



## WEST / CENTRAL AREA COMMITTEE



### 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: Thursday 22<sup>nd</sup> December 2011*

**Date:** Thursday, 5 January 2012

**Time:** 7.00 pm

**Venue:** Selwyn Diamond, Selwyn College, Grange Road, Cambridge CB3 9DQ

**Contact:** Toni Birkin

**Direct Dial:** 01223 457086

#### Exhibition Item

There will be a display presented by Adam Moffat, Director of One Step Beyond Promotions regarding the Cambridge Half Marathon to be held on 11 March 2012.

#### 1 APOLOGIES

#### 2 DECLARATIONS OF INTEREST (PLANNING)

#### 3 PLANNING APPLICATIONS

3a 11/1175/FUL - Land Adjacent to 5 Spens Avenue (*Pages 1 - 42*)

Main agenda Items will not be considered before 8.00pm

#### 4 DECLARATIONS OF INTEREST (MAIN AGENDA)

#### 5 MINUTES (*Pages 43 - 56*)

To confirm the minutes of the meeting held on the 3<sup>rd</sup> November 2011.

**6 MATTERS AND ACTIONS ARISING FROM THE MINUTES**

**7 OPEN FORUM**

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

**8 POLICING AND SAFER NEIGHBOURHOODS** (*Pages 57 - 72*)

**Venue for the Next Meeting**

The next West Central Area Committee meeting will be on the 1<sup>st</sup> March 2012 at Cambridge Rugby Union Football Club, Volac Park, Grantchester Road, Cambridge, CB3 9ED.

## INFORMATION FOR THE PUBLIC

The West Central Area Committee agenda is usually in the following order:

- Planning Applications
- Open Forum for public contributions
- Delegated decisions and issues that are of public concern, including further public contributions

The West Central Area Committee have agreed that they will not consider the main agenda items before 8.00pm.

**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.

Guidance on speaking on these issues can be obtained from Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk) or on-line:

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

**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.

The Democratic Services Manager can be contacted on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

## REPRESENTATIONS ON PLANNING APPLICATIONS

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

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

Any public representation received by the Department after 12 noon two 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.

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

## GENERAL INFORMATION FOR MEMBERS OF THE PUBLIC

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings.

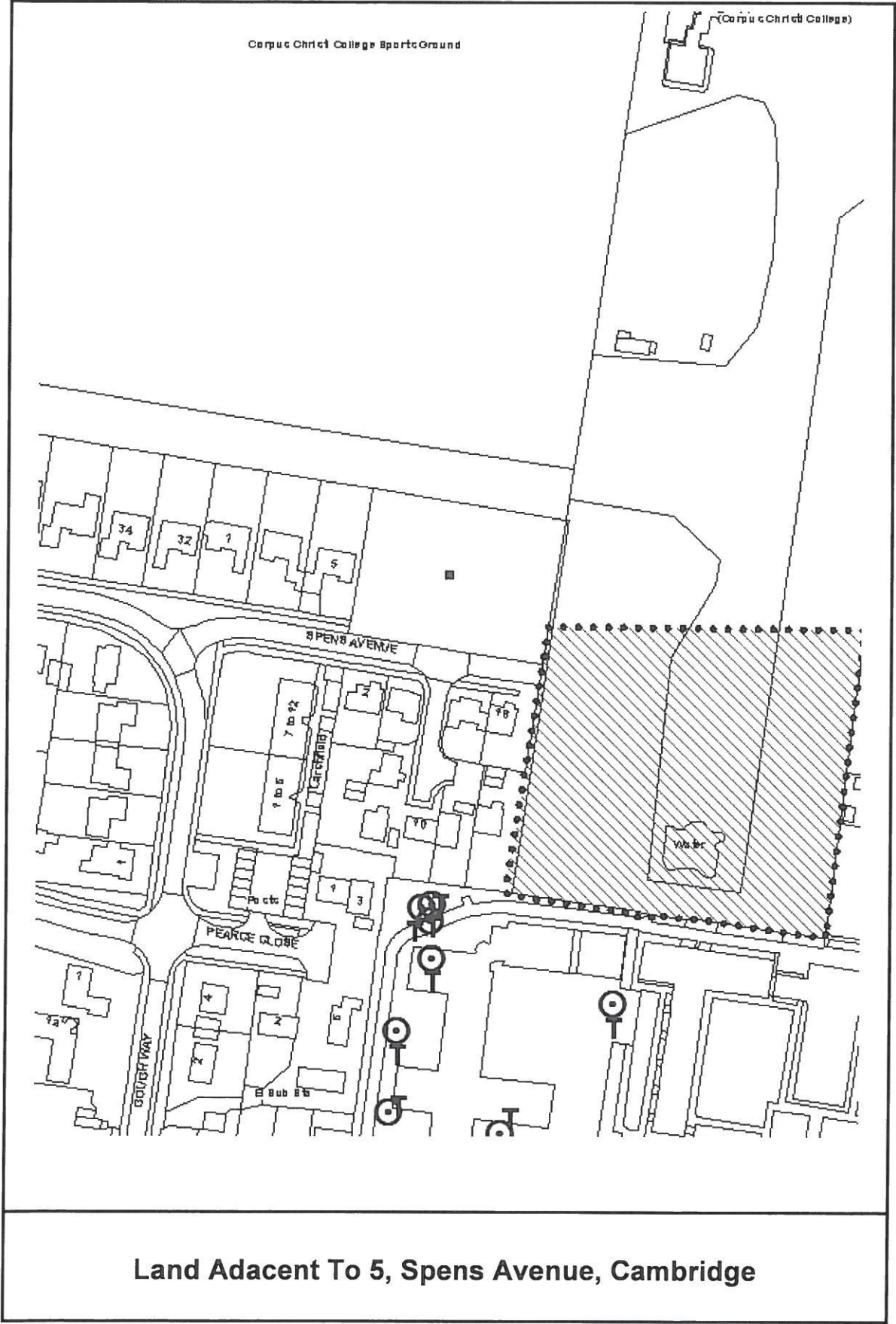
You are invited to complete a feedback form available in the committee room or on-line using the following hyperlink:

<http://www.surveymonkey.com/s/Y9Y6MV8>

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

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

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<b>Application Number</b>	11/1175/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	3rd October 2011	<b>Officer</b>	Miss Amy Lack
<b>Target Date</b>	28th November 2011		
<b>Ward</b>	Newnham		
<b>Site</b>	Land Adacent To 5 Spens Avenue Cambridge Cambridgeshire		
<b>Proposal</b>	Proposed residential development - erection of four detached houses.		
<b>Applicant</b>	Corpus Christi College And Mr. A. L. De Simone C/o Agent		

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## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an undeveloped parcel of land with a 48 metre frontage at the end of the cul-de-sac of Spens Avenue accessed of Gough Way to the west. The area is predominately residential, with obvious groups of development. These date from circa 1960's through to the mid 1980's, comprising largely two storey detached and semi-detached dwellings. The exception are the Larchfield Flats, a three storey block to the southwest of the application site on the junction of Gough Way and Spens Avenue.
- 1.2 The site is allocated as part of a wider site which includes the Corpus Christi sports field and Leckhampton House grounds to the north east. Allocated for development in the Cambridge Local Plan (2006), proposal site 7.07, for student accommodation or affordable key worker housing.
- 1.3 The site does not fall within a City of Cambridge Conservation Area. It is not located within the City's controlled parking zone (CPZ).

## 2.0 THE PROPOSAL

- 2.1 The application proposes the erection of four, four bedroom detached dwellings all similar in scale, mass and design.

- 2.2 All dwellings have a stepped form comprising a three storey, two storey and single storey element.
- 2.3 The three storey pitched-roof element to the east measures 5.4 metres wide, with a 9.4 metre high ridge. This element is broken down further with the roof slope to the easternmost half sloping down to an eaves height of 5.7 metres. The eaves height of the western half measures 6.6 metres from ground level.
- 2.4 To the west of the three storey element, a subservient two storey element rises to a height of 8 metres, falling to an eaves height of 5.2 metres.
- 2.5 A single storey lean-to element with a ridge height of 3.7 metres falling to an eaves height of 2.5 metres, extends forward of the two storey element with a depth of 2.5 metres linking the dwellings to their respective garages and serving to provide a porch over the entrance to the houses. Sitting forward of the main dwelling houses a single storey flat roof garage is located to the western half of plots 1 and 3, and to the eastern half of plots 2 and 4.
- 2.6 Cycle parking and refuse storage is accommodated with the proposed garages. Access to the rear garden from the front is made through the garage. Weathered buff brick for the walls and pre-patinated bronze coloured zinc to the roofs are to be used in the external finish of the dwellings. The garages to the front of each dwelling are to be constructed in linear blue engineering bricks.
- 2.7 The application is accompanied by the following supporting information:
  1. Design and Access Statement
  2. Supporting Planning Statement
  3. Environmental Desk Study
  4. Flood Risk Assessment
  5. Habitat and Protected Species Survey Report
  6. Utilities Statement
  7. Tree Survey

### 3.0 SITE HISTORY

3.1 There is no previous planning history at this site relevant to the proposal.

### 4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

### 5.0 POLICY

#### 5.1 Central Government Advice

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

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household

types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

- 5.4 **Planning Policy Statement 3: Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)
- 5.5 **Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)**: Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.
- 5.6 **Planning Policy Statement 25: Development and Flood Risk (2006)**: States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.

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

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

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

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

(b) directly related to the development; and

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

5.10 **East of England Plan 2008**

SS1: Achieving Sustainable Development

H1: Regional Housing Provision 2001 to 2021

T1: Regional Transport Strategy Objectives and Outcomes

T9: Walking, Cycling and other Non-Motorised Transport

T14: Parking

ENV7: Quality in the Built Environment

WM6: Waste Management in Development

5.13 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

## 5.14 Cambridge Local Plan 2006

- 3/1 Sustainable development
- 3/4 Responding to context
- 3/7 Creating successful places
- 3/11 The design of external spaces
- 3/12 The design of new buildings
- 4/4 Trees
- 4/7 Species protection
- 5/1 Housing provision
- 7/7 College and University of Cambridge Staff and Student Housing
- 8/2 Transport impact
- 8/6 Cycle parking
- 8/10 Off-street car parking
- 8/17 Renewable energy
- 8/18 Water, sewerage and drainage infrastructure

### Planning Obligation Related Policies

- 3/7 Creating successful places
- 3/8 Open space and recreation provision through new development
- 3/12 The Design of New Buildings
- 5/14 Provision of community facilities through new development
- 10/1 Infrastructure improvements

## 5.15 Supplementary Planning Documents

- 5.16 **Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change

adaptation, water, materials and construction waste and historic environment.

**5.17 Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

## **5.18 Material Considerations**

### **Central Government Guidance**

## **5.19 Draft National Planning Policy Framework (July 2011)**

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

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

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be "yes", except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community

4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

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

#### **5.20 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.



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

Includes the following statement:

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

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

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

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

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

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

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

## 5.23 **City Wide Guidance**

- 5.24 **Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001)** - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.
- 5.25 **Cambridge City Nature Conservation Strategy (2006)** – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.
- 5.26 **Strategic Flood Risk Assessment (2005)** – Study assessing the risk of flooding in Cambridge.
- 5.27 **Cambridge and Milton Surface Water Management Plan (2011)** – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.
- 5.28 **Cambridge City Council (2006) - Open Space and Recreation Strategy:** Gives guidance on the provision of open space and recreation facilities through development.
- 5.29 **Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)** Sets out how all residential developments should make provision for public open space, if not on site then by commuted payments. It incorporates elements from the Planning Obligations Strategy Supplementary Planning Document (2010) and the Open Space and Recreation Strategy (2006).
- 5.30 **Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

## **6.0 CONSULTATIONS**

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

- 6.1 The application form states that two parking spaces are provided per dwelling, but the plans only show one in a garage, which should have a minimum internal measurement of 6m x 3m with an opening of a minimum of 2.2m. The location and dimensions for second, a minimum 2.5m x 5m with a 6m reversing space, should be provided. An amended drawing showing the above requirements should be provided to the Highway Authority for approval prior to determination of the application. Subject to this and standard conditions to control details of the access, driveway and footpath the Highway Authority is satisfied that the proposal will have no significant adverse effect upon the public highway.

