



WEST / CENTRAL AREA COMMITTEE
CHAIR COUNCILLOR SMITH



AGENDA

To: City Councillors: Smith (Chair), Kightley (Vice-Chair), Bick, Cantrill, Hipkin, Reid, Reiner, Rosenstiel and Tucker

County Councillors: Brooks-Gordon, Nethsingha and Whitebread

Dispatched: Wednesday, 17 August 2011

Date: Thursday, 25 August 2011

Time: 7.00 pm

Venue: The Hicks Room, University Centre, Granta Place, Mill Lane, Cambridge CB2 1RU

Contact: Toni Birkin

Direct Dial: 01223 457086

1 APOLOGIES

2 DECLARATIONS OF INTEREST (PLANNING)

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**.

3 PLANNING APPLICATIONS

3a 11/0726/FUL - Victoria House, 1 Victoria Street (*Pages 1 - 18*)

3b 11/0653/FUL- 68 Maids Causeway (*Pages 19 - 38*)

Main agenda items will not be considered before 8.00pm

4 MINUTES (*Pages 39 - 52*)

To confirm the minutes of the meeting held on 21st June 2011 as a true and accurate record. (*Pages 39 - 52*)

5 MATTERS AND ACTIONS ARISING FROM THE MINUTES

6 DECLARATIONS OF INTEREST (MAIN AGENDA ITEMS)

7 OPEN FORUM

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

8 POLICING AND SAFER NEIGHBOURHOODS *(Pages 53 - 68)*

9 ENVIRONMENTAL IMPROVEMENT PROJECTS IN THE HIGHWAY
(Pages 69 - 72)

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>

Application Number	11/0726/FUL	Agenda Item	
Date Received	11th July 2011	Officer	Miss Sophie Pain
Target Date	5th September 2011		
Ward	Market		
Site	Victoria House 1 Victoria Street Cambridge Cambridgeshire CB1 1JP		
Proposal	Change of use from 6 bedroom residence to 4 sustainable boutique bed & breakfast including private residential accommodation for proprietor.		
Applicant	Mrs Elizabeth Cameron 69 De Freville Avenue Cambridge Cambridgeshire CB4 1HP		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 1 Victoria Street is located close to the junction with Emmanuel Road, to the east of the City Centre on the northern side of the street. The property is located at the end of a terrace and is adjacent to the rear of 7, 8 and 9 Emmanuel Road. It comprises four floors, 3 above ground level and one below. The street is mainly residential with the Unitarian Church situated on the opposite side of the road.
- 1.2 There is access to the rear of the property through a shared garage area, which is accessed from Earl Street, which runs parallel to Victoria Street.
- 1.3 The site falls within the City of Cambridge Conservation Area No.1 (Central) and is assessed in the Kite Conservation Area Appraisal.

2.0 THE PROPOSAL

- 2.1 The applicant seeks planning permission for a change of use of the property from a residential dwelling (Use Class C3) to a guesthouse (Use Class C1), while retaining part of the property as permanent residential accommodation.
- 2.2 The guest-house would consist of four bedrooms, two bathrooms, a drawings room and dining room for use by guests. The owners would retain 2 bedrooms, a bathroom and a kitchen/breakfast room.
- 2.3 The application is accompanied by a series of floorplans, which show the distribution of the guest and owners rooms.

3.0 SITE HISTORY

- 3.1 No recent site history.

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 (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)

Planning Policy Statement 5: Planning for the Historic Environment (2010)

Planning Policy Guidance 13: Transport (2001)

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

5.2 **East of England Plan 2008**

T9: Walking, Cycling and other Non-Motorised Transport

T14 Parking

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

WM6: Waste Management in Development

5.3 **Cambridge Local Plan 2006**

3/4 Responding to context

3/7 Creating successful places

4/11 Conservation Areas

4/13 Pollution and amenity

6/3 Tourist accommodation

8/2 Transport impact

8/6 Cycle parking

8/10 Off-street car parking

5.4 **Material Considerations**

Central Government Guidance

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

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

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

Includes the following statement:

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

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

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

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

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

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

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

City Wide Guidance

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The car parking layout would be impractical to provide independent access for four vehicles. Following implementation of any permission issued by the Planning Authority in regard to this proposal the residents and guests of the establishment will not qualify for Residents' Permits (other than visitor permits for the resident) within the existing Residents' Parking Schemes operating on surrounding streets. This should be brought to the

attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

Head of Environmental Services

- 6.2 Recommendation of conditions relating to construction hours and waste storage.

Historic Environment Manager

- 6.3 This application refers to a building within the Central Conservation Area. The proposal is to change the use of the above building from residential to a bed and breakfast property. There are no external alterations proposed and therefore there will be limited impact on the character and appearance of the Conservation Area.

Access Officer

- 6.4 The change of use will be subject to Part M of the Building Regulations and that while the property cannot accommodate wheelchair users, perhaps they could ensure that they make appropriate provision for those who do not use wheelchairs but who may have mobility, sensory, dexterity or learning difficulties.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

2 Victoria Street
4 Christ's Court, 26 Victoria Street

- 7.2 The representations can be summarised as follows:

Concerns regarding the submitted property boundaries and the ownership of the covered side passage;

The boundary between 1 and 2 Victoria Street should be suitably secured as there will be strangers using this space which is in close proximity to the rear elevation of No.2;

Concerns regarding guests creating noise as they return late at night;

Concern that the proposal will increase traffic generation and contribute to the congestion experienced in the area.

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. Impact upon the Conservation Area
3. Disabled access
4. Residential amenity
5. Other matters
6. Refuse arrangements
7. Car and cycle parking
8. Third party representations

Principle of Development

8.2 Policy 6/3 of the Cambridge Local Plan (2006), relating to tourist accommodation states;

‘Development which maintains, strengthens and diversifies the range of short-stay accommodation will be permitted. Provision should be made for disabled visitors. In the case of change from residential use, part of the accommodation must be retained as permanent residential accommodation.’

8.3 The floor plans demonstrate that at basement level, the rooms and sauna will be retained for private use, at ground floor level the inner hall, kitchen and breakfast room will be retained as a private accommodation for the owners and at second floor, there are two bedrooms and bathroom for private use. This

level of private permanent residential accommodation for the proprietors is considered to be adequate and is in accordance with policy 6/3 of the Cambridge Local Plan 2006.

- 8.4 The principle of the development is in accordance with policy 6/3 of the Cambridge Local Plan (2006).

Impact upon the Conservation Area

- 8.5 As the proposal is for a change of use, there are no concerns that the proposed use will harm the Conservation Area.
- 8.6 The development is in accordance with East of England Plan 2008 policies ENV6 and ENV7 and policy 4/11 of the Cambridge Local Plan 2006.

Disabled access

- 8.7 The supporting text to Policy 6/3 of the Cambridge Local Plan 2006 states that the needs of disabled people should be considered in all applications for new tourist accommodation. The Access Officer has commented that attempts should be made to include facilities for those who do not need a wheelchair, but may have mobility, sensory, dexterity or learning difficulties. This is required by Part M of the Building Regulations and as a result will be addressed correctly through this legislation.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 6/3.

Residential Amenity

- 8.9 The neighbouring occupier at 2 Victoria Street has raised an objection. Given the proximity, the impact of the change of use has to be carefully considered.
- 8.10 The ownership of 1 Victoria Street is unusual in that it extends and wraps around the rear of 2 and 3 Victoria Street. As a result, the garden areas of these two properties are relatively small and in the case of No.2, the rear elevation of the property forms part of the boundary with a small courtyard garden to the west. With the intensification of the use of the garden area by guests of the guesthouse, I agree with the objector, that some

arrangement to provide a suitably secure boundary treatment should be conditioned.

- 8.11 The application proposes to provide car parking for 4 cars directly behind No.2. This has the potential to impact upon the amenity of the occupiers. It has been verbally suggested by the Highway's Authority that the level of car parking is reduced to two spaces to remove the necessity of maneuvering cars in order to get other cars out, which would disturb the neighbouring occupiers. I consider that this is an appropriate solution.
- 8.12 Moving onto concerns that noise from the proposed use would disturb the wider street. The property is presently a 7-bedroom property. The proposed use, at full capacity would accommodate 8 guests and the two owners of the property, which is an intensification of the use of the property than if it were used by one family. However, the property does retain a level of private accommodation and will be managed. As a result, if there were to be instances where guests were noisy, this could be reported to the owners. The additional impact is not considered so significant as to warrant a refusal and will not detrimentally impact upon the amenity of those living in the neighbouring area.
- 8.13 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 4/13.

Other Matters

- 8.14 The Environmental Health Officer has recommended that conditions are imposed concerning working and delivery hours, in order to protect neighbouring properties. However, I consider it unreasonable to attach these conditions, as the change of use only requires decorative renovations to the property and should not disturb neighbouring residents.

Refuse Arrangements

- 8.15 An indication of the location of the bin store has been provided, but no large-scale details have been submitted relating to waste storage, as part of the proposal. In order to ensure that this is

adequate, further details are required which can be appropriately conditioned. I consider that there is appropriate space in the rear garden to accommodate the appropriate facilities.

- 8.16 In my opinion the proposal is compliant with East of England Plan 2008 policy WM6 and Cambridge Local Plan (2006) policy 3/7.

Car and Cycle Parking

- 8.17 The application proposes 4 car parking spaces to the rear of the property, which is considered to be impractical to allow independent access as the spaces are in two rows, behind one another. As stated above the increased manoeuvring involved with this arrangement would unduly impact on residential amenity. Furthermore, as a result of the proposed change of use, the resident's parking permit belonging to No.1 will be withdrawn. Therefore, it is considered appropriate, for the level of car parking to be reduced to two spaces to be used as appropriate. This is in accordance with the Car Parking Standards within the Cambridge Local Plan 2006. The site is located centrally and within walking distance of the bus station. Subject to a revised car-parking layout for 2 cars being appropriately secured by condition, the arrangement would be satisfactory.
- 8.18 Inevitably, there will be some guests who arrive by car, but the owners will need to manage and market this carefully as the surrounding streets benefit from resident parking schemes, in which guests will not be able to park.
- 8.19 The application makes reference to a cycle storage area for 3 cycles. I consider that this level of provision is inappropriate and a greater number of spaces is reconfigured. The cycle parking standards within the Cambridge Local Plan 2006 require as a minimum for guesthouses, 2 cycle spaces per 10 bedrooms and 1 space for every 2 members of staff. Additional space should therefore be provided for cycle storage in the event that guests wish to hire bicycles. At least 5 cycle spaces should be provided, and these are secured condition.

8.20 In my opinion the proposal is compliant with East of England Plan 2008 policies T9 and T14 and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.21 The concerns regarding security, parking and noise have been addressed within the report. The outstanding matter of ownership is a legal matter, which is not within the remit of planning legislation. On submitting the application, the applicants signed the correct ownership certificates and a declaration specifying that the information submitted was correct.

9.0 CONCLUSION

9.1 The proposal will intensify the use of the house. However, I do not consider that the change from Class C3 (residential) to C1 (hotels and guesthouses) will have any significant detrimental impact on neighbour amenity or the character of the area.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. Prior to commencement of the approved use, details of facilities for the covered, secured parking of 5 bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (East of England Plan 2008 policy T9 and Cambridge Local Plan 2006 policy 8/6)

3. Prior to the commencement of development, full details of the on-site storage facilities for trade waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (East of England Plan 2008 policy ENV7 and in accordance with policies 4/11 and 4/13 of the Cambridge Local Plan 2006).

4. Notwithstanding the approved car parking layout, prior to the commencement of the approved use, revised details shall be submitted to the local planning authority for the layout of two car parking spaces. The approved layout shall be provided in accordance with the approved details before use of the development commences and shall thereafter be retained as such.

Reason: To ensure the appropriate provision for car parking. (East of England Plan 2008 policy T14 and Cambridge Local Plan 2006 policy 8/10)

5. Prior to the commencement of the approved use, a plan indicating the positions, design, materials and type of boundary treatments to be erected, shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

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

6. The owners accommodation as shown on the approved plan shall be retained and used as such and in no event shall it be used for additional guest accommodation.

Reason: to retain permanent residential accommodation (Cambridge Local Plan 2006 policy 6/3).

7. The rear car parking area shall accommodate a maximum of 2 cars in accordance with the details approved pursuant to condition 4 of this permission.

Reason: To protect the amenity of the neighbours (Cambridge Local Plan 2008 policy 4/13)

INFORMATIVE: The applicant is informed that while disabled access into the property will be addressed by Part M of the Building Regulations, it would be advisable that appropriate provision is made for guests who do not use wheelchairs but may have mobility, sensory, dexterity or learning difficulties. You are advised to contact Mr Mark Taylor, Access Officer, Cambridge City Council 01223 457075.

INFORMATIVE: The applicant is advised that following the implementation of this permission, the residents and guests of the property will not qualify for residents parking permits for Victoria Street or within the existing resident's parking schemes operating in the surrounding streets.

