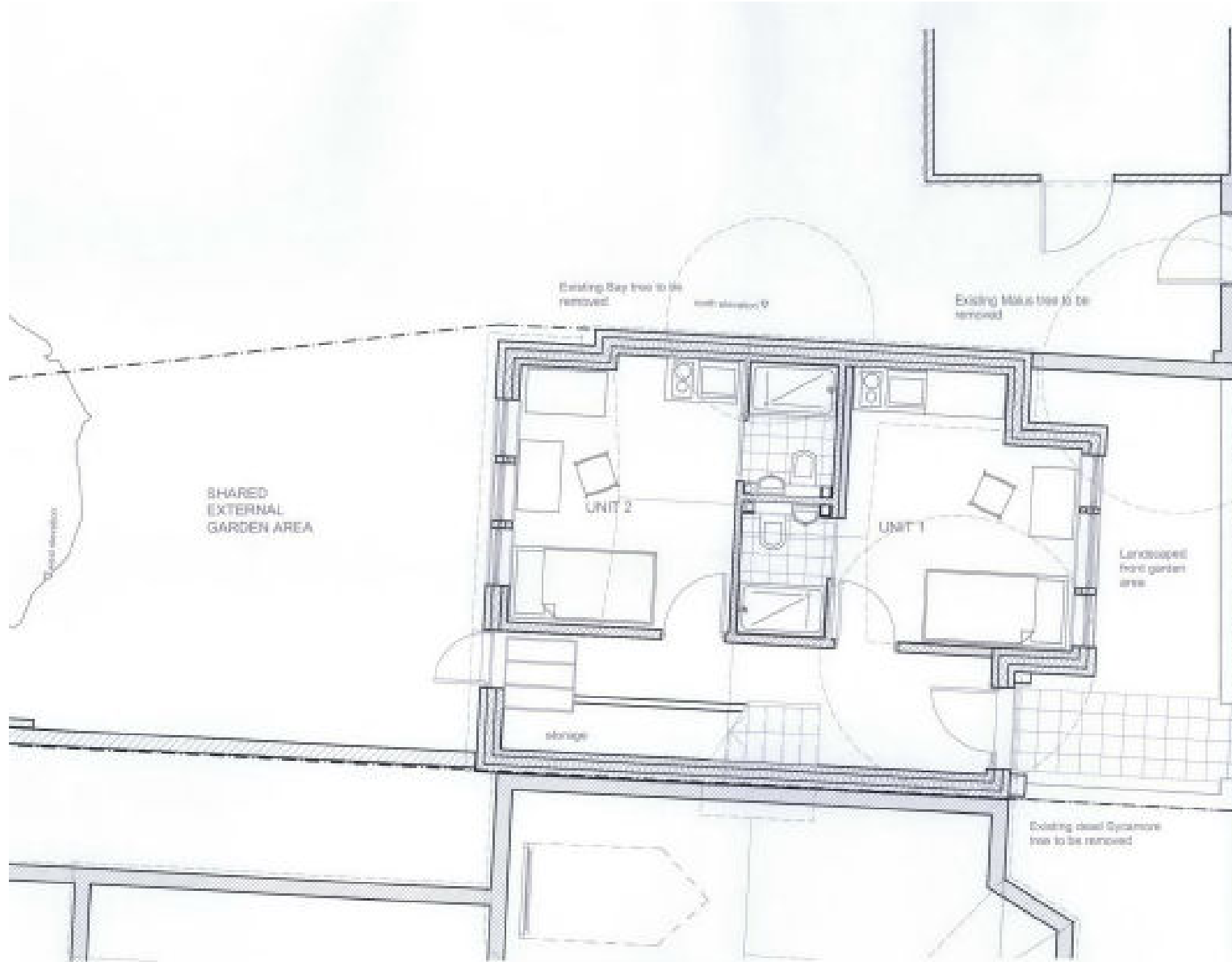
or by visiting the Customer Service Centre at Mandela House.