### **Head of Environmental Services**

- 6.2 No objection to the proposal subject to conditions. The site is a sufficient distance from Barton Road that prospective occupiers will not experience any unacceptable noise from traffic.
- 6.3 The neighbouring occupiers are unlikely to experience any nuisance from dust or noise but the standard construction hours condition is recommended.
- 6.4 An Environmental desk study has identified potential contaminants. Intrusive sampling and subsequent testing of soil samples is proposed. These matters can be covered by the full contaminated land condition.

### **Nature Conservation Officer**

- 6.5 The site has been cleared prior to the commissioning of an ecological survey. As such, no evidence of protected species or habitats were recorded at the time of survey.
- 6.6 Internally mounted bird and bat boxes on all the proposed buildings would offer some form of mitigation in light of these unsatisfactory circumstances and it should be conditioned that these are installed under the supervision of a suitably qualified ecologist to ensure correct location and fitting.

### **Principal Arboricultural Officer**

- 6.7 There is a line of Limes to the east that are outside the development area and a number of smaller trees within the site, the most significant of which are to be retained. I have no objection to the proposal on this basis, subject to a tree protection condition.

### **Sustainable Drainage Engineer**

- 6.8 No objection in principle. It is recommended that due to flood risk in the area, surface water discharge from the site should be controlled to the existing pre-development run-off rates in flow and volume. As such an adequate surface water drainage scheme should be conditioned.

### **Policy**

- 6.9 The site is allocated for student hostel or affordable key worker housing for the colleges (allocation 7.07 on the proposals map). This allocation originated when a proposal to develop open market housing on the application site was combined with an allocation on the main site for staff and student housing in order to allow for a comprehensive design approach to be undertaken for the whole of the site. However, given the Inspector's open minded view to the possibility of some private housing possibly being considered on the Spens Avenue part of the allocated site depending on any subsequent development brief.
- 6.10 As such, there are no policy objections from a higher education viewpoint. This is subject to the current design being found acceptable against other Local Plan policies and detailed design considerations. There is no reason why the allocation cannot be viewed with some flexibility given the continuing demand for new homes.

### **Cambridgeshire County Council (Education)**

- 6.11 Contributions are sought in accordance with the City Council's SPD for Pre-school, Primary, Secondary and Life Long Learning educational needs.

## **Cambridgeshire County Council (Archaeology)**

- 6.12 Our records indicate that the site lies in an area of high archaeological potential. Accordingly, the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This should be secured by condition.
- 6.13 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:

- 1, Spens Avenue, Cambridge
- 38, Gough Way
- 63, Gough Way

7.2 The representations can be summarised as follows:

#### Character and design

- The design of the properties is sub-standard, failing to conform, or improve upon the 1980's properties opposite;
- Four dwellings is too many to be in keeping with the rest of the estate, there should be no more than three; and
- At three storeys the proposed dwellings are a storey too high.

#### Other matters

- The land for the Gough Way estate was sold by Corpus Christi for development in 1961 with a covenant that there should not be more than 13 dwellings in the form of flats; that the maximum density should not exceed an average of 7 dwellings per acre; that no detached or semi-detached dwellings should be more than two storeys; and that no block of flats should be more than three storeys high. The density and the height of the proposal contravene these covenants.

7.3 A representation has also been received from the Gough Way Residents' Association c/o 7 Gough Way, in objection to the proposal. This representation can be summarised as follows:

- The assurance by the College that Spens Avenue will not become a through road is valued and the footway to the north side of Spens Avenue has been included in the submission and is welcomed. However, the part three-storey height is not characteristic of the surrounding estate.

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. Principle of development
2. Context of site, design and external spaces
3. Renewable energy and sustainability
4. Disabled access
5. Residential amenity
6. Archaeological Interest
7. Arboriculture
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations
12. Planning Obligation Strategy

### **Principle of Development**

8.2 The application proposes the erection of four dwellings on land allocated in the Cambridge Local Plan (2006) for student hostel or affordable key worker housing for the colleges (allocation 7.07 on the proposals map). As such policy 7/7 of the local plan applies. This allocation originated when a proposal to develop open market housing on the application site was combined with an allocation on the main site for staff and student housing development. This was to allow for a comprehensive design approach to be undertaken for the whole of the site. However,

the Inspector was open minded to the possibility of some private housing possibly being considered on the Spens Avenue part of the site depending on any subsequent development brief.

- 8.3 The allocation was carried forward in the 2006 adopted Local Plan Inquiry and no objections were raised to remove the allocation. A continuing requirement existed then for student residential accommodation.
- 8.4 Corpus Christi College have more recently obtained planning permission for their required student hostel at 25 Cranmer Road (planning application reference 10/1084/FUL) and no longer have a requirement for student residential development on the Leckhampton site. The College wish to dispose of the Spens Avenue part of the site to raise funds to enable the implementation of the scheme at Cranmer Road. However, the review of the allocation on site 7.07 will have to await forthcoming work on the Local Plan Review. In the meantime, given the previous Inspector's views expressed, if the current design is found to be acceptable against other Local Plan policies and detailed design considerations, there is no reason why the allocation cannot be viewed with some flexibility given the continuing demand for new homes.
- 8.5 The provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity sections below.
- 8.6 Given the above I am of the view that the principle of residential development is acceptable in this location and is in accordance with policies SS1, H1 and ENV7 of the East of England Plan (2008) and policies 3/1 and 5/1 of the Cambridge Local Plan (2006) subject to the proposed development being assessed against the criteria of other relevant development plan policies.