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: T9, T14, ENV6, ENV7 and WM6

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

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

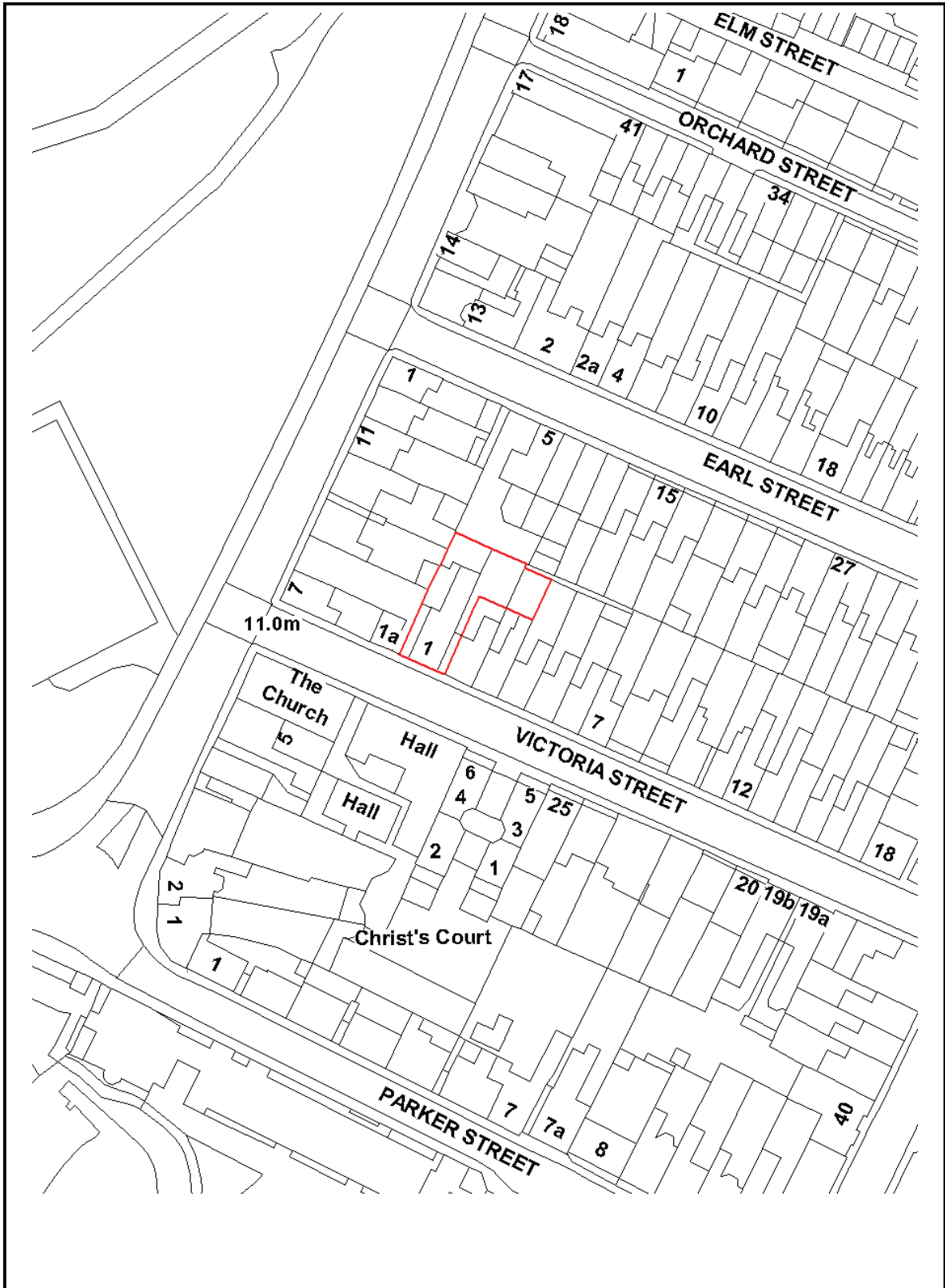
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

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.



11/0726/FUL
Victoria House 1 Victoria Street Cambridge Cambridgeshire



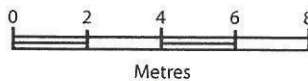
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:200

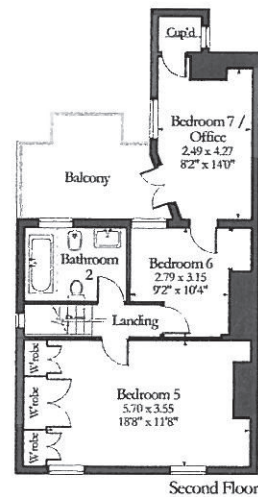
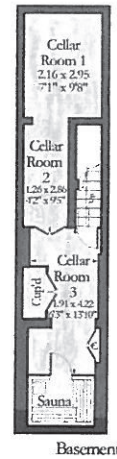
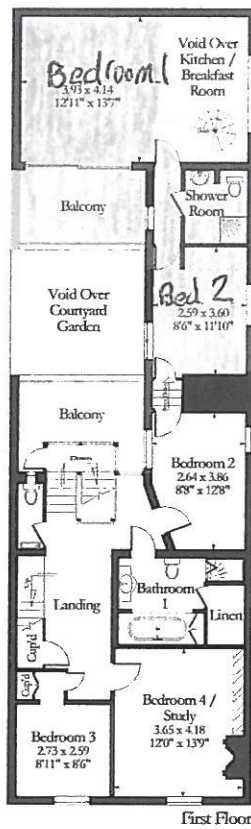
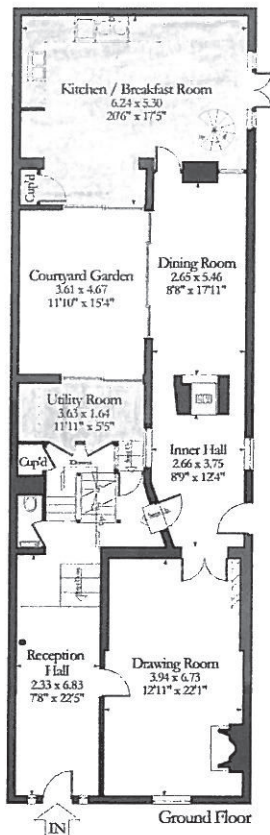


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Victoria House, 1 Victoria Street, Cambridge
 Gross Internal Area 284 m² (3,060ft²) excluding basement, balconies and voids
 Gross Internal Area Basement : 24 m² (256 ft²)

Scale 1-200

Proposed Floorplan - proprietor use

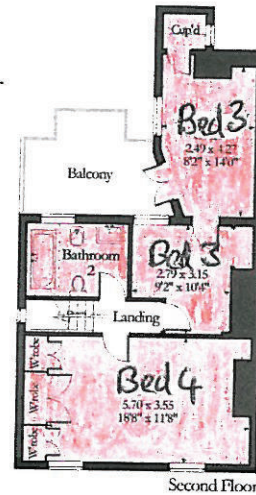
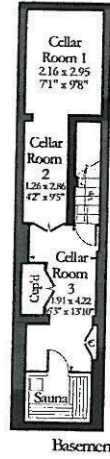
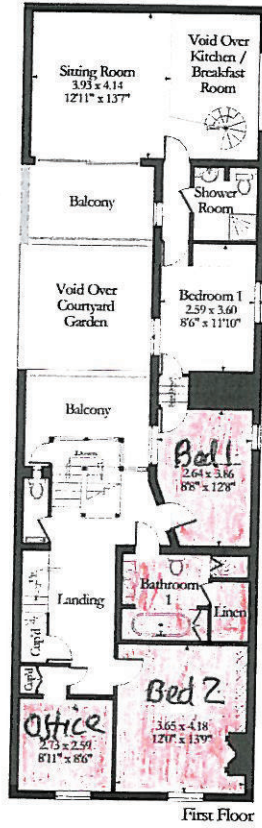
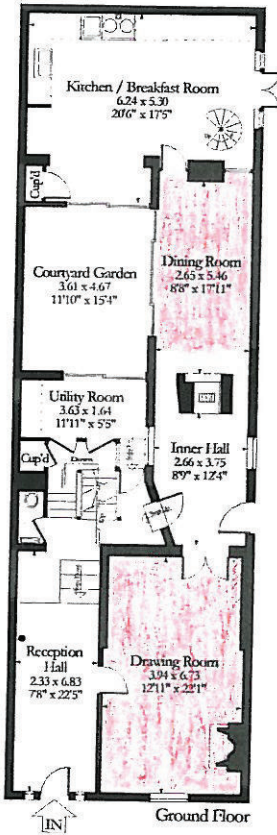


11 / 0726 / FUL

Victoria House, 1 Victoria Street, Cambridge
 Gross Internal Area 284 m² (3,060ft²) excluding basement, balconies and voids
 Gross Internal Area Basement : 24 m² (256 ft²)

Scale 1-200

Proposed use - guest accomodation - 112.7 sq. metres



11 / 0726 / FUL

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Application Number	11/0653/FUL	Agenda Item	
Date Received	8th June 2011	Officer	Miss Sophie Pain
Target Date	3rd August 2011		
Ward	Market		
Site	68 Maids Causeway Cambridge Cambridgeshire CB5 8DD		
Proposal	The construction of one storey side and front extension with additional roof space at first floor level to existing detached house together with internal alterations and external works to boundary walls. Works to also include the demolition of part of existing boundary solid brick wall following purchasing of the adjacent strip of land by the Applicant.		
Applicant	Mrs. Judy Davis 68 Maids Causeway Cambridge Cambridgeshire CB5 8DD		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 68 Maids Causeway is a modern two-storey dwelling, which is situated on the corner of Maid's Causeway and Fitzroy Lane. The property is constructed from a multi stock brick with blue painted timber and render to the front elevation of the property. The dwelling is situated approximately 6 m south of the public footpath and has hard standing to the front of the property for 3 cars.
- 1.2 The property is an anomaly on Maids Causeway as it is a modern addition and does not take any architectural leads from the predominant character of the townhouses, which line Maids Causeway and were built during 1815 – 1825.

- 1.3 The eastern boundary of the property is in an 'L' shape as there is a section of land on the frontage with Maid's Causeway which is owned separately by the Cambridge City Council. Along this boundary there is presently a 2 m buff brick wall with red brick coping to the southern end of this boundary and planting and a low box hedge to the northern end, on the junction of Maids Causeway and Fitzroy Street.
- 1.4 The building is located within Cambridge City Conservation Area No.1 (Central).

2.0 THE PROPOSAL

- 2.1 The applicant seeks planning permission for a number of different parts. Firstly, is the construction of a single storey side extension, infilling part of the eastern elevation of the existing property and forming a replacement boundary wall with Fitzroy Lane. This extension has a shallow mono-pitched roof-which slopes from 3.2 m on the north elevation to 2.7 m on the south elevation. This extension will be built in materials to match the existing.
- 2.2 On the projecting gable roof, which fronts Maids Causeway, it is proposed to extend the east facing roof slope further so that the eaves lowers from 5.3 m above external ground level to 4.3 m. Below this it is proposed to construct a first floor extension above the existing hall and porch. This extension will be 2.6 m in width and will provide additional space to accommodate a fourth bedroom.
- 2.3 To the front of the property it is proposed to create a porch with a flat roof and stained weatherboard cladding.
- 2.4 If the applicants are successful in purchasing the land adjacent to No.68, then it is proposed to extend the existing boundary wall around this area in order to provide additional garden space and create a 1 m high planter to the front in order to maintain visibility when exiting the junction. The purchase of the land is not part of the consideration of this planning application and any planning permission runs with the land, not the applicant/landowner. Therefore, these proposals should be considered on their own merit. The sale of the land by Cambridge City Council and any issues arriving from the sale are not material planning considerations.

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

3.0 SITE HISTORY

3.1 No site history

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Guidance 13: Transport (2001)
Planning Policy Statement 5: Planning for the Historic Environment (2010)
Circular 11/95 – The Use of Conditions in Planning Permissions

5.2 East of England Plan 2008

ENV6: The Historic Environment
ENV7: Quality in the Built Environment

5.3 Cambridge Local Plan 2006

3/4 Responding to context
3/7 Creating successful places
3/14 Extending buildings
4/11 Conservation Areas

5.4 Material Considerations

City Wide Guidance

Roof Extensions Design Guide (2003)

Area Guidelines

Kite Area Conservation Area Appraisal (1996)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the incorporation of a condition requiring that no gate or door shall open out over the highway and an informative to remind the applicants that it is an offence to carry works out on the public highway into any permission that the Planning Authority is minded to grant in regard to this application.

Historic Environment Manager

- 6.2 There are no objections to the demolition of the boundary wall or the principle of development of this type on this site.

However, the alterations proposed are considered to have a negative impact on the Conservation Area.

The proposed glass bricks are inappropriate for this location, particularly on such a prominent wall that is visible in views down Maids Causeway. This aspect of the proposal will allow a negative feature to stand out further, as it is not in keeping with the character and appearance of the Conservation Area.

The proposed works to the front elevation will also further contribute to this property having a negative impact within the Conservation Area. In particular, the flat roofed porch is not a traditional feature and is considered inappropriate. In this section of the Conservation Area, porches in themselves are not part of the established character. The introduction of a porch will create an incongruous feature, which in turn will detract from the character and appearance of the Conservation Area.

The stained weatherboards proposed to clad the ground floor extension beneath the flat roofed porch are also not considered appropriate in this location as this is an incongruous feature that

detracts from the established character and appearance of the Conservation Area.