All joinery in powder-coated aluminum clad timber. Floorlight to rear slope to be flush conservation style three-pane by The Floorlight Co.

BRUCE STUART ARCHITECTS Pemberton Terrace, Cambridge CB2 1JA, tel 01223 526614 web: 01753 629121 e mail: bruce@bruce.com	
Project	NEW STUDIO UNITS 22 PANTON ST., CAMBRIDGE
Sheet	PROPOSED ELEVATIONS
Drawing Scale	1:100
Date	22/11/2011
Drawing No.	10-1253
	03.4

This page is intentionally left blank



BRUCE STUART ARCHITECTS
1 Riverside Terrace Cambridge CB2 1JA - tel: 01223 518114
mob: 07732451237 - e-mail: bruce@brucestuart.com

NEW STUDIO UNITS
22 PANTON ST. CAMBRIDGE

PROPOSED GROUND FLOOR

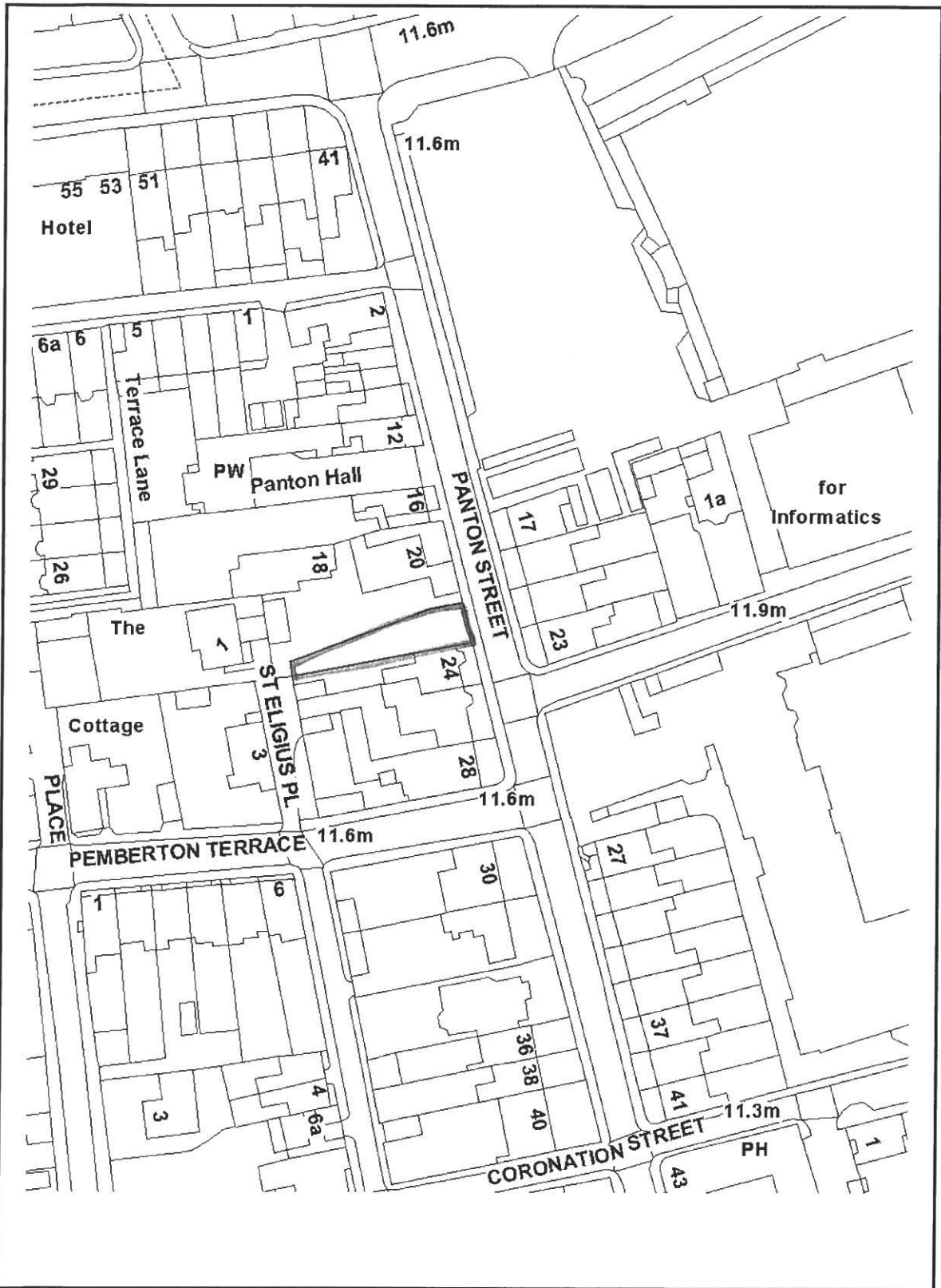
Drawing Scale
1:50

Date
20.09.11
SEPT 2011

Drawing No
10-1253

03.1

This page is intentionally left blank



11/1183/FUL
20 Panton Street Cambridge Cambridgeshire CB2 1HP

This page is intentionally left blank

Application Number	11/1465/S73	Agenda Item	
Date Received	29th November 2011	Officer	Miss Sophie Pain
Target Date	24th January 2012		
Ward	Cherry Hinton		
Site	1 Greystoke Road Cambridge Cambridgeshire CB1 8DT		
Proposal	S73 application to vary condition 4 of planning permission reference C/99/1218/FP to use the single storey side extension (known as the annexe) separately for a period of 2 years.		
Applicant	Mr. Francis Conmy 11 Queen Ediths Way Cambridge CB1 7PH		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.1 Greystoke Road is a bungalow occupying a corner plot at the junction of Cherry Hinton Road and Greystoke Road. Planning permission was granted in 2000, which permitted the construction of a single storey side extension on the south elevation for a garage and annex, which was used in conjunction with the existing bungalow.
- 1.2 Garden land surrounds the property to the north, facing Cherry Hinton Road. To the rear of the property is a group of 3 storey residential flats and their associated garages, which abut the common boundary to the east.
- 1.3 To the south, the neighbouring property, No.3 is a two storey detached dwelling, which sits 1 m forward of the application property.
- 1.4 The site does not fall within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 The applicant seeks planning permission to vary an existing condition on planning permission C/99/1218/FP in order to allow the approved annex to be let separately from the bungalow for a temporary two-year period, thereby creating two separate planning units.