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

- 8.7 The surrounding area is predominantly residential. As an undeveloped site it appears an anomaly in the street scene of Spens Avenue and in this respect seems an obvious location for residential development.
- 8.8 Local Plan policy 3/12 states that new buildings should have a positive impact on their setting in terms of location on the site, height, scale, form, materials, detailing and wider townscape views.
- 8.9 The four dwellings are set on the building line established by the existing dwellings adjacent to the west. Single storey flat roof garages sit forward of the main buildings similar to that of the existing neighbouring properties. I believe this arrangement, with the garage set forward of the main dwelling, serves to show a sympathy with the general pattern of development in the immediate context while the houses themselves will be read in the street as a distinct group of four. The main mass of the buildings is three storeys in height, falling to two storeys in height for half of their width. This stepping up in scale from the single storey garage towards the front of the site to a two, then three storey height will help to provide a greater visual separation between each dwelling.
- 8.10 I note the concerns of neighbours about the number of dwellings proposed on the site, considering four to be one too many. I acknowledge the more generous plot widths of existing adjacent nos. 1, 3 and 5 Spens Avenue, immediately west of the site, approximately 15 metres at their frontage with the road. It is these properties alongside which the proposed dwellings will be read, which have a plot width of approximately 11.6 metres. The separation distance between the four houses proposed is approximately 2.2 metres wide. I acknowledge that this gives the proposed dwellings a more vertical emphasis than the existing neighbouring residential houses. This is further emphasised by a narrower plot and a taller dwelling than their existing neighbours. But when taken in conjunction with the different roof forms, heights, and their staggered alignment, I consider this sufficient mitigation through their design to prevent the reading of the proposed houses as a single mass when viewed in long street views. In my opinion, the gap between the



houses would allow significant views to the sky beyond, which would diminish the perceived mass of the houses.

- 8.11 I am satisfied that the choice of the palette of materials will reflect that seen close to the site. I recommend that this detail is ensured by condition 2. The Design and Access Statement proposes the planting of Silver Birch trees to the site frontage, to help assimilate the buildings into their setting, replicating other examples elsewhere in the housing estate. I suggest standard landscaping conditions to ensure that this is fulfilled (conditions 3, 4 and 5). These conditions will also serve to control detailing of the frontage and boundary treatments across all plots to ensure continuity.
- 8.12 In my opinion, subject to the conditions suggested above, I am satisfied that the proposal has successfully responded to the character and context of the surrounding area in terms of the scale, mass, design and siting of the four dwellings. Therefore the proposal is considered compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

### **Renewable energy and sustainability**

- 8.13 Solar panels are proposed on the lean-to roofs of the porches to plots 1 and 3. These will provide hot water heating for the respective dwellings. This is a renewable energy that the City Council seeks to encourage on small-scale residential developments. As the proposal will not have a harmful impact upon the local environment or amenity (which has been addressed above) the benefits of the proposal are to be welcomed. As such, the proposal is considered compliant with East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.
- 8.14 Other sustainability issues have been addressed through submitted reports. There are no concerns with regard to flooding, a Flood Risk Assessment has been submitted and the site falls outside of any significant flood zones. However, it is recommended that due to local flood risk the surface water discharge from the site is controlled to the existing pre-development run-off rates in terms of flow and volume. On the advice of the Sustainable Drainage Engineer, I am satisfied that

this can be satisfactorily controlled by a condition 6. Subject to this the proposal is considered compliant with policies 4/16 and 8/18 of the Cambridge Local Plan (2006) and advice contained within PPG25 Development and Flood Risk (2001).

- 8.15 Various concerns have also been addressed about biodiversity. The application site was cleared at least 6 months prior to the Ecological Survey being undertaken which was submitted to accompany this application. As such, there was no evidence of protected species or habitats found by the survey. In this situation, the Nature Conservation Officer suggests internally mounted bird and bat boxes to each of the dwellings to offer some form of mitigation to these unsatisfactory circumstances. I recommend the imposition of condition 7 to require this prior to the occupation of the development. Subject to this, I believe the proposal will provide adequate alternative habitats for species which may have been displaced from this site in accordance with Cambridge Local Plan (2006) policy 4/7.

### **Disabled access**

- 8.16 Disabled access is provided for all four dwellings compliant with Approved Document Part M of the current Building regulations. Ramped access is provided to the main entrance and a toilet at ground floor level is proposed. In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/7 and 3/12.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.17 The site is currently vacant which means that any development will undoubtedly have some impact upon the level of amenity currently enjoyed by nearby occupiers. The occupiers of the properties that are likely to be most affected are those at Spens Avenue opposite the site to the south, 5 Spens Avenue immediately adjacent to plot 1 to the west, and to a lesser extent 1 and 3 Spens Avenue close to the junction of the cul-de-sac with Gough Way. The intensification of use of the site will undoubtedly result in an increase of comings and goings and in turn noise and disturbance near to these dwellings. However, the proposal is only for four residential units which I believe can

be satisfactorily absorbed into this existing residential environment.

- 8.18 With regard to privacy, I am satisfied that the scheme has been designed such that opportunities offered for direct views into the residential gardens/houses of others are very limited. While the extent of overlooking permitted would be limited, I consider a condition requiring full details of the screening to the proposed second floor external terrace area served off a bedroom to the rear of each dwelling is necessary to ensure that views are only afforded down the rear gardens of the proposed neighbouring properties and not directly across to the east and west (condition 8). Notwithstanding the proposed terrace areas the first and second floor windows on the side elevations of the houses serve, for the most part bathrooms. Any overlooking that might take place from other windows is well down the garden and characteristic for this density and orientation of housing. However, I recommend a condition revoking the provisions of the Town and Country Planning (General Permitted Development) Order 1995 to construct windows or dormer windows without permission from the local planning authority (condition 9) to safeguard the amenity of neighbouring occupiers. I recommend a similar condition requiring permission for any extensions to the proposed houses is also imposed (condition 10) for I believe this necessary to prevent overdevelopment of the application site.
- 8.19 I acknowledge that 5 Spens Avenue will experience a sense of enclosure by virtue of plot 1 extending past its rear elevation by approximately 2.2 metres at two storeys. However, any residential development of this site would result in a presence and mass with a visual impact upon these existing neighbours. I am of the view that this depth closest to the boundary, which retains a 2.6 metres separation distance between the dwellings, is unlikely to result in a significant adverse impact enough to warrant refusal of the application.
- 8.20 At the west of the application site a separation distance across the street to 2 Spens Avenue from closest proposed dwelling (plot 1) is 22 metres from the garage, and in excess of 26 metres from the main element of the residential accommodation. From the east of the site, plot 3 and plot 4 are 27 metres from 16 Spens Avenue. I am satisfied that these distances provide a good relationship between the existing and

proposed buildings and will not result in any unacceptable mutual overlooking that would significantly compromise the privacy of either existing or prospective occupiers.