Policy 4/11 of the Cambridge Local Plan states that *『 Developments within, or which affect the setting of or impact on views into and out of the Conservation Area, will only be permitted if: ... b. ... the alteration of an existing building preserves or enhances the character or appearance of the Conservation Area by faithfully reflecting its context or providing a successful contrast with it』* . This application complies with neither of the aspects of this Policy for the reasons stated above and as such should not be permitted.

Policy HE10 of PPS5, states that *『 local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significant of the asset』* . This application does not comply with this policy for the reasons stated above and as such should not be permitted.

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

7.0 REPRESENTATIONS

- 7.1 Councillor Bick has requested that this application be heard at Committee for the following reason;

To allow full transparency for the planning issues independently of the City Council's role as landowner of this site.

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

Brunswick and North Kite Residents' Association, 61
Maids Causeway;
61 Maids Causeway
57 Maids Causeway

7.3 The representations can be summarised as follows:

The external alterations are neither in keeping with the existing building, nor enhance the appearance of the property, which is already an anomalous construction in the Conservation Area;

The height of the proposed boundary wall, a continuation of the existing 2 m high wall, will be visually unattractive and overbearing;

The development is considered to be too large for the size of the plot;

The proposed high boundary wall will be an increased safety hazard for pedestrians and cyclists crossing Fitzroy Lane as it will further obscure their sight of traffic coming down Fitzroy Street;

The land in question is presently used by pedestrians to avoid vehicles and should be retained for this purpose. If it is to be built upon, then a pedestrian crossing should be built at the mouth of the Lane; and

The land to be built upon constitutes a public-right of way, albeit currently unregistered and if it is built upon, it will force pedestrians to walk straight into the road;

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

8.0 ASSESSMENT

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

1. Context of site, design, external spaces and impact on the Conservation Area
2. Impact on the Conservation Area
3. Residential amenity
4. Highway safety
5. Car and cycle parking
6. Third party representations

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

Single storey side and front extension

- 8.2 The proposed single storey side extension will be significantly obscured by the rebuilt boundary wall in this location, which is proposed as 3 m in height, 0.5 m higher than the boundary wall to either side. The extension will also be visible from Maids Causeway, as it will rise above that section of wall by 1 m. It is proposed to plant a tree in the garden, which will to some degree screen the extension from the street. However, even if planting were not to be introduced, the extension will be constructed in materials to match the existing and I do not consider that this element of the proposal will be harmful to the appearance of the Conservation Area. However, the proposal does seek to put glass blocks into the rebuilt section of the boundary wall to provide diffused light into the proposed dining room. The Conservation Officer considers that this is inappropriate for this prominent location and I concur with this view. This design feature will draw the eye to this neutral feature and is considered to be out of keeping with the Conservation Area. A condition can be imposed which seeks amended plans, removing this design feature prior to construction of the wall.
- 8.3 It is also proposed to re-design the porch to the front of the property, which will be visible in the street scene of Maids Causeway. At present, the property has a recessed porch and the applicant seeks to formalise this entrance. The Conservation Officer and objectors consider that the proposed flat roof porch and the use of stained weatherboards are not appropriate to the area and that they will be a negative feature within the Conservation Area.
- 8.4 This property is an anomaly within Maids Causeway as it is a later addition, which reflects 1970's architecture rather than the predominant character of Maids Causeway. As a result, the design of the proposed front elevation reflects this and is appropriate to the building. To consider traditional approaches on this building, I believe, would lead to the appearance of the building being even more at odds with the surrounding area. However, I do agree that the use of materials, such as stained weatherboards on the porch may not be entirely appropriate to

the area and as a result. This is because it is not a material that is used in the area, which is why I consider that the imposition of a materials condition would be appropriate in this instance.

First Floor side extension and roof extension

- 8.5 The introduction of the first floor extension and extension of the roof slope are considered to be acceptable. The rooflights, providing they are a 'conservation' design, which can be conditioned, will be acceptable. They do not adversely alter the character of the property and will not harm the appearance of the Conservation Area.

Boundary wall

- 8.6 The proposed eastern boundary wall will be approximately 2.5 m in height, save for where the proposed single storey extension is proposed, where the height will rise to 3 m. Then as the wall nears the junction with Maids Causeway, the height reduces to 2.2 m and then down to a low brick planter, which is 700 mm in height for a distance of 3 m back from the junction. It is proposed to construct this wall from bricks to match the existing, both in buff and red, with a creasing tile coping. The proposal also seeks to introduce two sections of glass blocks into this boundary wall. This is considered to be an anomalous feature and should be removed. Subject to a condition requiring their removal, I consider that the extension of this wall in visual terms is acceptable and will not be visually unattractive or overbearing.
- 8.7 In my opinion the proposal is compliant with East of England Plan 2008, policies ENV6 and ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11 and guidance within PPS5: Planning in the Historic Environment (2010).

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 As the proposed alterations are to the east of the property, No.66, to the west will not be affected by the proposals. Grafton House to the rear of the site also has no windows close to the common boundary and as the proposals are focused

towards the front of the property, I do not consider that their amenity will be detrimentally harmed.

- 8.9 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Highway Safety

- 8.10 The Highway Engineer has considered the proposal and the implication that it may have on highway safety. It is considered that the proposal will have no significant impact upon the public highway and that a condition should be imposed so that no gate or door opens over the public highway. As no such arrangement is proposed, I do not consider it is reasonable to impose such a condition.
- 8.11 The proposal seeks to place the boundary wall around the area, which is presently used for planting and is not a public right of way. The wall will be reduced in height as it gets closer to the junction with Maids Causeway and as a result, it is not considered that visibility will be impaired. There are no proposals to build over the existing public footpath or dropped pavement which is in line with the crossing which is in place at the mouth of Fitzroy Street.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

- 8.13 I believe that most of the neighbours concerns have been addressed within the report. The outstanding concern is that if the land in question is to be built upon, then a pedestrian crossing should be constructed at the mouth of Fitzroy Lane. This would be a decision for the Highway Authority to make and would be within their jurisdiction to implement.

9.0 CONCLUSION

- 9.1 In the event that the land is not purchased, then the proposed development could proceed with the exception of the extended boundary wall as the land on which the single storey side and

front extension and first floor extension is already owned by the applicant. Although the site is constrained, the area to the side of the property does not positively contribute to the amenity space of the property at present. Therefore, I consider that if the proposal were to be built without the additional land, it would still be acceptable.

- 9.2 The proposal will increase the size of the property, which is on a constrained site. However, with the proposed layout of the site I consider that sufficient amenity space would be retained. The proposed extensions are subsidiary to the main dwelling and subject to the imposition of conditions, I consider that the proposal is acceptable.

10.0 RECOMMENDATION

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. Notwithstanding the approved boundary wall to the east, revised details omitting the glassblocks, shall be submitted to the local planning authority prior to the commencement of development. The approved boundary wall shall be provided in accordance with the approved details and shall thereafter be retained as such.

Reason: To protect the visual amenity and special interest of the Conservation Area (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 4/11).

4. Prior to the insertion of rooflights, full details of proprietary rooflights shall be submitted to and approved in writing by the local planning authority.

Reason: To protect the special interest of the Conservation Area (East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/11)

5. All joinery shall be recessed at least 50/75 mm back from the face of the wall. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority. Development will be carried out in accordance with the approved details and shall thereafter be retained as such.

Reason: To protect the special interest of the Conservation Area (East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/11)

6. 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)

INFORMATIVE: The applicant should be aware that rooflights which stand proud of the plane of the roof such as Velux are unlikely to be approved although conservation types may be appropriate.

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

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

Reasons for Approval

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

East of England plan 2008: ENV6 and ENV7

Cambridge Local Plan (2006): 3/4,3/7,3/14 and 4/11

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

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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”

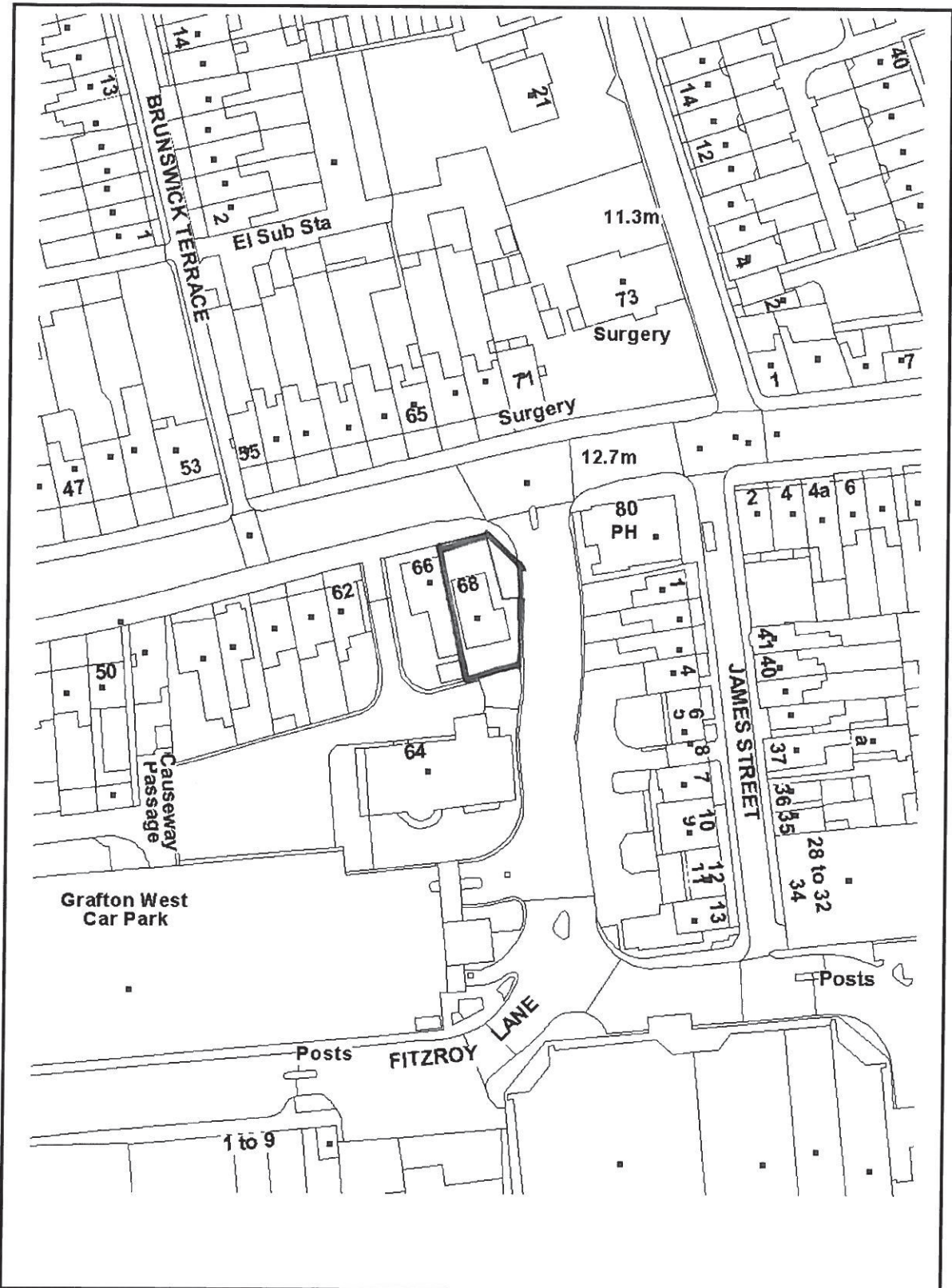
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

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

www.cambridge.gov.uk/planningpublicaccess

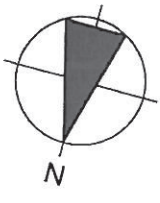
or by visiting the Customer Service Centre at Mandela House.