- 2.2 The reason to request the variation on a temporary basis is in order to let the annex in order to pay for the applicants care costs, while in a nursing home. The applicants' family do not intend to let the annex in the long term and are not seeking a permanent removal of the condition. There are no objections by the family if a condition is imposed, which is personal to the applicant.

3.0 SITE HISTORY

Reference	Description	Outcome
C/03/0764	Change of use from class C3 (Residential) to class D1 (Chiropractic Wellbeing Clinic) to include 5no. on site car parking spaces and 10no. cycle spaces.	WDN
C/03/0396	Change of use from class C3 (residential) to class D1 (chiropractic well being clinic).	REF
C/99/1218	Single storey side extension to existing dwellinghouse.	APC

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 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)

Circular 11/95 – The Use of Conditions in Planning Permissions
Circular 05/2005 - Planning Obligations:

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

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

5.2 East of England Plan 2008

T9: Walking, Cycling and other Non-Motorised Transport
T14 Parking
ENV7: Quality in the Built Environment
WM6: Waste Management in Development

5.3 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

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

5.4 Cambridge Local Plan 2006

3/4 Responding to context
3/7 Creating successful places
3/10 Subdivision of existing plots
5/1 Housing provision
8/2 Transport impact

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
4/2 Protection of open space
5/14 Provision of community facilities through new development
8/3 Mitigating measures (*transport*)
8/5 Pedestrian and cycle network
8/7 Public transport accessibility
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.5 Material Considerations

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

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

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

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

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

Includes the following statement:

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

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

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

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

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

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

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

City Wide Guidance

Cambridge City Council (2011) - Open Space and Recreation Strategy.