- 8.21 In my opinion, subject to the condition suggested above, the proposal is considered to adequately respect the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

#### Amenity for future occupiers of the site

- 8.22 The residential amenity of the prospective occupiers must also be considered. In terms of the quality of the living environment of the houses and the associated garden space I am content that the provision made is good. A considerable number of the existing trees will be retained in the proposed landscaping scheme. The space between the proposed buildings and existing buildings will be adequate, and the proposed houses will not be overlooked or overshadowed by the existing surrounding buildings.
- 8.23 The Environmental Health Officer has advised that the site is a significant distance from Barton Road which can experience high volumes of traffic, as such, prospective occupiers will not experience any noise or disturbance from this main road. A review of historic records identified that the site had been used as allotments where chemicals for pest control may have been used and a petrol station was identified 860 metres from the site. As such, it is recommended that the standard contamination land condition is imposed (condition 11) to safeguard the amenity of the prospective occupiers.
- 8.24 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with East of England (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/7 and 3/12.

## **Archaeological Interest**

- 8.25 Correspondence received from Cambridgeshire Archaeology acknowledge this site to lie within an area of high archaeological potential. Numerous archaeological remains including burials of Anglo-Saxon date to the west of the Bin Brook at Newnham and at King's College Garden Hostel to the north of West Road have been uncovered. An Anglo-Saxon settlement was discovered just south of the Garden Hostel burial ground, at the Institute of Criminology, and this pattern of domestic sites and burial grounds follows Roman and earlier settlement patterns in the Newnham and Newnham Croft meander loop of the River Cam. An undated burial was also found during the installation of a soakaway at Corpus Christi Sports field.
- 8.26 It is therefore considered necessary that the site be subject to a programme of archaeological investigation to be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition.
- 8.27 Subject to the imposition of condition 13 I consider the proposal compliant with policy 4/9 of the Cambridge Local Plan (2006).

## **Arboriculture**

- 8.28 No objections have been raised by the Principle Arboricultural Officer consulted on the application. However, a standard tree protection condition has been requested (condition 14) in order to protect a line of mature Lime trees to the east which are outside of the application site and some smaller trees within the site which are to be retained. Subject to this condition I consider the application acceptable with respect to its impact upon trees and compliant with policy 4/4 of the Cambridge Local Plan (2006).

## **Refuse Arrangements**

- 8.29 Refuse and recycling provision is accommodated within the proposed garage of each of the dwellings. Adequate space is provided to store three wheelie bins in accordance with the City Council's current waste strategy. A pedestrian door is proposed

in addition to the garage door which will ensure uninterrupted access to manoeuvre wheelie bins to and from the store and Spens Avenue for collection regardless of whether or not a car is parked in the garage.

- 8.30 In my opinion the proposal is compliant with East of England Plan (2008) ENV7 and Cambridge Local Plan (2006) policy 3/12.

### **Highway Safety**

- 8.31 The Highway Authority requests that dimensions of car parking and garage spaces, and garage openings be provided on drawings. However, I am satisfied that the application drawings show dimensions which meet those required by the Highway Authority. The Highway Authority has no other objections. Therefore, in respect of highway safety I consider the proposal compliant with East of England Plan (2006) policy T1 and Cambridge Local Plan (2006) policy 8/2.

### **Car and Cycle Parking**

- 8.32 Secure and covered parking for four bicycles is provided for each dwelling within its respective garage. This is in accordance with the City Council's Cycle Parking Standards as set out in Appendix D of the Cambridge Local Plan (2006). As such, I consider the proposal compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan (2006) policy 8/6.
- 8.33 On site car parking provision is made for two vehicles, one to the garage and one on the driveway to the front of each dwelling. The Highway Authority have requested dimensions of the garage and the parking on the driveway to ensure two cars can successfully park on site. However, I am satisfied that even if only one car could be accommodated this would be in accordance with the City Council's Car Parking Standards as set out in Appendix C of the Cambridge Local Plan (2006). Therefore, in respect of on site car parking provision the proposal is considered compliant with East of England (2008) policy T14 and Cambridge Local Plan (2006) policy 8/10.

### **Third Party Representations**

8.34 Concerns raised in the third party representations received with regard to the character and design of the scheme, namely its density and scale, have been addressed above in the main body of the report under the heading *Context of site, design and external spaces* from paragraph 8.7.

8.35 The issue raised in respect of covenants, understood to have been imposed by Corpus Christi College upon sale of the land used to develop Gough Way and Spens Avenue, is not a material planning consideration. Accordingly, I am unable to place any weight on these specific comments when recommending a decision. However, my assessment within the main body of the report above is mindful of the general questions they pose with regard to density and scale as I have mentioned above.

### **Planning Obligations**

8.36 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

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

(b) directly related to the development; and

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

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

## Open Space

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

8.38 The application proposes the erection of four, four-bedroom houses. No residential units would be removed, so the net total of additional residential units is four. The totals required for the new buildings are calculated as follows:

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238	0	0
1 bed	1.5	238	357	0	0
2-bed	2	238	476	0	0
3-bed	3	238	714	0	0
4-bed	4	238	952	4	3808.00
<b>Total</b>					<b>3808.00</b>

<b>Indoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	0	0
1 bed	1.5	269	403.50	0	0
2-bed	2	269	538	0	0
3-bed	3	269	807	0	0
4-bed	4	269	1076	4	4304.00
<b>Total</b>					<b>4304.00</b>

<b>Informal open space</b>					
Type	Persons	£ per	£per	Number	Total £



of unit	per unit	person	unit	of such units	
studio	1	242	242	0	0
1 bed	1.5	242	363	0	0
2-bed	2	242	484	0	0
3-bed	3	242	726	0	0
4-bed	4	242	968	4	3872.00
<b>Total</b>					<b>3872.00</b>