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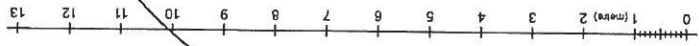


11/0653/FUL
68 Maids Causeway Cambridge Cambridgeshire CB5 8DD

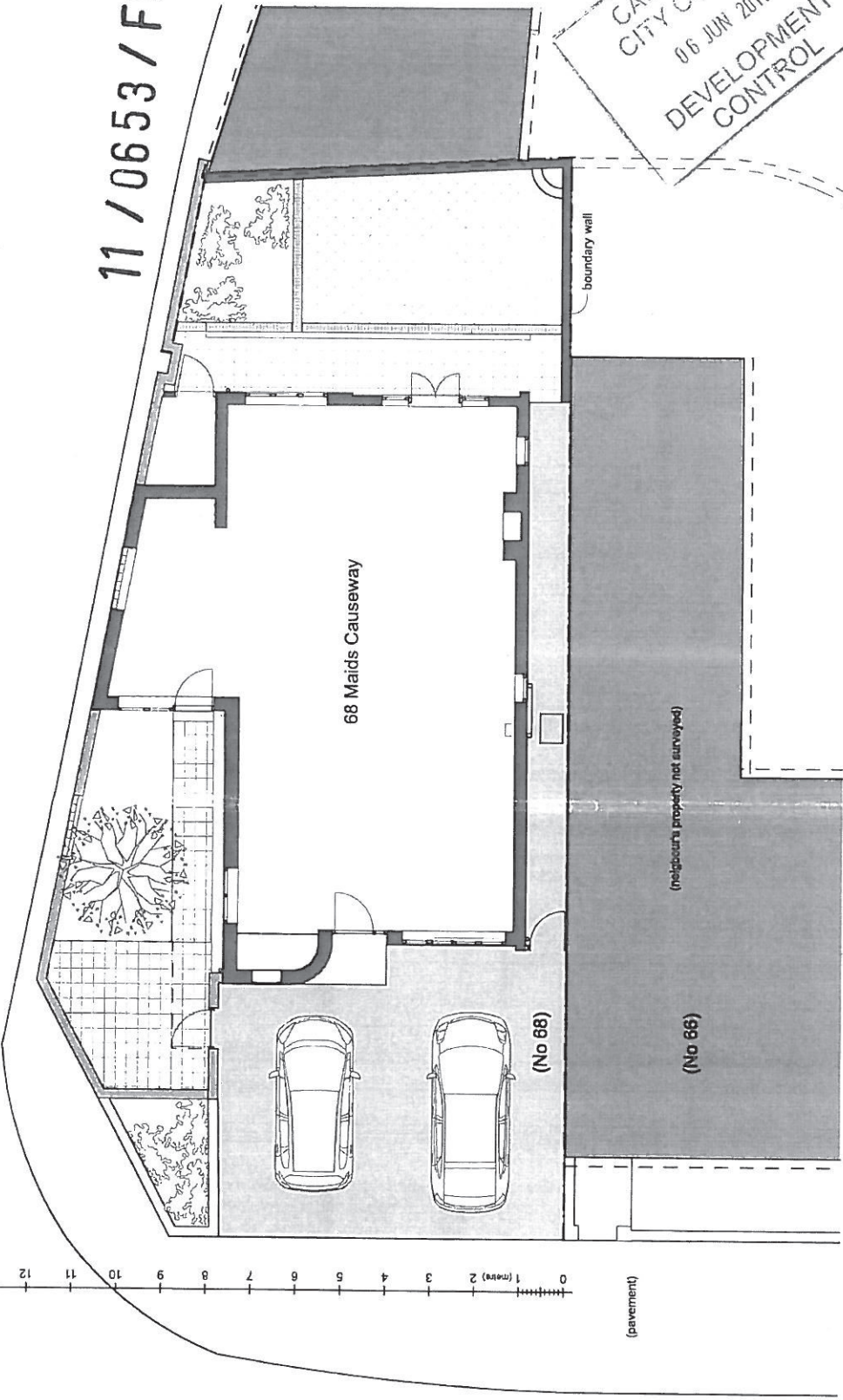
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Fitzroy Lane



11 / 0653 / FUL 7

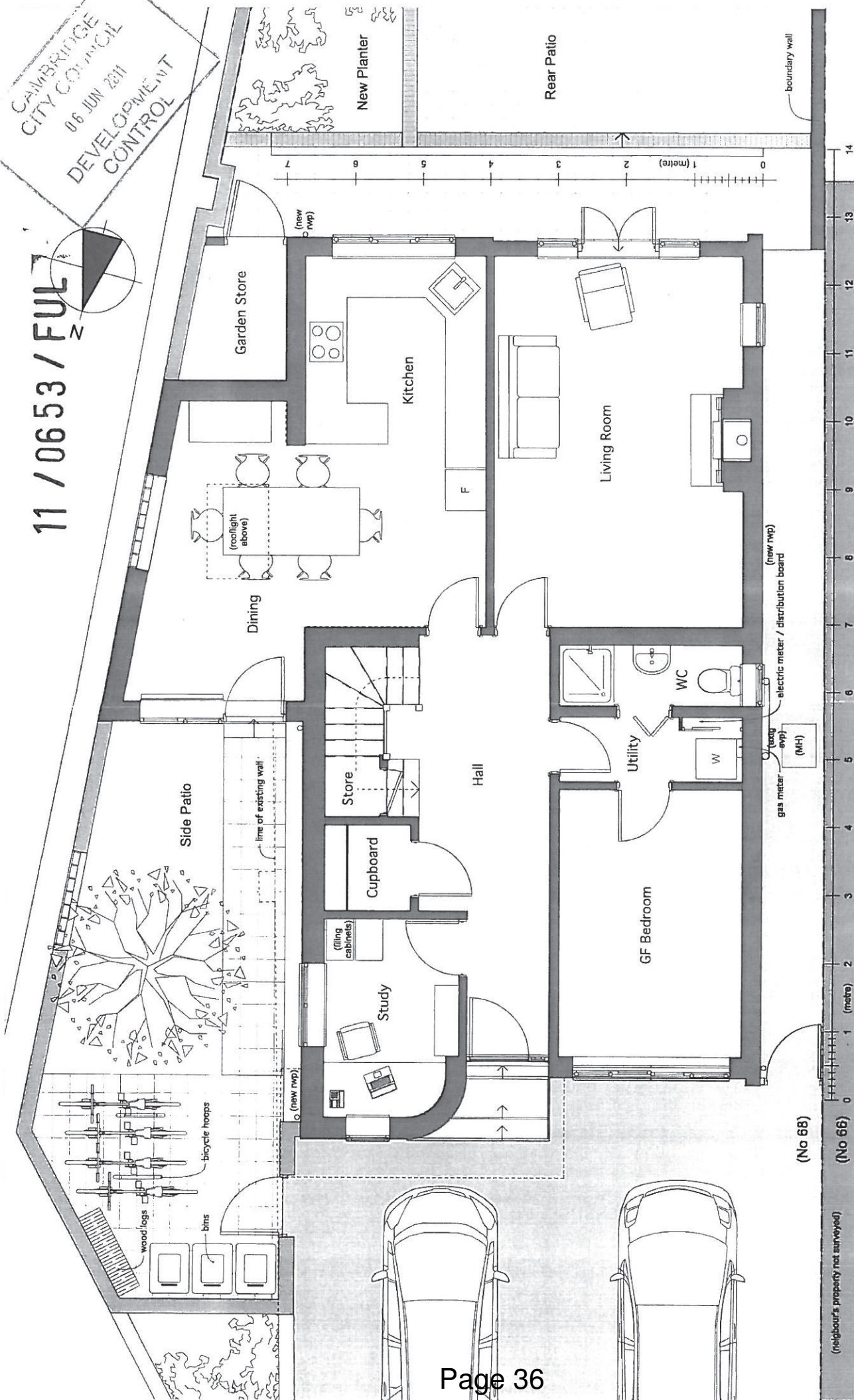
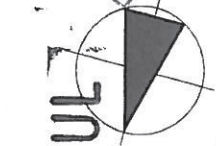


Maids Causeway

0254-101d	<p>68 Maids Causeway, Cambridge</p> <p>Site Plan as Proposed</p> <p><small>Do not scale. If in doubt, ask. rfb : Mar 11 : 1:100@AG</small></p>
<p><small>Revisions:</small></p> <p>Rev a. 19/04/11: Side path, Bicycle Store amended.</p> <p>Rev b. 24/05/11: Minor amendments.</p> <p>Rev c. 27/05/11: Front extension added.</p> <p>Rev d. 03/06/11: Minor amendments.</p>	<p>arch:angel</p> <p>architecture with spirit</p> <p>incorporating BUILDING DESIGN AND MANAGEMENT</p>
<p>3 Doctor's Close</p> <p>Impington</p> <p>Cambridge CB24 9ND</p> <p>Tel: 01223 474817</p> <p>mail@archangellic.com</p>	

11 / 0653 / FUL

CAMBRIDGE
CITY COUNCIL
06 JUN 2011
DEVELOPMENT
CONTROL



(No 68)
(No 66)
(neighbour's property not surveyed)

3 Doctor's Close
Impington
Cambridge CB24 9ND
Tel: 01223 474817
mail@archangelic.com

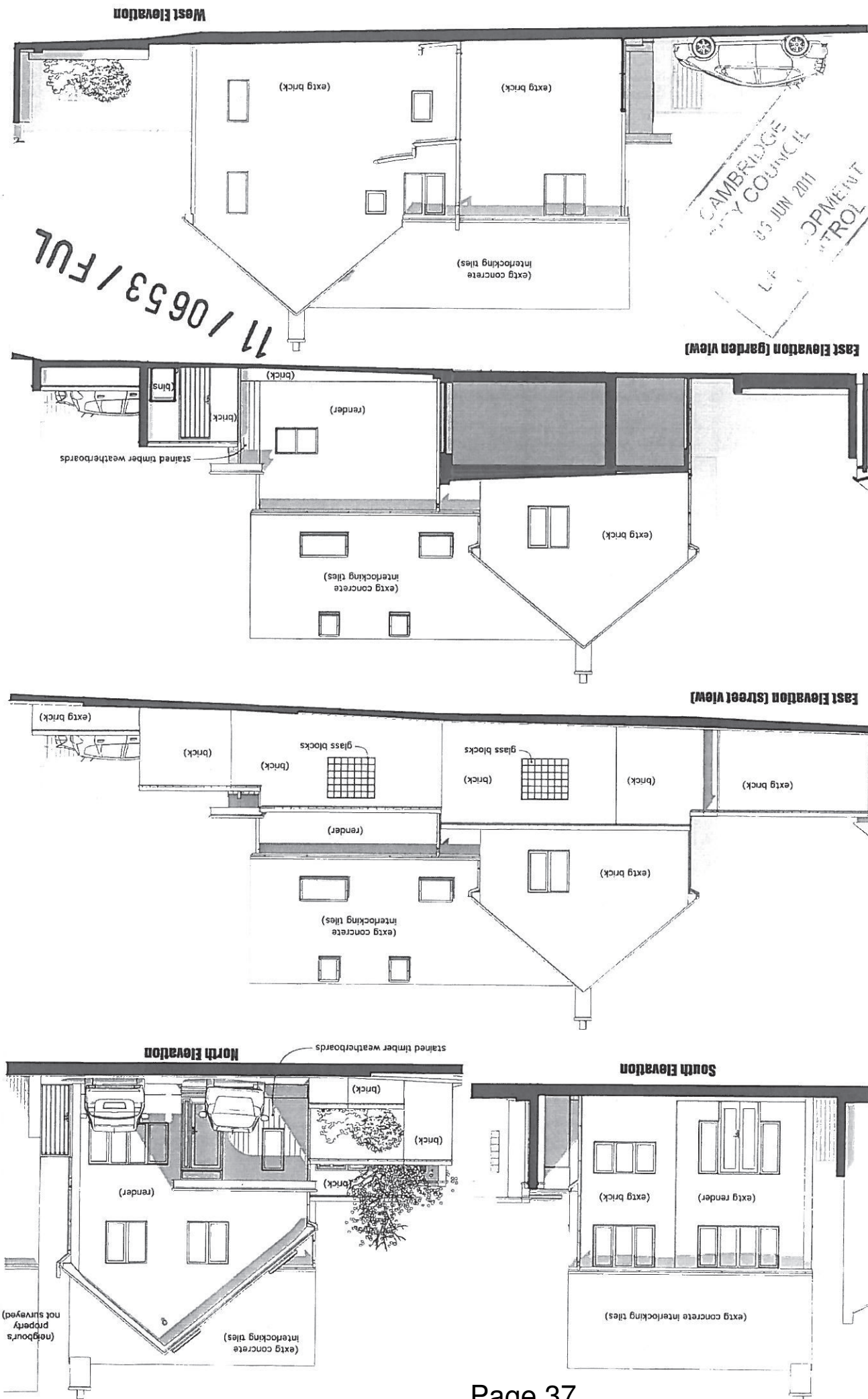
arch:angel
architecture with spirit
INCORPORATING BUILDING DESIGN AND MANAGEMENT

Revisions:
Rev a. 19/04/11: Side patio, new planter created. Bicycle store amended. Windows and doors to Dining added.
Rev b. 19/04/11: Minor amendments.
Rev c. 24/05/11: Stair and Dining Area amended. Study replaced Bike Store.
Rev d. 27/05/11: Front extension added. East extension wall repositioned.
Rev e. 07/06/11: Minor amendments.