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

Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal provides no separate parking for the two dwellings, which may lead to conflict between the two households, and decant parking demand onto the surrounding streets.
- 6.2 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 Councillor Dryden has called this application to South Area Committee in order to discuss the reasons for a temporary variation to the conditions and to allow the applicant's family to present their reasons to Committee.
- 7.2 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. Planning Obligations Strategy

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) explains that provision is made for an increase of 12,500 dwellings over the period 1999-2016, and while it is recognised that most of these will be from larger sites within the urban area and urban

extensions, the creation of additional residential units on sites such as this, even in a temporary capacity, will be permitted subject to the existing land use and compatibility with adjoining uses, which is assessed in the sections below within the main body of the report.

- 8.3 Subject to the proposal being assessed against other material issues and policies within the development plan I am of the view that the principle of residential development acceptable and in accordance with Cambridge Local Plan policy 5/1.

Context of site, design and external spaces

- 8.4 The proposed variation to condition 3 of C/99/1218/FP does not require any external alterations to either the main dwellinghouse or the annex and as such the proposed temporary use of the annex as a separate dwelling does not alter the appearance of the building or the character of the street.
- 8.5 In my opinion the proposal is compliant with East of England Plan 2008 policy ENV6 and Cambridge Local Plan (2006) policy 3/4.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 The neighbour to the south, No.3 Greystoke Road is the only property, who may be directly affected by the proposal. The side elevation of the annex is built 1 m away from the common boundary, which provides a separate entrance into the annex. No.3 is located 5 m from the common boundary with No.1, with a brick built garage and covered walkway infilling this gap, finishing 1 m from the common boundary. There is also a fence, which is approximately 1.8 m in height and mature conifers along this boundary, which provides additional screening.
- 8.7 For the reasons outlined above, I believe that the proposed relaxation of condition 3 for a period of 2 years would not harm the amenity of the neighbouring property.
- 8.8 In my opinion the proposal adequately respects the residential amenity of its neighbours at No.3 Greystoke Road and the

constraints of the site and I consider that it is compliant with and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

8.9 For a period of two years, it is proposed that the bungalow and annex shall be let to unrelated persons. As such, given the intricate relationship of the two properties, consideration as to how the two properties relate needs to be given consideration.

8.10 The approved drawings from the previous application (C/99/1218/FP) detail patio doors on the north elevation of the annex, serving the lounge area. These doors focus the occupants view along the rear elevation of the bungalow and the patio area, which the occupants of the bungalow may wish to enjoy. Equally, if the occupants of the annex choose to use the patio area directly outside their lounge, then this is directly outside one of the bedroom windows of the bungalow. There is no other land around the annex, which could be used as external space for their enjoyment. My concern is that both sets of occupants would significantly infringe upon each other's privacy through direct overlooking between the two properties.

8.11 I have given consideration to the special circumstances put forward for letting the annex separately for a temporary two-year period. However, I do not consider that the weight of the special circumstances are great enough to outweigh my concerns about the amenity for future occupants. If permission were forthcoming on a temporary basis, then it is likely to set a precedent that the two elements of the property can be independently let. There is also the possibility that the temporary permission may seek to be extended, depending upon the applicants' physical health.