<b>Provision for children and teenagers</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0	0	0
1 bed	1.5	0	0	0	0
2-bed	2	316	632	0	0
3-bed	3	316	948	0	0
4-bed	4	316	1264	4	5056.00
<b>Total</b>					<b>5056.00</b>

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

#### Community Development

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

<b>Community facilities</b>			
Type of unit	£per unit	Number of such	Total £

		units	
1 bed	1256	0	0
2-bed	1256	0	0
3-bed	1882	0	0
4-bed	1882	4	7528.00
<b>Total</b>			<b>7528.00</b>

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

### Waste

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

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75	4	300.00
Flat	150	0	0
<b>Total</b>			<b>300.00</b>

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

### Education

8.44 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is

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

- 8.45 In this case, four additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for pre-school education, primary education, secondary education and lifelong learning. Contributions are therefore required on the following basis:

<b>Pre-school education</b>				
Type of unit	Persons per unit	£per unit	Number of such units	Total £
1 bed	1.5	0	0	0
2+-beds	2	810	4	3240.00
<b>Total</b>				<b>3240.00</b>

<b>Primary education</b>				
Type of unit	Persons per unit	£per unit	Number of such units	Total £
1 bed	1.5	0	0	0
2+-beds	2	1350	4	5400.00
<b>Total</b>				<b>5400.00</b>

<b>Secondary education</b>				
Type of unit	Persons per unit	£per unit	Number of such units	Total £
1 bed	1.5	0	0	0
2+-beds	2	1520	4	6080.00
<b>Total</b>				<b>6080.00</b>

<b>Life-long learning</b>				
Type of unit	Persons per unit	£per unit	Number of such units	Total £

			units	
1 bed	1.5	160	0	0
2+-beds	2	160	4	640.00
<b>Total</b>				<b>640.00</b>

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

#### Monitoring

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

#### Planning Obligations Conclusion

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

### **9.0 RECOMMENDATION**

**APPROVE subject to the satisfactory completion of the s106 agreement by 5 March 2012 and subject to the following conditions:**

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

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No development shall take place until details of the following hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Layout and general planting principles of the area between the houses and the street; underground services; retained trees and major shrubs; new trees.

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

4. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. No development shall commence until full details of an on-site scheme for the drainage of surface water, and, if existing capacity is not available, the pumping of foul sewerage, has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development will not increase the risk of flooding on the site or elsewhere. (Cambridge Local Plan 2006 policies 4/16 and 8/18).

7. Details of internally mounted bird and bat boxes on each of the dwelling houses hereby approved shall be agreed in writing with the local planning authority. The installation of the approved boxes shall be carried out in accordance with the agreed details and prior to the occupation of any part of the development.

Reason: To provide adequate alternative habitats for protected species (Cambridge Local Plan policy 4/7)

8. Notwithstanding the approved plans the screen either side of the external terrace at second floor level must be raised to a minimum height of 1.8 metres. Details of this shall be subject to the separate prior written agreement of the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/12).

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

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected in the curtilages of the four houses other than those expressly authorised by this permission.

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

11. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the local planning authority and receipt of approval of the document/documents from the local planning authority. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

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

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

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the local planning authority. This applies to paragraphs d), e) and f).

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

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



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

Reason: To safeguard the residential amenity of the prospective occupiers (Cambridge Local Plan 2006 policy 4/13)

12. 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)

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

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

14. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until a Tree Protection Plan, as defined in BS 5837:2005 "Trees in Relation to Construction - Recommendations", containing the following Arboricultural Method Statements/specifications has first been submitted and agreed to, in writing, by the Council's Principal Arboricultural Officer:

- Arboricultural method statements for the precise location and erection of tree protection barriers and ground protection for all trees retained on, and adjacent to, the site, in order to establish Root Protection Areas and construction exclusion zones;
- Arboricultural method statements for any special engineering operations within Root Protection Areas;
- Arboricultural method statements for root pruning and root barrier installation; including specifications for root-barrier material; and root-soil back-fill;
- Arboricultural method statements for the amelioration of the rhizosphere within the Root Protection Areas comprising of de-compaction (Terravention) and soil inoculation with spore derived mycorrhizae and bio-activators; soil tilthing utilising air-spade technology; irrigation; and mulching where appropriate;
- Arboricultural method statement for any development facilitation pruning.

Development shall take place thereafter only in accordance with the approved Tree Protection Plan.

Reason: To protect the health and welfare of trees of amenity interest. (Cambridge Local Plan (2006) policy 4/4)

15. No external lighting shall be installed until full details thereof have been submitted to, and approved in writing by, the local planning authority. Installation shall be only in accordance with the approved details.

Reason: To avoid light pollution and to preserve the value of the mature trees for local bird populations and foraging bats. (Cambridge Local Plan 2006 policies 4/3 and 4/13)

16. Prior to the occupation of the dwellings hereby approved, a footway, to the satisfaction of the Highway Authority shall be provided across the highway frontage of the development.

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

17. 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the new dwellings. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

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

**INFORMATIVE:** The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on <http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>. Hard copies can also be provided upon request.

### **Reasons for Approval**

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

East of England plan 2008: SS1, H1, ENV7, T1, T9, T14 and WM6

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

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

**Unless prior agreement has been obtained from the Head of Planning, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 5 March 2012 it is recommended that the application be refused for the following reason(s).**

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, education and life-long learning facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

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

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

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

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



BLOCK PLAN 1:1000

DATE: 12/01/2011  
 CLIENT: Corpus Christi College & De Sparre  
 PROJECT: Proposed development  
 Spens Avenue  
 Cambridge  
 TITLE: SITE PLAN  
 DRAWING STATUS: PLANNING  
 DRAWN: [Name]  
 CHECKED: [Name]  
 DATE: September 2011  
 SCALE: 1:200 @ A1  
 PROJECT MANAGER: [Name]  
 ARCHITECT: [Name]  
 JOB NO.: 024  
 DRAWING NUMBER: P-01  
 REV: [Name]







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CGI IMAGE OF PROPOSED DEVELOPMENT



**WEST / CENTRAL AREA COMMITTEE**

3 November 2011

7.05 - 10.45 pm

**Present:**

Castle (John Hipkin, Simon Kightley and Phillip Tucker)  
 Market (Tim Bick, Andrea Reiner and Colin Rosenstiel)  
 Newnham (Rod Cantrill, Sian Reid and Julie Smith)  
 Also Present Councillor McGovern