68 Maids Causeway, Cambridge
Ground Floor Plan as Proposed

Do not scale. If in doubt, ask. **rjb : mar 11 : 1:50@A3**

0254-110e



0254-1206

68 Maids Causeway, Cambridge

Elevations as Proposed

Do not scale. If in doubt, ask. **rjb : Mar 11 : 1:100@A3**

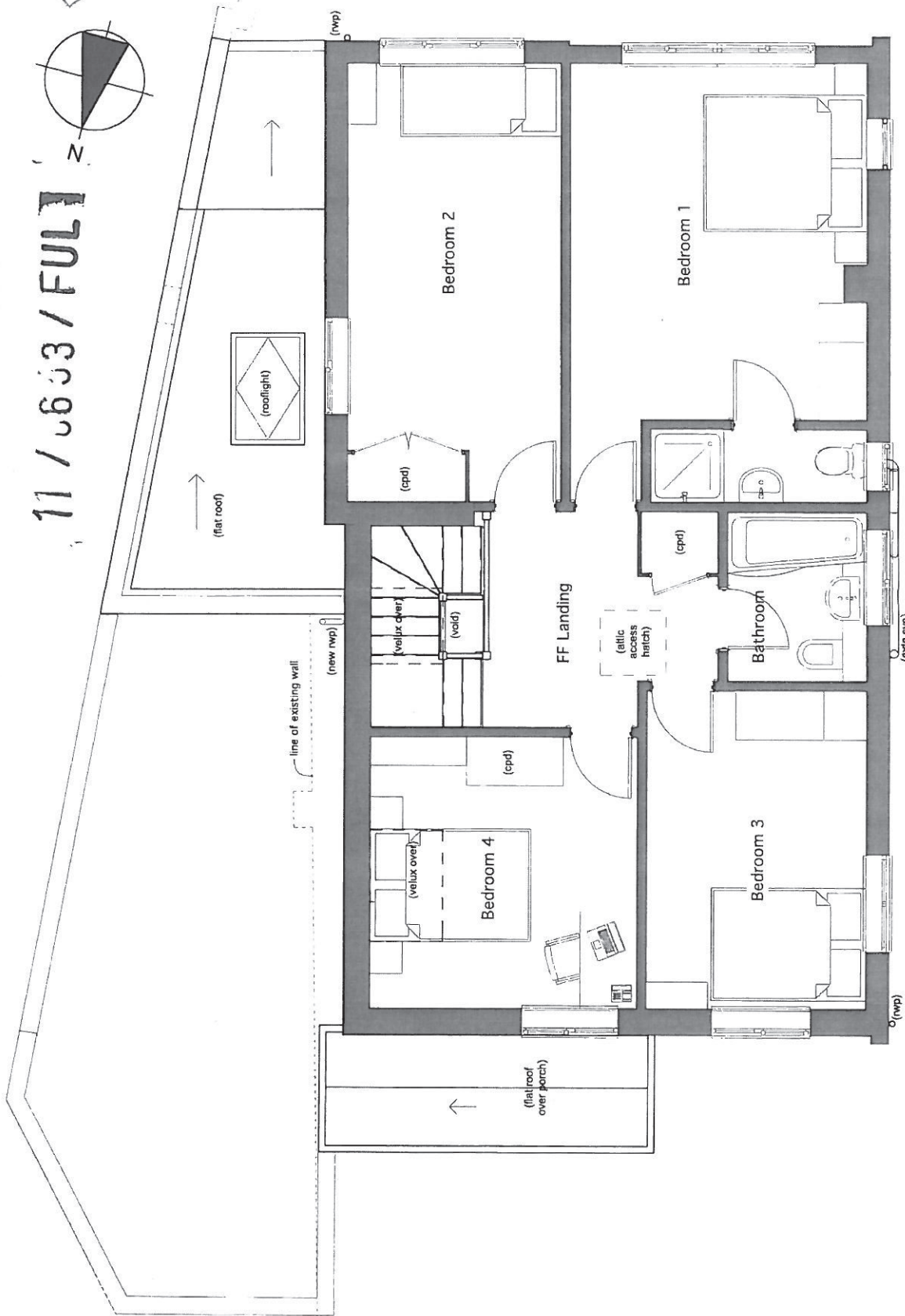
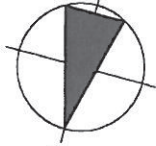
Revisions:
 Rev a. 19/04/11: Side boundary wall amended. Fenestration changes.
 Rev b. 24/05/11: Left conversion and new roof combined. Garden view of East Elevation added.
 Rev c. 27/05/11: Front extension added. East extension wall repositioned.
 Rev d. 07/06/11: Minor amendments.
 Rev e. 03/06/11: Weatherboarding added to front extension.

arch:angel
 architecture with spirit
 incorporating BUILDING DESIGN AND MANAGEMENT

3 Doctor's Close
 Impington
 Cambridge CB24 9ND
 Tel: 01223 474817
 mail@archangel.co.uk

11 / 0603 / FULL

CAMBRIDGE CITY COUNCIL
06 JUN 2011
DEVELOPMENT CONTROL



(No 68)

(neighbour's property not surveyed)



boundary wall

3 Doctor's Close
Impington
Cambridge CB24 9ND
Tel: 01223 474877
mail@archangelic.com

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architecture with spirit
INCORPORATING BUILDING DESIGN AND MANAGEMENT

Revisions:
Rev a. 18/04/11: SVP boxing added to Bedroom 4.
Rev b. 19/04/11: Minor amendments.
Rev c. 24/05/11: Stair and Bedroom 4 amendments
Rev d. 27/05/11: Front extension added. East extension wall repositioned.
Rev e. 01/06/11: Minor amendments.

68 Maids Causeway, Cambridge

First Floor Plan as Proposed

Do not scale, if in doubt, ask. rjb : mar 11 : 150@k3

0254-1116

WEST / CENTRAL AREA COMMITTEE21 June 2011
7.30 - 11.00 pm**Council Members Present:****City Councillor for**Castle (John Hipkin, Simon Kightley and Phillip Tucker)
Market (Tim Bick, Andrea Reiner and Colin Rosenstiel)
Newnham (Sian Reid and Julie Smith)**Co-opted non-voting members:**County Councillors: Belinda Brooks-Gordon (Castle)
Lucy Nethsingha (Newnham)
Sarah Whitebread (Market)**Officers Present:**Development Control Manager: Sarah Dyer
Environmental Improvements Manager: Andrew Preston
Technical Officer: Declan O'Halloran
Committee Manager: Toni Birkin**Also Present:**

Richard Preston: Cambridgeshire County Council, Head of Road Safety and Parking.

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

Councillor Kightley proposed and Councillor Hipkin seconded the nomination of Councillor Smith as Chair.

Councillor Bick proposed and Councillor Reid seconded the nomination of Councillor Kightley as Vice Chair.

Resolved (unanimously) that Councillor Smith be Chair and Councillor Kightley be Vice Chair of West/Central Area Committee for the ensuing year.

11/32/WAC Discussion on Start time of Future Meetings

The Chair suggested that the members consider changing the start time and the agenda order of future meetings.

The following points were raised:

- I. Making planning decisions late at night might not produce the best results.
- II. The needs of those with small children and how convenient or otherwise an earlier start would be.
- III. The current arrangements that require planning applicants to wait to the end of the meeting, which could be very late, was unfair.
- IV. The waste of officer time for a planning officer to wait to the end of the agenda.
- V. The need to keep a consistent start time for the main agenda items.

Resolved: (by 8 vote to 0) to make the following changes for a two meeting trial period:

- I. The meeting will start at 7.00pm
- II. Planning will be the first substantive item on the agenda and continue to it's conclusion
- III. The remaining agenda will not be considered before 8.00pm

11/33/WAC Apologies

Apologies were received from Councillor Cantrill.

11/34/WAC Minutes

The minutes of the meeting held on the 28th April 2011 were approved as a true and accurate record.

11/35/WAC Matters and Actions arising from the Minutes

Members requested clear action points to be included in the minutes in future. An on-line action log would be available in the near future.

A member asked if the minutes could be available to the public in a more timely fashion. The Committee Manager confirmed that the target for publication is 10 working days.

11/36/WAC Declarations of Interest

Councillor Reid declared a personal interest in item 11/40/WAC (Grantchester Street Zebra Crossing) as her mother lives close to the proposed crossing.

Councillor Bick declared a personal interest in item 11/40/WAC (Prospect Row).

Councillor Smith declared a personal interest in item 11/44/WAC as a Fellow of a College which owns similar properties in the area.

Councillor Smith declared a personal interest in item 11/40/WAC as trustee of Cambridge University Catholic Association, whose premises, Fisher House abut Fisher Square.

11/37/WAC Open Forum

1) John Lawton – Richardson Candles – I note that some candles are now listed. Can you please tell me who did this and what about other lights that have not been listed. What is their fate?

a) Councillor Reid responded. The Head of Planning, Patsy Dell, was working with the County on street lighting and would be asked reply to Mr Lawton's question.

Action: Head of Planning

Councillor Rosenstiel suggested that the problem with the lights is that, while they are attractive, it had not been possible to upgrade them to meet modern lighting requirements.

The Head of Road Safety and Parking Services added that whilst the lights had historic value they would no longer been seen as the primary light source. Budgets did not allow further engineering work to upgrade them.

Councillor Reid asked if future County Council decisions on street lighting could be reported to this committee.

2) Dick Baxter (Chair FoMC) At the April meeting of this Committee, I sought assurances that the Council would stop illegal driving and parking on Midsummer Common, especially outside the Fort St George pub. The Executive Councillor for Arts and Recreation acknowledged the issue and in a private meeting explained how he wanted the gate to be made secure and enforcement made effective. Yet here we are 2 months later and the gate is still left open and unlocked and staff and customers persist in parking on the Common outside the pub. Why has the Council failed to correct the problem?

a) Councillor Reid read out the following response on behalf of Executive Councillor for Arts Sport and Public Places, councillor Cantrill.

The Council sent a letter too both properties on the 25th May and this detailed that :-

Vehicles are permitted to drive from the access gate along the path to the Fort St George public house and stop outside the property in order to make deliveries or service the building, parking is not allowed. The gate must be closed immediately after use.

Under the Law of Property Act 1925, it is a criminal offence to drive a vehicle on common land without lawful authority. Parking on your own property is of course permitted.

The Council has adapted the gate and fitted combination locks for the properties use. Both properties have been given the access codes. Both the area manager of Greene King and the owners of Midsummer House have been made aware of the need to ensure the gate is locked and that parking is not permitted on the Common.

The gate continues to be left open by those accessing the properties by car.

Officers have considered the use of clamping companies to enforce no parking, and are in discussions with service providers.

The Council has adapted the gate and made provision for these properties to maintain their right of access. The gate continues to be left open and vehicles belonging to staff of the Fort St George are parking on the Common.

The Council has made every concerted effort to accommodate the properties needs. The properties have failed to stop unlawful entry and parking.

Mr Baxter will ask supplementary questions at the next meeting when Councillor Cantrill is present.

3) Richard Taylor – Tree planting on Jesus Green. Why has Jesus Green Association posted a notice saying they are unhappy with the location of some trees the Council has planted?

Peter Constable of the Jesus Green Association, confirmed that they were unhappy as trees have been planted near park Terrace and this was not what they had understood had been agreed. They are concerned that a tree has been planted very close to a memorial tree.

a) Councillor Rosenstiel supported their point of view and shared concerns for the memorial tree. Alistair Wilson (Green Spaces Manager) will be asked to look into this.

Action: Green Spaces Manager

4) Richard Taylor – Licensing Application for the Jam House. The application as published on the website does not include details of the representation.

a) The application has been published in line with guidance. The representations include personal information that cannot be redacted. Councillor Smith (Chair of Licensing Committee) will ensure that as much information as possible is made available to the public.

Action: Councillor Smith

11/38/WAC Parkour

The Technical Officer introduced the item on Parkour.

Four members (Tom, Sox, Zac and Jack) of a local Parkour group, Cambridge Movement Training were present. Their group has around 25 members and meets at the Howard Mallett Centre. They explained the difference between Parkour and Freerunning. Parkour is about moving from one place to another in the fastest way possible. It does not include the tricks used in Freerunning.

They asked for support for the growth of organised Parkour groups and facilities. The equipment needed was very basic such as crash mats, rails and boxes. The Arts and Entertainments team are working with the group to investigate potential Parkour spaces in the City.

Members were invited to visit the Howard Mallet Centre and watch the young people in action.

11/39/WAC 20 MPH Limit in City Centre

The committee received a report from the Head of Road Safety and Parking seeking comments on the 20 mph speed limit in the City Centre area.

Members raised the following points:

- I. Low-level signage has limited the impact of the new speed limit.
- II. Painting the speed limit directly on to the road surface might help.
- III. The statistics showing average speeds are not helpful as crawling traffic at peak times reduces overall speed averages.
- IV. Seasonal trends and weather conditions also impact on the statistics.
- V. Members were disappointed that the limits appeared to have had no impact.
- VI. There was a need to raise public awareness.
- VII. Police attitudes were changing and increased enforcement would help.
- VIII. Members requested more information on the numbers of observations.

Action: Head of Road Safety and Parking

Councillor Rosenstiel suggested that Maid's Causeway was a cause for concern as the wide road invited speeding. He suggested that village style flashing speed warnings would be helpful.

Council Bick (Executive Councillor for Community Development and Health) that it was too soon to see this project as a failure. It might take several years for the benefits to be realised. Other options, such as traffic calming, would not be possible due to budget restraints.

Members discussed the possibility of a City-wide 20 mph zone. Recent changes to national legislation mean this was now possible. Including areas such as Victoria Avenue might increase public awareness of the new limits and add consistency across the area.

1) John Lawton (Brunswick and North Kite Residents' Association) – Members of the Residents Association have had Speedwatch Training and equipment and are currently the only active community speedwatch group.

The Head of Road Safety and Parking agreed to take the members comments back the Area Joint Committee (AJC). County members would feedback the committee's views to the AJC). He would feedback comments from the AJC to the County Council Cabinet Member to assess the potential for any further expenditure on the scheme on safety grounds.

Action: Councillors who are members of AJC & Head of Road Safety and Parking

11/40/WAC Environmental Improvement Programme

The committee received a report from the Environmental Projects Manager regarding the Environmental Improvements Programme. Members first discussed the items requiring decisions.

Grantchester Road Traffic Calming

Councillor Reid spoke in support of the request for additional funding.

1) Kate de Courcy – It is disappointing that more local resident were not here to comment.

a) There had been some changes to the original scheme and these had been made to address residents concerns. Residents had been notified.