8.12 Consideration has been given to conditioning planning approval with a personal condition. Circular 11/95 states that;

『Unless the permission otherwise provides, planning permission runs with the land and it is seldom desirable to provide otherwise. Conditions restricting occupancy to a particular occupier or class of occupier should only be used when special planning grounds can be demonstrated, and where the alternative would normally be refusal of permission.』

- 8.13 It may be argued that it is for the future occupants to make the decision about living in such close proximity to non-related persons. I have considered, as have the applicants family, whether it is possible to erect a semi-transparent fence in order to provide some privacy, but all concerned consider that it would materially worsen the living conditions for the future occupants of the annex.
- 8.14 On balance, notwithstanding the above, I consider that this arrangement of dwellings would not be considered acceptable for a new development or a converted property and that 2 years is a considerable length of time and this does not outweigh the special circumstances of the situation.
- 8.15 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) policy 3/10.

Refuse Arrangements

- 8.16 Refuse provision has been provided for on site, with three 240 ltr bins provided for each property. These are located on the paved driveway to the right, adjacent to the boundary with No.3. Although they are in a visually prominent position, I do not consider that there is any other alternative to providing a bin store to the front of the properties. I do not consider that there is any merit in requiring that the occupiers of the annex store their refuse bins to the rear of their property as there is very little space. As such, I consider that appropriate provision is made for refuse and that they are stored in an acceptable location.
- 8.17 In my opinion the proposal is compliant with East of England Plan 2008 policy WM6 and Cambridge Local Plan (2006) policy 3/10.

Car and Cycle Parking

- 8.18 To the front of the bungalow is a paved driveway with a garage fronting it. The driveway could accommodate two vehicles lengthways. This arrangement is clearly not be practicable for two separate households. The garage, which is located in front of the existing annex appears to have been used by the existing

owner and although it is narrow, it appears that it is usable. If the garage were not to be used, then there is a risk that any car parking will be off set onto the public highway, where there are no parking restrictions. As such, I consider that the facilities to provide appropriate car parking are available to future occupiers of the two dwellings and that this level of provision is in accordance with the maximum Car Parking Standards as detailed in the Cambridge Local Plan (2006).

- 8.19 No details have been provided for cycle parking and Officers are presently in discussions with the applicant's family regarding this. The outcome of these discussions will be reported on the amendment sheet prior to South Area Committee.
- 8.20 In my opinion the proposal is compliant with East of England Plan 2008 policy T14 and Cambridge Local Plan (2006) policy 8/6.

Planning Obligation Strategy

Planning Obligations

- 8.21 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

- 8.22 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.
- 8.23 The application proposes the erection a one-bedroom annex. No residential units would be removed, so the net total of additional residential units is one. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
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	1	357
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					357

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	1	403.50
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					403.50

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	1	363
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					363

8.24 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

8.25 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	1	1256
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			1256

8.26 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

8.27 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	1	75
Flat	150		
Total			75

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 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

- 8.29 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

- 8.30 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 RECOMMENDATION

REFUSE for the following reasons;

1. The additional residential unit, even on a temporary 2 year basis, would result in an unsatisfactory relationship between the existing bungalow and the proposed annex. It would result in overlooking between the lounge of the annex and a bedroom window of the bungalow, which could not be mitigated by the installation of a fence. Furthermore, the future occupants of the annex would directly overlook the external amenity space of the bungalow, thereby eroding the amenity that each set of future occupiers would expect from their properties. As such, this development does not provide an appropriate standard of residential amenity for the future occupiers of the proposed residential units. The development therefore fails to provide an attractive, high quality living space and also constitutes poor design and demonstrates an over intensive use of the site. The development is therefore contrary to policy ENV7 of the East of England Plan (2008), policies 3/4, 3/7 and 3/10 of the Cambridge Local Plan 2006 and to government guidance contained within Planning Policy Statement 1 - Delivering Sustainable Development (2005).