**Co-opted non-voting members:**

County Councillors: Lucy Nethsingha (Newnham) and Sarah Whitebread  
 (Market)

**Officers Present:**

Head of Legal: Simon Pugh  
 Guided Tours Manager: John Milne  
 Head of City Centre Management and Tourism: Emma Thornton  
 Principal Planning Officer: Toby Williams  
 Environmental Improvements Manager: Andrew Preston  
 Committee Manager: Toni Birkin

**Also Present:**

Chris Capps: Cambridgeshire County Council, Head of Transport Asset  
 Management  
 Jane Darlington: Cambridgeshire Community Foundation

**FOR THE INFORMATION OF THE COUNCIL****11/55/WAC Apologies**

Apologies were received from County Councillor Brooks-Gordon

**11/56/WAC Declarations of Interest (Planning)**

Name	Item	Interest
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Councillor Reiner	11/57/WACa	Personal - Member of the Cambridge Lawn Tennis and Hockey Club.
Councillor Kightley	11/57/WACc	Personal - Has purchased vehicles for personal use from the owner of the site.

### **Change to agenda Order**

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

### **11/57/WAC Planning Applications**

**3a** 11/1052/FUL Cambridge Lawn Tennis and Hockey Club, Wilberforce Road  
The committee received an application for floodlighting to three existing tennis courts at Cambridge lawn Tennis and Hockey Club, Wilberforce Road.

The applicant, Mr Arthur, addressed the committee in support of the application.

**RESOLVED** (unanimously) to approve the application in accordance with the officer recommendation.

### **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): 3/4,3/7,3/11,4/2,4/3,4/4,4/11,4/13,4/15 and 6/2
2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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

**3b 11/0784/FUL The Earl Grey, 60 King Street, Cambridge, CB1 1LN**

The committee received an application for a change of use from a betting shop (use Class A2) to restaurant (Use Class A3) and takeaway (use Class A5) with alterations to front windows and door and installation of extract fan and ducts.

Mr French addressed the committee and made the following points in objection to the application:

- Information on the application is inaccurate.
- No mention is made of the first floor on the building and how this is to be used.
- It is not clear how the physical design of the building will work.
- There is no detail given about the roof slopes and the impact of ducting and fumes.
- The takeaway use would be disruptive in the area and there is a danger that this may become the main function of the venue.

Ms Bilsby addressed the committee and made the following points in objection to the application:

- The extraction system will not prevent cooking smells disturbing residents.
- Traffic, litter and noise will increase.
- Residents of Manor Place will be forced to keep their windows shut.
- Parking for the takeaway section will cause obstructions and current enforcement is poor.
- People will consume the takeaways in parked cars and then litter the area.

The applicants, Mr Rahman Junior and Mr Rahman Senior addressed the committee in support of their application.

Members debated the possibility of requiring that cycle parking be provided but agreed this was beyond the gift of the applicant.

The flat above the restaurant was discussed. This is student accommodation belonging to Christ's College.

Members proposed the following amendment to the recommendations:

The venue will be primarily a restaurant with the takeaway service ancillary to this. (Agreed unanimously)

**RESOLVED (8 votes to 1)** to approve the application subject to the following additional condition.

The restaurant use (A3) shall operate only as the primary use of the premises, with the takeaway use only being ancillary to this.

Reasons for Additional Condition: To ensure that the takeaway use remains ancillary and does not give rise to unacceptable environmental problems or nuisance which would detract from the amenity of the surrounding area in terms of littering and increased noise and disturbance (Cambridge Local Plan 6/10).

**Reasons for Approval:**

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: East of England plan 2008: SS1, ENV6, ENV7, WM6 and T1 Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 4/11, 4/13, 6/6, 6/10 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](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

**3c 11/0921/FUL 82 Richmond Road**

The committee received an application for the erection of four 4-bed semi-detached residential units, together with 9 car parking spaces, cycle parking and associated landscaping work (following demolition of outbuildings to the side and rear of 82 Richmond Road.

Mr Pyke addressed the committee and made the following points in objection to the application:

- He objects to the application due to scale, density and context.
- There would be a loss of amenity.
- The proposed access is insufficient for the number of dwellings.
- The site is not typical brownfield and is a wildlife haven.

- He was pleased that the mature trees on the site were now protected.
- Neighbours would be subjected to overshadowing and the proposal is very close to the site boundary.
- Plans would be more appropriate in a city centre area.
- The access and traffic survey is inaccurate.

The applicant, Mr Brown, addressed the committee in support of the application.

Members discussed the application and made the following points:

- I. Loss of garages currently on the site.
- II. Loss of parking spaces as additional double yellow lines would be needed.
- III. Does not conform to the Local Plan Policy 3.
- IV. Proposed buildings out of character with the area.
- V. The narrow access road would be dangerous.
- VI. Scale, height and massing is unacceptable.
- VII. Contemporary style not bad but not special.
- VIII. Elevation presents an unacceptably industrial look to the building.
- IX. Proposed buildings would be chunky and unattractive.

**RESOLVED (by 6 votes to 3)** to reject the officer recommendation to approve the application.

**RESOLVED (by 6 votes to 0)** to refuse the application contrary to the officer recommendations for the following reasons:

The proposed development, by virtue of the scale, height, design and massing of the proposed houses, would result in a bulky and dominant scheme, the appearance of which would appear industrial and heavy in terms of the use of materials and detailing. The proposed development would therefore not respond positively to the surrounding context or setting of the site. As such, the application is contrary to policies 3/4 and 3/12 of the Cambridge Local Plan (2006).

### **11/58/WAC Declaration of Interest (Main Agenda)**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Cllr Smith	11/61/WAC Discussion	Personal - As an employee of the University. She took no part in the discussion.

	on the North West Development	
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### **11/59/WAC Minutes**

The minutes of the meeting held on 25<sup>th</sup> August 2011 were agreed as a correct record subject the following correction:

11/53/WAC Request that Cambac Shop Theft be added as a police priority. Councillor Bick had suggested that this item be considered at a later meeting but had not been advocating it.