2) Public Question – Speed cameras in the area would produce better results.

a) Cameras can only been installed to address accident black spots.

3) Why was the City Council funding this project?

a) The County Council is unable to fund this project as it does not meet the necessary criteria to be prioritised for funding.

RESOLVED (by 8 votes to) to agree the additional £7,500 budget required for this scheme and to approve it for implementation subject to positive consultation and highway authority approval.

Park St, Union Society Wall

Members discussed the long history of this project. It was regarded as regrettable that no solution could be found. Councillor Rosenstiel was unhappy that no improvement could be made to an unsightly area of the Historic City Centre.

RESOLVED (by 6 votes to 2) to reassign the budget for this scheme to new schemes in the 2011/12 Programme.

Councillor Rosenstiel requested that his objection to this decision be noted.

Mud Lane Lighting

A final line of investigation is currently being pursued and therefore this decision deferred at the suggestion of the presenting officer.

RESOLVED To defer the decision until all relevant information is available.

Members discussed the progress of approved schemes as follows.

Manor Street and King Streetcycle Parking - Agreement has been reached with King Street Housing Society.

Prospect Row – It was suggested that the work be timed around the construction work to Brandon Court to avoid damaged by contractors.

Histon Road Shops – The Environmental Projects Manager clarified the costs which are spread over two years and are £2,500 in total. Councillor Smith would contact to the Co-op as Chair of this committee in an attempt to encourage the Coop to approve the installation of the remaining bollards following the lack of response to date.

Action: Councillor Smith

Members discussed proposed Environmental Improvement Schemes for 2011/12.

The Environmental Projects Manager tabled an additional document regarding Huntingdon Road 30mph extension. The cost of this project would be shared with Girton District Council.

Central Mobility Crossings – Councillor Bick expressed concern that there was no Highways Authority programme to address these issues. It was suggested that the Disability Forum should be consulted to help identify the most pressing projects.

North Terrace Gates and Cutter Ferry Bridge Cattlegrids and Gates – members supported the gate work as the gates need to be wider to be DDA compliant. It was suggested that the sheer volume of use causes Cutter Ferry problems.

Gough Way Path Bridge – Members suggested the work was needed to enable cycles with trailers to use the bridge.

Canterbury Street – members were unhappy that this scheme came to them with no estimate for the cost. The Environmental Project Manager stated that he was bringing the project at an early stage to allow members to consider all the projects before allocating funds. The costs would be an estimated £15,000.

Jesus Green and Midsummer Common Paths – Members debated the cost of this scheme, as there is not enough money in the budget to cover all the schemes. Jesus Green footpaths have been a long-standing problem.

Granchester Zebra Crossing – Members felt that this proposal needed further consideration before a decision could be reached.

RESOLVED (Unanimously) the adoption of following Proposed New Schemes for 2011/12 Programme:

5.1 Central Area Mobility Crossings - £10,000

5.2 North Terrace Gates only - £5000

5.3 Gough Way Path Bridge - £25,000

5.4 Canterbury Street - £15,000

5.5 Jesus Green and Midsummer Common Paths (Jesus Green paths only) - £23,786 (not for implementation this year)

5.7 Huntingdon Road 30mph Extension - £2000

Members noted that cycle racks had been installed in Fisher Square. However, it was further noted that bins had also been proposed at an earlier meeting. Members had not rejected the idea but rather the specific bins proposed at that time. Andrew Preston undertook to pursue this matter.

Action: Environmental Projects Manager

11/41/WAC Planning Applications

11/42/WAC 11/0263/FUL - Parkside, Cambridge

The committee received an application for full planning permission for a three year extension to the planning permission for a temporary bus supervisor's kiosk in Parkside, opposite Warkworth Terrace.

RESOLVED (unanimously) to approve the application for the following reasons:

1. This development has been approved, conditionally, for a period of three years because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: East of England plan 2008: Policies SS1, T1, T13, ENV6 and NV7 Cambridge Local Plan (2006): Policies 3/1, 3/4, 4/11 and 8/1

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.

11/43/WAC 11/0439/FUL- 32 Woodlark Road, Cambridge

The committee received an application for full planning permission for the erection of a new cycle shelter.

The committee received representation from the applicant (Jason Smith) who made the following points:

- I. Family believed it was doing the right thing in providing cycle storage
- II. Property has no rear or side access
- III. The scale of the built is in keeping with the house

- IV. Screened from the street
- V. Offering a reduced height from the existing building.

Members felt that the existing building was of an acceptable size and design. Neighbours had not raised any objections. Councillor Hipkin had visited the site and reported that other gardens in the area are equally cluttered due to urban nature of the area.

It was suggested that officers could be authorised to accept a retrospective application for the existing structure.

RESOLVED:

- I. (by 0 to 8) to reject to officer's recommendation to refusal the application.
- II. (unanimously) to approve the application and to give officers delegated authority to accept a revised application, which could match for the existing structure for the following reasons:

The following reasons for approval were agreed:

1. This development has been approved because it is considered to generally conform to the Development Plan, particularly the following policies:

East of England Plan 2008: ENV7

Cambridge Local Plan 2006: 3/4 and 3/12.

2. After representations had been made by both the applicant and the Planning Officer, and with knowledge of the local area, Committee took the view that the cycle shelter as constructed is not an intrusive and visually dominant form of development and does not cause demonstrable harm to the character and appearance of the locality. The Committee thought that the development responds positively to the site context and relates satisfactorily to its surroundings. Therefore the development could be regarded as in compliance with East of England Plan 2008 policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/12 and advice on design in Planning Policy Statement 1 (2005).

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

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

11/44/WAC 11/0627/FUL - 2 Barton Close

The committee received an application for change of use from a dwelling to student accommodation.

The committee Christopher Lawrence (Bursar of Wolfson College) who raised the following points on behalf of the applicant:

- I. The change of use does not represent an increase in student numbers
- II. Property was gifted to the College many years ago.
- III. The time lag in change of use was due to the sitting tenant.
- IV. It has always been viewed as part of the college.
- V. The students who would occupy it would be freeing up rented accommodation elsewhere in the City.

RESOLVED: (Unanimously) to accept the officer's recommendation and to refuse the application for the following reasons:

- I. The proposal would result in the loss of family residential accommodation, contrary to policy 7/7 of the Cambridge Local Plan 2006.
- II. The proposed development does not make appropriate provision for open space or waste storage facilities, in accordance with policies 3/8, or 3/12 of the Cambridge Local Plan 2006 and policies P6/1, P9/8 and P9/9 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2010.

Delegated powers were granted to officers to negotiate the completion of a s106 Agreement to address reason for refusal 2 in the event of an appeal including the consideration of additional information in relation to whether there are sufficient open space facilities within the college campus to meet the needs of the future occupants of the development thereby negating the requirement for commuted payments towards off-site provision of open space.

The Committee noted that the application cannot be formally determined until 1st July 2011 and that if letters from residents were received prior to that date then the application will be brought back to the West Central Area Committee in August for further consideration.

11/45/WAC Planning Enforcement - Planning Contravention Report

The committee report from the Development Control Manager regarding a Planning Enforcement – Planning Contravention Report.

Members made the following comments:

- I. The long term future of the site is uncertain and it is currently unsightly.
- II. The current fence offers some screening from an unattractive site.
- III. Fencing also protects from water spray of car wash activities.
- IV. Reducing the height of the fence would offer no positive value to the area.

RESOLVED: (by 5 to 3) to reject the officer's recommendations that the Head of Legal Services issued an Enforcement Notice.

RECOMMENDATION NOT SUPPORTED.

The Committee considered that enforcement action should not be supported on the grounds that a reduction in the height of the fence would reduce the level of screening available to the car wash operation to an unacceptable degree. However the Committee requested that officers give consideration to other appropriate means for improving the appearance of the site.

The meeting ended at 11.00 pm

CHAIR

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Neighbourhood profile update Cambridge City West/Central Neighbourhood

August 2011



Steve Kerridge,
Neighbourhood Policing
Inspector

Lynda Kilkelly, Safer
Communities Manager,
Cambridge City Council



Creating a safer
Cambridgeshire

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1. INTRODUCTION

Aim

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

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

Methodology

This document was produced using the following data sources:

- Crime and Incident data, from April 11 – July 11 and as a comparison data from December 10 – March 11, and April 10 – July 10.
- Information from the Neighbourhood Policing teams, August 2011
- Community intelligence.
- Environmental data from Cambridge City Council for the period April 2011 – July 2011, compared with the same period the previous year.

2. PREVIOUS PRIORITIES & ENGAGEMENT ACTIVITY

Previous Priorities

At the neighbourhood panel meeting on 28th April 2011, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities that were set:

City Central Neighbourhood

Speeding in Maid's Causeway	
Objective	Support the implementation of the 20mph limit
Action Taken	<p>Between 06/05/11 and 29/7/11 static patrols using speed guns have been conducted in the area of Maids Causeway. The speed of over 124 vehicles has been checked with 89 stopped and spoken to with words of advice given to drivers about their speed. 3 endorseable tickets have been issued for traffic related offences.</p> <p>On 20/06/11 speedwatch training was given to a group of local residents to enable them to help raise awareness with motorists of the new limit.</p>
Current Situation	<p>The speed survey conducted to 14th April to 21st April 2011 in total 37,107 vehicles were surveyed travelling Eastbound on Newmarket Road of which a total of 41.12% were exceeding ACPO prosecution guidelines for speed.</p> <p>On the Westbound Newmarket Road 39922 were surveyed of which 49.95% were exceeding the guidelines.</p>
Continue or Discharge?	Continue?: It is a matter for the committee if they wish to continue with this particular priority. It would seem from the survey that vehicles are still exceeding the 20mph speed limit and that a 40-50 percent of these vehicles are exceeding ACPO guidelines. A further period of speed checks and driver education may be required.

Alcohol-related crime and ASB in Sussex Street and environs	
Objective	Reduce incidents of alcohol related ASB
Action Taken	Between 25/05/11 and 10/08/11 directed high visibility patrols have been conducted in the city centre and green areas mostly

	<p>during the night time hours. Groups of visiting youths engaged with and spoken to and advised about noise and rubbish.</p> <p>All shops in the area visited and spoken to and reassured that action is/will be taken and contact numbers given to report any issues directly to NPT team.</p> <p>On 21/06/11 contact made with the Bursar of Sidney Sussex college reference any ongoing issues within the vicinity of the college and also to discuss the feasibility and possibility of having a litter bin in Sussex Street to assist with the appropriate disposal of refuse.</p> <p>Staff of Sidney Sussex college were spoken to on 09/08/11 and they stated that there had been a vast improvement in levels of anti-social behaviour and litter in the area.</p> <p>From the beginning of July there seemed to be a significant decrease in the number of students in the area many dispersing to Parkers Piece where they have congregated previously.</p>
Current Situation	No recently reported incidents of anti-social behaviour, urination or litter in the area and reports from college's suggest situation has improved and recent patrols would indicate that foreign students have moved to Parkers Piece.
Continue or Discharge?	Discharge?: It is again a matter for the committee to review, however recent evidence suggests that through the actions taken the issues around anti-social behaviour and litter have diminished considerably and that this may be a good time to end this objective.

Cycle theft	
Objective	Reduce levels of cycle theft in Central Area (joint plan)
Action Taken	<p>Between 03/05/11 until 10/08/11 numerous cycle crime patrols have been conducted in the city. There have been several proactive plain clothes patrols also, one resulting a individual being arrested for theft of cycle and subsequently jailed for 22 months. A warrant has also been executed at an address in Cambridge in relation to cycle theft.</p> <p>Searches by officers have also been conducted on individuals</p>

	for cycle theft and items used in the execution of theft have been seized and arrests made.
Current Situation	<p>Whilst cycle theft has seen an increase of 73 offences from 171 in the previous period to 244 it is lower when compared with the same period last year.</p> <p>Daily high visibility and plain-clothes patrols are being conducted in relation to cycle theft in the city.</p>
Continue or Discharge?	Continue?: It is again matter for the committee if they wish to continue with this priority. However, cycle crime remains a priority issue with the city centre officers.

City West Neighbourhood:

Cycle theft in Castle and Newnham wards	
Objective	<p>The aim of this plan was to:</p> <ul style="list-style-type: none"> • Reduce the number of cycles stolen in the west of the city • Bring offenders to justice
Action Taken	<p>Police have carried out a number of days of action making use of a trap bike and other covert tactics. This resulted in 3 arrests.</p> <p>Community Support Officers have hosted surgeries throughout the west of the city. These surgeries have been aimed at a variety of ages and the locations reflect this. Officers have been permitted to make use of pubs, schools, shops as well as the mobile police station in order to reach residents of all ages. During the surgeries the officers have marked cycles with UV marking and registered their property on Immobilise.</p> <p>Officers have carried out street surgeries where cyclists have been stopped when committing any cycling offence and rather than being issued with a fixed penalty ticket they have allowed officers to run checks on their cycles and been issued with crime prevention advice.</p> <p>PCSOs and Police officers have also made use of their search powers. They have engaged with cyclists on cycles that do not fit their profile taking details of cycle and checking it against reported thefts and against the immobilise database.</p>

	Officers identified key suspects within the west of the city that were suspected to have been involved in a large number of cycle offences. The officers lavished attention on the individuals and their movements. One of the individuals was charged with a number of offences including burglary and cycle theft. The officers will maintain the attention on the individuals to limit their opportunities to reoffend.
Current Situation	Cycle theft offences are slightly reduced when compared with same period last year (104 v 112) but significantly higher when compared with last period (112 v 53).
Continue or Discharge?	Continue: Cycle theft offences currently account for a large proportion of recorded crime in the Castle and Newnham wards.