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

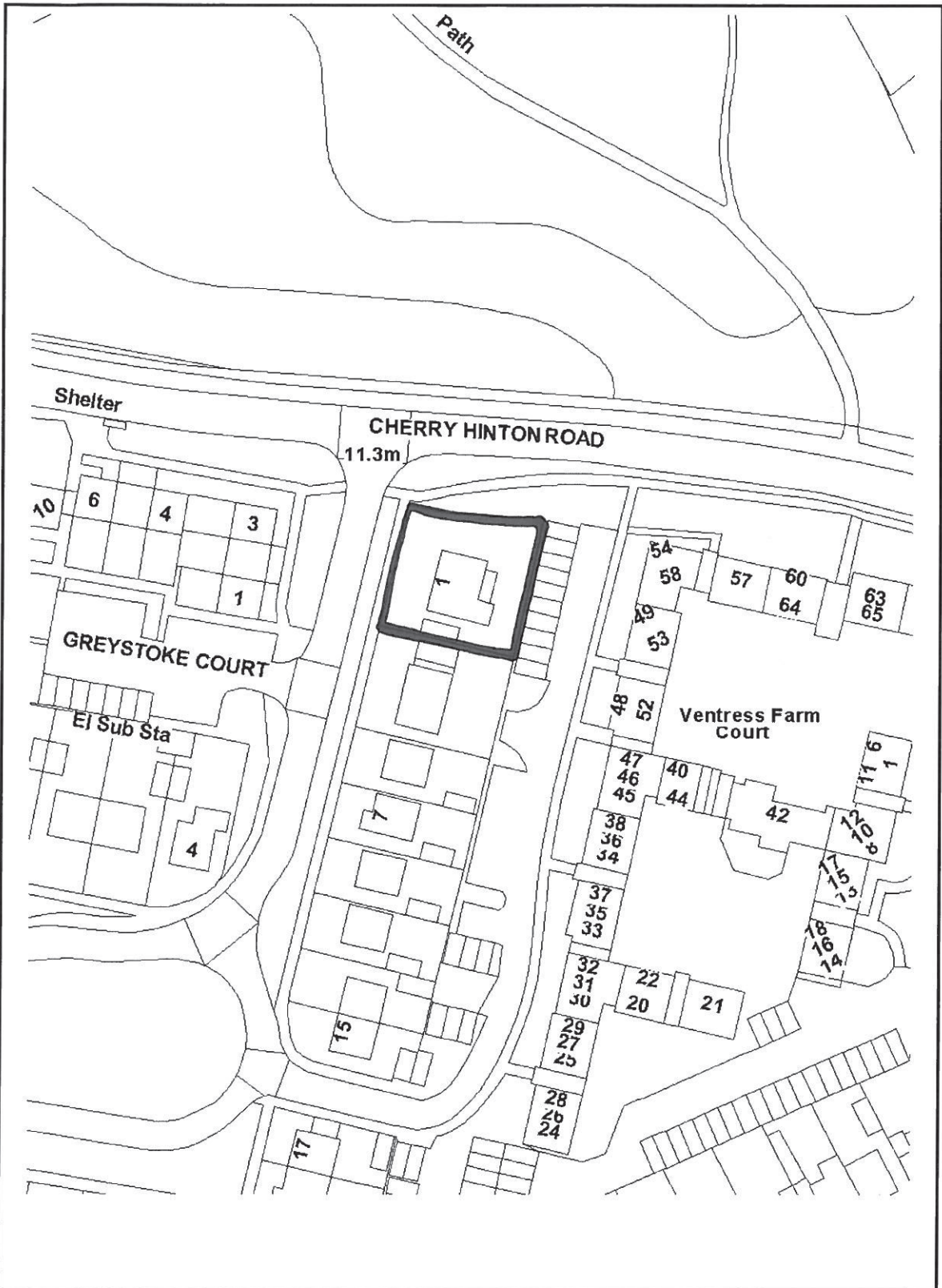
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received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

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

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.

This page is intentionally left blank

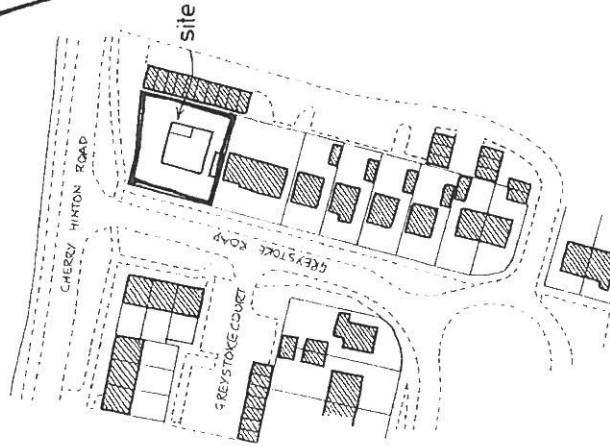


11/1465/S73
1 Greystoke Road Cambridge Cambridgeshire CB1 8DT

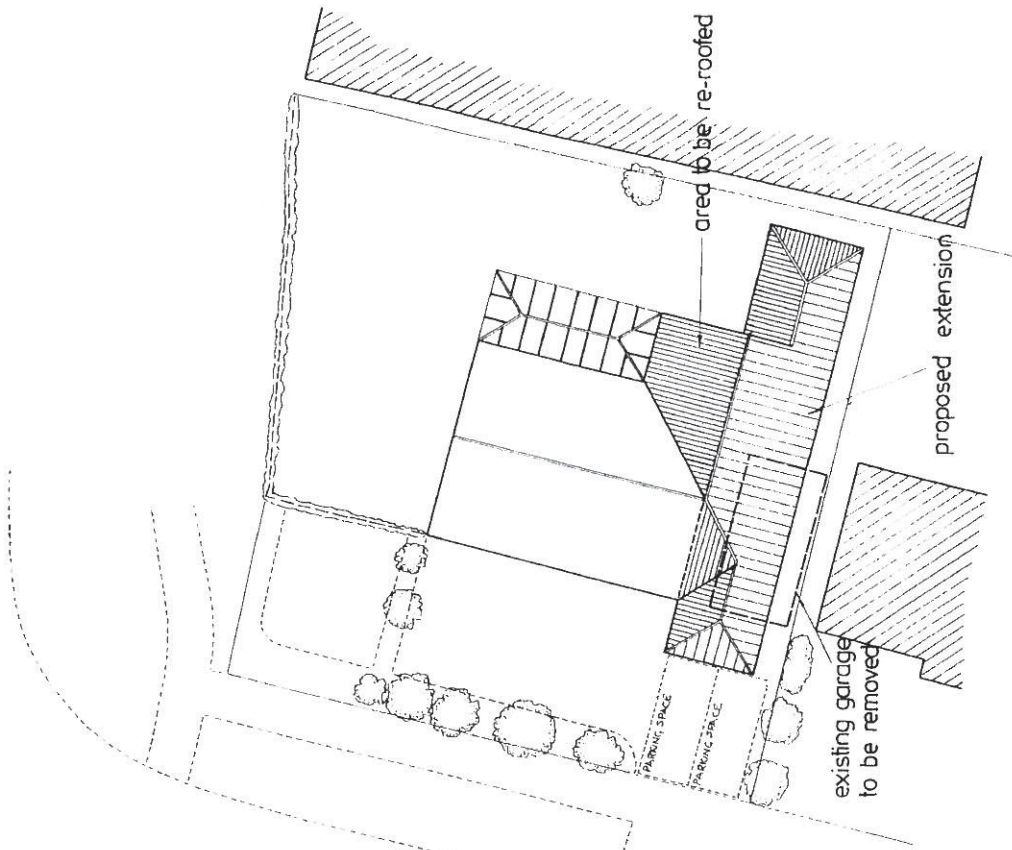
This page is intentionally left blank

DELEGATED
APPROVED

LOCATION PLAN
1:1250



SITE PLAN
1:200



Project: Side Extension and Re-roofing
 Site: 1 Greystoke Road, Cambridge
 Client: Mrs. J. Hanlon
 Project Ref: RDP/CC/99/12