Dwelling burglary in Castle and Newnham wards	
Objective	The aim of this plan was to: <ul style="list-style-type: none"> • Reduce the number of dwelling burglaries in the Castle and Newnham wards. • To bring offenders to justice.
Action Taken	Over 243 hours of patrol have been carried out in relation to this priority. These patrols have been a mixture of plain clothes and uniform. Officers have patrolled on foot, cycles and made use of both plain and marked police vehicles. A large number of the dwelling burglaries have taken place in the colleges within the beat areas. The University officers have visited the colleges along with the crime reduction unit to provide crime prevention. This will remain ongoing as we move into the new academic year. A well-known college burglar was released from prison during this period and began to re-offend. The West team officers worked alongside reactive and CID officers in order to bring the male to justice. He was subsequently returned to prison.
Current Situation	19 offences recorded compared with 40 in the previous period and 49 in the same period last year.
Continue or	Discharge.

Discharge?	
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Speeding in Castle and Newnham wards	
Objective	The aim of this plan was to monitor the speed of vehicles entering Castle and Newnham.
Action Taken	<p>Officers have carried out speed checks on Barton Road, Grange Road and Huntingdon Road. The days and times of the checks have been varied. The majority of drivers were well within the speed limits for the locations. A handful of drivers were found to be in excess of 30mph in a 30mph restriction but none were travelling over 35mph. One driver was found to be travelling at 41mph in a 40mph restriction. The drivers were stopped and words of advice were given.</p> <p>Officers accept that drivers do slow down at the sight of an officer with a hand held speed gun and this is likely to have had an impact on the figures recorded. We have requested that a survey is carried out in Granchester Road and Huntingdon Road by our camera enforcement team. Barton Road has not been requested at this time due to the speed camera sited at the location.</p>
Current Situation	Waiting on speed survey results.
Continue or Discharge?	Discharge: To give attention as part of normal business.

Other Issues

Officers from the West Team have been involved in the investigation to identify the male sexually assaulting lone females in the Castle and Newnham area. The last linked offence took place in May. The suspect is still outstanding.

Prostitution in and around Histon Road has been raised at a number of West Area committee meetings. Although Histon Road is in the North of the City the impact is felt by residents within Castle. Police officers from the West team have carried out covert patrols in order to identify those that are working within the sex industry. There are only a handful of sex workers that appear to be working in the area and these have been referred to the Sex Workers Advisory Network for support. Visible patrols are being used to deter the sex workers and those that exploit them.

Officers are patrolling the locations used by the sex workers to provide their services. The prostitution on Histon Road is currently a neighbourhood priority for the North of the city and the work carried out by the West team is in addition to the work that the North team are undertaking.

Recommendations

Student Crime Intervention

The student population makes up a large percentage of the victims of crime within the West area with a majority of the colleges being located within the West of the City. Officers will attend the fresher meetings throughout the city giving crime prevention advice. Most have left home for the first time and are used to leaving their bedroom doors open and not ensuring doors and windows are closed as they leave. Many of the students are from abroad and may not be aware of some of our laws in relation to cycling, public order and drunken behaviour. The aim of this intervention would be to reduce the number of students that become the victims of crime and in a few cases the offender.

Recording of ASB

Please note that due to changes in the Police incident reporting system we will now be using the final call type rather than the Closure Class Definitions in the summary tables listed later in this document.

Neighbourhood trends

Total crime in City West has seen an increase of 254 offences from 1351 reported in the previous period to 1605 reported in the last 4 month period. It should be noted, however, despite the increase in offences, the current level of offences is still comparatively lower than the same period last year. The increase in offences was largely due to cycle theft across all wards and theft from shop offences in Market. Anti-social behaviour (ASB) has seen an increase but is also at a lower level than that reported in the same period last year.

Newnham

- Total crime in Newnham ward has seen an increase from 101 offences reported in the previous period to 137 over the last 4-month period. Reductions in dwelling burglary and vehicle crime have been countered by notable increases in non-dwelling burglaries and cycle theft.
- During the 4-month period, there were 9 dwelling burglaries reported. Five of these offences occurred on College property in April and May.
- College buildings were further targeted in a series of non-dwelling burglaries on Grange Road, and Madingley Road. Offender(s) mainly targeted these properties for metal and tools. In addition, there were 3

reports of non-dwelling burglaries targeting cycles stored in sheds on Barton Road, Clare Road and Perry Court.

- Cycle theft in Newnham has seen a marked increase from the previous period from 20 offences reported in the previous 4-month period to 48 currently. The vast majority of the offences occurred in and around College premises.
- ASB incidents remain consistent with the previous period with 47 incidents reported compared with 41.
- Over the 4-month period, there were 5 reports of abandoned vehicles, 2 of these reports relate to the same vehicle abandoned on Champneys Walk. The remaining vehicles were found on Adams Road, Newnham Road and West Road.
- Four incidents reported on Fen Causeway/Sheeps Green related to groups of youths, behaving in a rowdy fashion.
- Similarly, there has been a report of a group of youths looking at bikes at a college premises.
- Furthermore, 5 noise complaints were made during the period, compared with 1 in the previous period. Three of these complaints were linked to loud music being played on Grantchester Meadows (all on separate occasions).

Environmental Issues

- Between April and July 2011, there were 14 reports of abandoned vehicles in the ward compared with 8 during the same period the previous year. This included 3 vehicles, which were not on site following inspection and 1, which was subsequently claimed by the owner. In addition, 6 CLE26 notices were issued to offenders on behalf of the DVLA for not displaying road tax on a public highway, which will result in a fine issued by the DVLA. 2 vehicles were also impounded on behalf of the DVLA for not having valid road tax. An additional vehicle is also currently pending further investigation. There were no specific hotspots during either period.
- Between April and July 2011, there were 4 reports of fly tipping in the ward compared with 10 during the same period the previous year. Waste transfer documentation was requested from a trade offender. Lammas Land (3) was the hotspot during the current reporting period. Lammas Land (4) and Fen Causeway (3) were the main hotspots during the previous year.
- Between April and July 2011, 9 derelict cycles were dealt with compared with 25 during the same period the previous year. There were no specific hotspots during the current reporting period. Cobbetts Corner (6) and Lammas Land (5) were the main hotspots during the previous year.
- Between April and July 2011, there were no needles reported in either period for this area.

Castle

- Total crime in Castle ward has seen an increase compared to the previous period, 144 crimes were recorded over the last 4-month period, compared with 122 in the previous period. The most notable increase was observed in cycle theft.
- Dwelling burglary offences have halved during the period, with only 10 offences reported. In half of these offences, the offender(s) have gained access through insecure doors or windows.
- Three robberies were recorded on the same day in April on Huntingdon Road whereby an offender has attempted to rob 3 members of the public all within a 10-minute period. The offender was subsequently arrested and charged with these 3 offences.
- Theft from vehicle offences have seen a 25% reduction compared with the previous period. Out of the 8 offences reported, offenders targeted front and rear index plates from 3 vehicles parked on Richmond Road. Offences have been reported on a monthly basis since May.
- A marked increase was noted in cycle theft during the period; however, this was still comparatively consistent with the same period last year. The majority of the cycles were stolen from College premises.
- ASB levels have also seen an increase, from 38 incidents in the previous period to 55 currently. Comparatively, this is consistent with the same period last year.
- Eight of these incidents related to problems with large groups of youths making a lot of noise, using recreational drugs and causing damage. These incidents were situated on Benson Place, Halifax Road, Huntingdon Road, Mount Pleasant and St. Stephens Place.

Environmental Issues

- Between April and July 2011, there were 4 reports of abandoned vehicles in the ward compared with 6 during the same period the previous year. This included 3 vehicles, which were not on site following inspection. In addition, 1 CLE26 notice was issued to 1 offender on behalf of the DVLA for not displaying road tax on a public highway, which will result in a fine issued by the DVLA. There were no specific hotspots during either period.
- Between April and July 2011, there were 15 reports of fly tipping in the ward compared with 8 during the same period the previous year. There was sufficient evidence to issue a verbal warning. Castle Row (3) and Pound Hill (3) were the main hotspots during the current reporting period. There were no specific hotspots during the previous year.
- Between April and July 2011, 13 derelict cycles were dealt with compared with 35 during the same period the previous year. There were no specific hotspots during the current reporting period. Madingley Road (11) and St Stephens Place (3) were the main hotspots during the previous year.

- Between April and July 2011, 9 needles were reported compared with 2 during the same period the previous year. 5 were removed from Sherlock Close and 3 were removed from Castle Street.

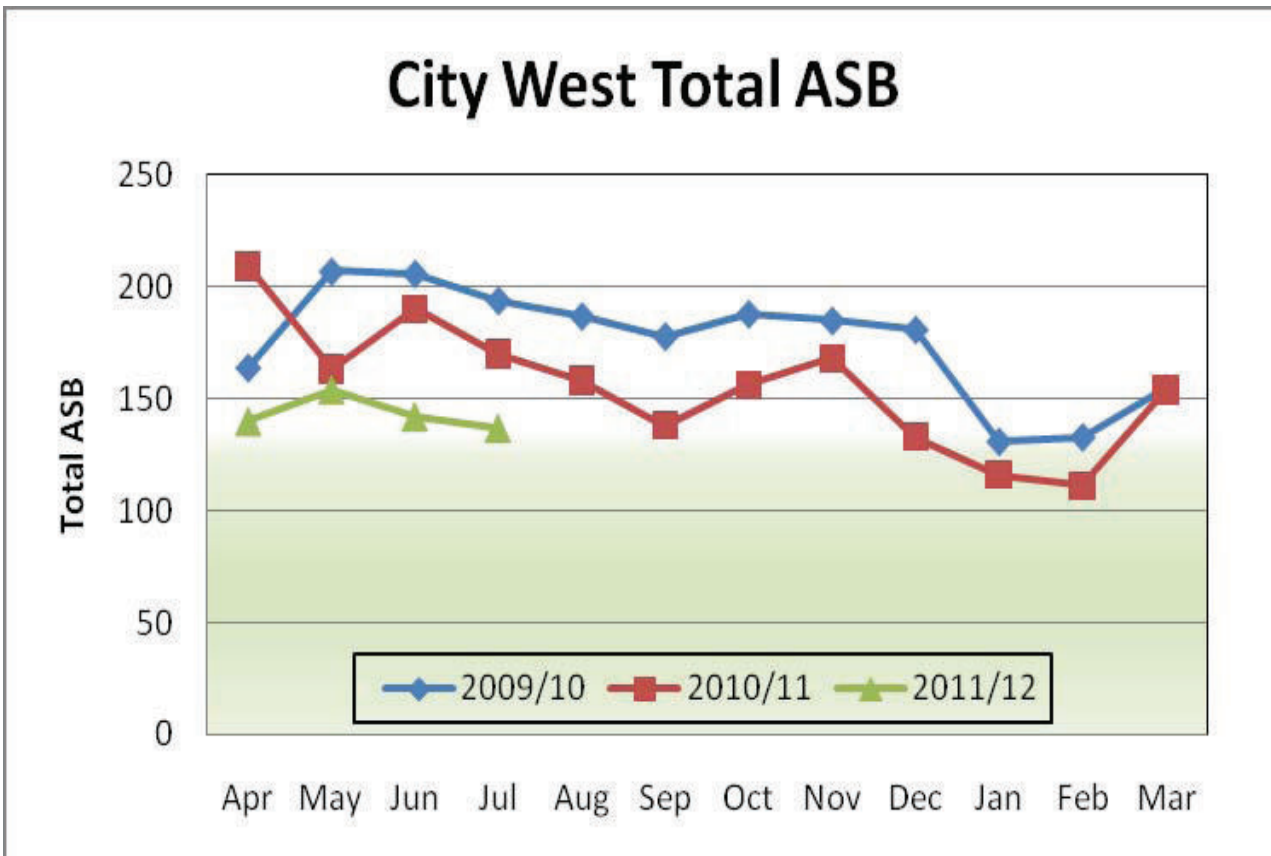
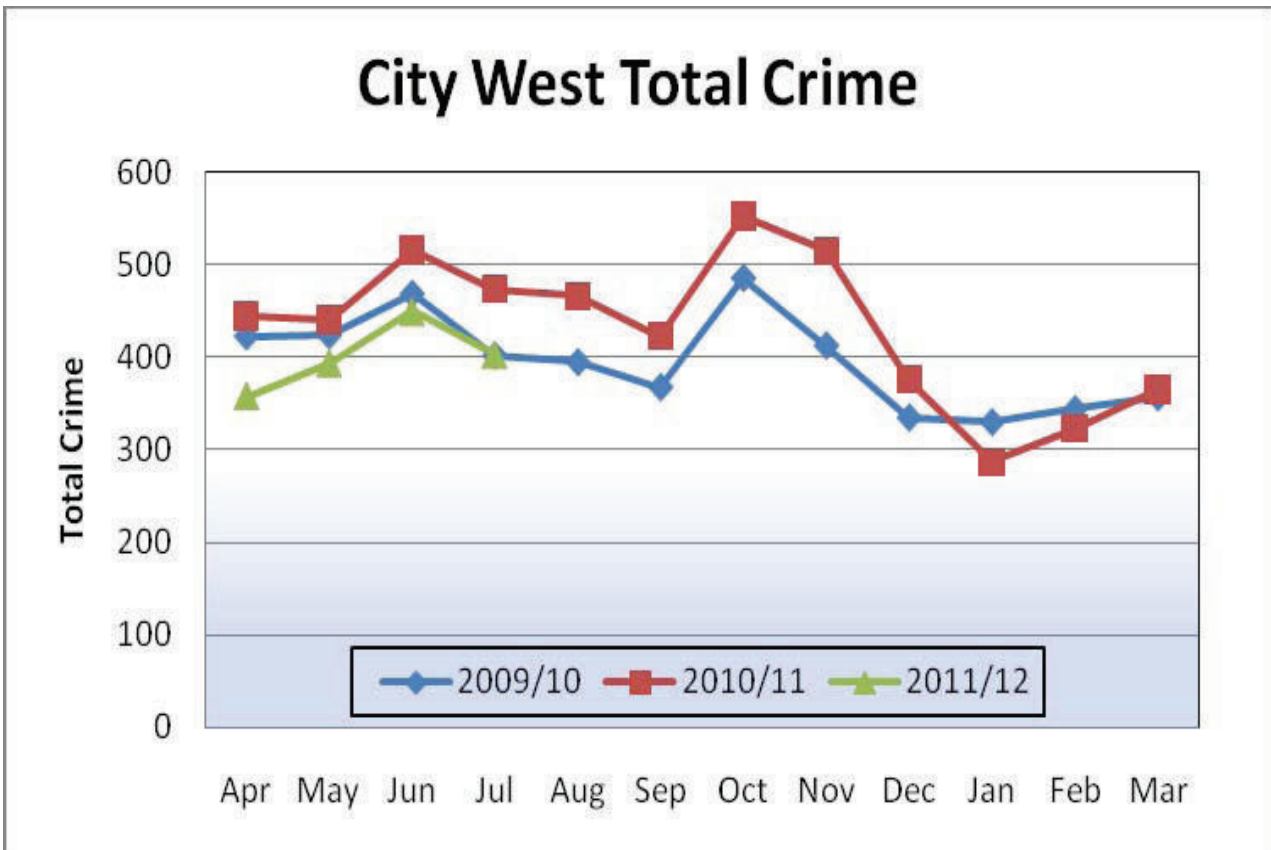
Market

- Total crime in Market has increased from 1128 offences reported in the previous period to 1324.
- Violent crimes in Market ward have increased from 226 offences in the previous period to 241 in the latest 4-month period. This is comparatively lower than the same period last year, which recorded 296 offences. Most of the offences were reported on Parkside (26), Sidney Street (23), Midsummer Common (19), St. Andrews Street (17), Regent Street (14), Rose Crescent (10), Downing Street (10) and Market Hill (10). 139 of these offences have been detected (equating to 58% detection rate).
- During the period there were 3 robberies reported. Two of these offences related to the same incident in April where 2 victims were attacked at the same time on Emmanuel Street. Two offenders were arrested and charged with both offences. The remaining offence occurred in Jordan's Yard, Bridge Street in July, where two offenders targeted a victim while they were using the parking payment machines at the location. Fortunately, the victim managed to fight the attackers off.
- Cycle theft has seen an increase of 73 offences from 171 in the previous period to 244 currently. Cycles were most frequently stolen on Regent Street (18), Parkside (12), Portugal Place (10), St. Andrews Street (10) and Sidney Street (10). Despite the increase in cycle theft, the level of offences was still lower than the same period last year.
- Theft from shop offences have seen an increase from 199 offences in previous period to 241 in the latest period, although, offence levels were still lower than the same period last year. The majority of these were reported on Sidney Street (60), at the Grafton Centre (37), and Petty Cury (24).
- Over the 4-month period, there were 471 ASB incidents reported in Market. Comparatively, this is at a higher level than the previous period which recorded 435 incidents and lower than the same period last year where 617 incidents were recorded.
- During the period, 20 begging/vagrancy incidents were reported in Market. The majority of these were fairly spread out, there were 4 incidents reported in Park Street and a further 2 reported in nearby Malcolm Place. These incidents mainly occurred in May (4).
- Rowdy/Nuisance incidents were mainly reported on St. Andrews Street (22), Regent Street (20), Sidney Street (20), Parkside (17), Chesterton Road (15) and Burleigh Street (11).

Environmental Issues

- Between April and July 2011, there were 7 reports of abandoned vehicles in the ward compared with 1 during the same period the previous year. This included 5 vehicles, which were not on site following inspection. 1 vehicle was impounded on behalf of the DVLA for not having valid road tax. 1 vehicle is also currently pending further investigation. There were no specific hotspots during either period.
- Between April and July 2011, there were 89 reports of fly tipping in the ward compared with 83 during the same period the previous year. There was sufficient evidence to issue 10 formal warning letters to domestic offenders and 4 formal warning letters to trade offenders. In addition, 3 verbal warnings were issued and waste transfer documentation was requested from 2 trade offenders. Adam and Eve Street (6), King Street (6), Market Hill (6) and Market Street (5) were the main hotspots during the current reporting period. The offences at Market Hill accounted for 2 of the formal warning letters being sent and Market Street accounted for 1 of the formal warning letters. Market Street (8), Miltons Walk (5), Market Hill (4), Regent Terrace (4) and Salmon Lane (4) were the main hotspots during the previous year.
- Between April and July 2011, 408 derelict cycles were dealt with compared with 260 during the same period the previous year. Park Street (82), Trumpington Street (80), Trinity Street (40), New Square (17) and Downing Street (15) were the main hotspots during the current reporting period. Sidney Street (39), Downing Street (23), Park Street (15), Lion Yard (14) and Parkside (14) were the main hotspots during the previous year.
- Approximately 1772 incidents of anti-social cycling occurred between April and July 2011, compared with approximately 1884 incidents during the same period the previous year. Hotspots during the current period included Market Street (339), Bridge Street (355), Trinity Street (307), Sidney Street (284) and Petty Cury (134). Hotspots during the same period included Trinity Street (467), Market Street (393), Bridge Street (312), Sidney Street (308) and Petty Cury (148).
- Between April and July 2011, 34 needles were reported compared with 163 during the same period the previous year. 24 needles were removed from Midsummer Common, 3 from Adam & Eve Street and 3 from Parkers Piece. During the previous reporting period 30 needles were removed from Miltons Walk, 26 from Walnut Tree Avenue, 21 from Adam & Eve Street, 20 from Trinity Street and 11 from St Botolphs Lane.

3. CURRENT CRIME AND INCIDENT LEVELS



Current Crime and Incident Levels in Neighbourhood, by Ward

N'hood	Wards	Period	Dwell. Burg.	Other Burg.	Violent Crime (excl. Robbery)	Robbery	Theft of Vehicle	Theft from Vehicle	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
City West		Apr 11 – Jul 11	29	42	257	6	5	26	348	246	101	545	1605	573
		Dec 10 – Mar 11	48	25	243	12	3	36	224	203	81	476	1351	514
		Apr 10 – Jul 10	62	64	293	21	11	73	451	277	109	514	1875	732
Newnham		Apr 11 – Jul 11	9	16	8	0	1	6	48	1	9	39	137	47
		Dec 10 – Mar 11	19	3	7	1	1	12	20	2	9	27	101	41
		Apr 10 – Jul 10	21	11	9	2	4	32	58	2	8	55	202	61
Castle		Apr 11 – Jul 11	10	6	8	3	2	8	56	4	14	33	144	55
		Dec 10 – Mar 11	21	8	10	2	0	12	33	2	10	24	122	38
		Apr 10 – Jul 10	28	22	12	1	4	20	54	2	12	31	186	54
Market		Apr 11 – Jul 11	10	20	241	3	2	12	244	241	78	473	1324	471
		Dec 10 – Mar 11	8	14	226	9	2	12	171	199	62	425	1128	435
		Apr 10 – Jul 10	13	31	296	18	3	21	339	273	89	404	1487	617

Top Ten ASB Incident Types in the City West Area Neighbourhood, by Ward

Please Note

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

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

N'hood	City West	Apr 11 – Jul 11		Dec 10 – Mar 11		Abandoned Vehicle	Begging/Vagrancy	Concern for Person	Malicious/Nuisance Communication	Pass Message	Noise Complaint	Rowdy/Nuisance Incident	Street Drinking	Suspicious Circumstances	Violence	Other Call Types	Grand Total
Wards	City West		11	23	7	16	8	22	350	18	9	61	54	579			
			23	26	5	11	2	12	271	15	11	62	80	518			
	Newnham		5	0	1	6	0	5	25	0	1	0	4	47			
			9	1	0	1	1	1	12	0	1	1	14	41			
	Castle		4	3	0	5	2	4	21	0	1	2	13	55			
			8			4	0	3	11	1	0	3	8	38			
	Market		2	20	6	5	6	13	304	18	7	59	37	477			
			6	25	5	6	1	8	248	14	10	58	58	439			

4. RECOMMENDATIONS

The following Neighbourhood Priorities are recommended for consideration:

- Keeping Student Safe
- Cycle theft



To: West / Central Area Committee

Report by: Andrew Preston
Project Delivery & Environment Manager

Wards affected: Castle, Newnham and Market

ENVIRONMENTAL IMPROVEMENT PROJECTS IN THE HIGHWAY

1. Executive summary

- The County Council has recently made the decision to request commuted sums to fund their increased maintenance liabilities created by all third party funded projects within the highway, including those funded by the City Council. This decision affects two existing Environmental Improvement Projects that have been approved for delivery. Approval of further funding is therefore necessary to enable these projects to be delivered.
- The County Council has also approved a joint highways budget with the City Council to fund minor schemes within the highway. West / Central Area Committee has been delegated a £5500 share of the County Council's £25,000 total contribution, subject to matched funding.
- Should the West / Central Area Committee wish to do so, it can prioritise schemes and provide match funding from its Environmental Improvement Programme (EIP) budget.

2. Recommendations

2.1 The West / Central Area Committee is recommended:

2.1.1 to approve funding of the commuted sums identified for increased maintenance liabilities associated with the Grantchester Road and Prospect Row Traffic Calming Schemes, totalling £7,610 from the EIP budget;

2.1.2 to allocate the required funding from the West / Central EIP budget by reducing the current funding allocated to the Midsummer Common & Jesus Green Path refurbishment by £7610 to £15,676, which is currently on hold whilst sources of further funding are established;

- 2.1.3 to allocate £2,750 of the County Council contribution towards the Canterbury Street Traffic Calming scheme whilst maintaining a total project budget of £15,000 and to allocate the subsequent saving in EIP budget allocation to provide match funding for the remaining £2,750 County contribution;
- 2.1.4 to select minor highway schemes, taking into account those identified in Appendix B, for further development and consultation, with a view to providing match funding of the remainder of the County Council's £5500 contribution from the EIP budget.

3. Background

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

3.7 The CAJC resolved to delegate the £25,000 budget in favour of the Area Committees with the higher number of Wards. £7000 was therefore delegated to East and North and £5500 to West / Central and South.

4. Implications

4.1 The assessed increase in maintenance liability for the Grantchester Road Traffic Calming Scheme amounts to £388.02 annually, leading to a 12 year commuted sum of £4,656.24. The proposed new highway assets that lead to this increase are as follows:

- 2 No. street lighting columns
- 1 No. illuminated sign
- 1 No. illuminated bollard
- 47m length of new kerbing
- 25m² of new carriageway
- Non-illuminated signs and white lining

4.2 The assessed increase in maintenance liability for the Prospect Row Traffic Calming Scheme amounts to £246.20 annually, leading to a 12 year commuted sum of £2954.40. The proposed new highway assets that lead to this increase are as follows:

- 3 No. precast speed cushions
- 4 No. non-illuminated signs

4.3 The current Environmental Improvement Programme budget allocated to West Central was fully allocated to projects at the last Area Committee meeting. The budget table in Appendix A illustrates the agreed funding allocation for projects.

4.4 In order to fund the additional £7,610 in commuted sums for maintenance, the Committee must decide which project or projects are assigned revised lower budgets.

4.5 It is recommended that the Midsummer Common and Jesus Green Path refurbishment project be reallocated a lower budget of £15,675 in order to provide this funding. This project is currently on hold whilst sources of further funding are found. This project is also primarily maintenance of the existing paths and the onus should be placed on the County Council to provide the majority of the funding as the Highway Authority.

4.6 In order to provide match funding for the minor highway schemes, it is recommended that £2,750 be allocated from the £5,500 County

contribution towards the Canterbury Street Traffic Calming Project. This would free up £2,750 from the current £15,000 allocated to the project from the EIP budget, to match fund the remaining £2,750 County contribution to develop and deliver additional minor schemes from the list in Appendix B.

5. Background papers

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

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

6. Appendices

APPENDIX A

West / Central Area Committee Budget Table.

APPENDIX B

Current unfunded Minor schemes list for joint funding consideration.

7. Inspection of papers

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

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