### **11/60/WAC Matters and Actions arising from the Minutes**

Minutes item - 11/52/WAC – Publication of Licensing Representations

This matter had been resolved at the recent Full Licensing Committee and the full decision would be published shortly.

Post Committee Update: The minutes of the meeting can now be viewed via the following link:

<http://www.cambridge.gov.uk/democracy/mgConvert2PDF.aspx?ID=957&T=1>

Minute item - 11/52/WAC – Gates Midsummer Common

Councillor Cantrill gave an update on the situation. New gates had been fabricated and would be installed shortly. Both the pub and the restaurant on the Common had been informed of their obligation and had been given a fob to operate the gate. Remote control of the gate would be possible.

Minutes item - 11/52/WAC – Round Church Wall

Councillor Rosenstiel stated that even though some tidying up had taken place in the area around the Round Church, the matter is not fully resolved.

### **11/61/WAC Open Forum**

**(Q1) Nicholas Hellowell**

**The planned North West Cambridge Development does not take account of the surrounding area. The size of the development, the mixed use of the site and the additional traffic has not been fully considered. Direct**

**approaches to the University have elicited limited responses, confined to the traffic junctions, and not addressing other issues raised. If implemented the site will force traffic from the North to access via the busy Queen's Road junction. There appears to be no plan to manage traffic or to provide additional slip roads. Rat running will also be increased.**

Members made the following comments:

- I. The consultation period was about to end and time was running out for public comment to be made.
- II. It is anticipated that traffic would circle the city to approach the site rather than cross the city.
- III. The City will be a key player in the discussions and would take concerns about the development being a city within a city to the University.
- IV. Members suggested that the County Council transport strategy was not sufficiently robust to cope with such applications.
- V. The size of the development was discussed.
- VI. It was agreed that the County needed a plan that will to encourage growth without damaging the City.

**Nicholas Hellowell responded:**

**Economic sustainability does not address wider sustainability issues such as water and energy consumption. In addition, landscapers should be engaged to work with planners to design any future junction.**

**(Q2) Richard Taylor**

**Mr Taylor had been made aware that Mr Lawton had obtained the minutes of the Neighbourhood Action Meeting using a Freedom of Information request. Why are these minutes not publicly available? The minutes demonstrate that they are no longer agreeing the police priorities suggested by the Area Committee.**

Councillor Bick responded. He had not attended these meetings and had not seen the minutes referred to, but would investigate the meeting's terms of reference and the activities they actually undertook and respond in that light.

**Action: Councillor Bick**

Members of the public also raised questions under items 11/46/WAC, 11/66/WAC and 11/67/WAC.

**11/62/WAC Review of trial period of a 7.00pm start time for this meeting.**

Members felt that the two meeting trial had not been long enough to fully assess the impact of the earlier start time.

**RESOLVED** to extend the trial period for a further 2 meetings.

### **11/63/WAC Area Committee Dates**

**RESOLVED:** to agree the following meeting dates for the municipal year 2012-13.

21<sup>st</sup> June 2011, 23<sup>rd</sup> August 2012, 1<sup>st</sup> November 2012, 10<sup>th</sup> January 2013, 28<sup>th</sup> February 2013 and 25<sup>th</sup> April 2013.

### **11/64/WAC Punt Touting in the City Centre**

The committee received a report from the Guided Tours Manager regarding City Centre Punt Touting. He confirmed that a report on the matter would be presented at the Strategy and Resources Committee in January.

Members expressed satisfaction with the progress made by the Cam Conservators to resolve the situation in Garret Hostel Lane.

Members raised the following points:

- I. There was a need to work with the trade to resolve problems.
- II. Tourists do not necessarily raise objections but locals find the situation annoying.
- III. A voluntary approach should be backed up by powers to take appropriate action.
- IV. It is difficult to identify individuals who cause problems.
- V. The touts individually are generally polite but the cumulative effect of their numbers causes annoyance.
- VI. River safety is also an issue.
- VII. Resources need to be available to back any enforcement action.

Councillor McGovern (Executive Councillor for Customer Services and Resources) addressed the committee as this issue falls within his portfolio.

He was pleased with the progress made to date. He explained that it was not possible to use street trading laws to regulate punt touting, as these only



applied to the offer or sale of goods. He noted that some shops now sell punting tickets.

The Head of Legal Services confirmed this and added that street trading laws in London covered the offer of services, as well as of goods, and so potentially could control touting. Some local authorities outside London had promoted local Acts of Parliament to extend their powers.

**(Q) Peter Constable: Local residents are fed up with the activities of touts and feel it brings the City into disrepute. Residents are also poorly informed about how to complain.**

Officers responded that people should complain as soon as possible to either the Customer Access Centre or the Tourist Information Office. Information about how to complain would be published on the council website.

**Action: Emma Thornton, Head of City Centre Management and Tourism**

Members agreed that word is spreading amongst the touts that actions will be taken and that it might be useful to re-visit this issue in twelve months time.

**RESOLVED:** To note the contents of the report.

### **11/65/WAC Community Development Leisure Grants 2011/12**

The committee received a report from the Chief Executive of the Community Foundation regarding Community Development and Leisure Grants.

**RESOLVED:** to agree the grant of £2,000 (being £920 from Community Development budget and £1,080 from the Leisure budget) to St Augustine's Church.

### **11/66/WAC Street Lighting Private Finance Initiative Contract**

The committee received a presentation from Head of Transport Asset Management regarding the Street lighting Private Finance Initiative Contract.

The presentation can be viewed via the following link:

<http://www.cambridgeshire.gov.uk/transport/lights/streetlighting/street+lighting+PFI.htm>

The presentation covered the following issues:

- Street lighting powers, assets and energy usage.
- The lighting authority had the power to provide lighting, not a duty.
- He outlined the budget and the requirement to make savings of at least 10% on 2011/12.
- Private Finance Initiative Credits for the replacement of old street lighting columns and bollards.
- The style of columns and lanterns available.
- Reduction in the number of lights and how the change to white light would limit the impact of this reduction.

Councillor Reid questioned the purpose of the presentation as she had previously written to the County Council on this matter and had asked for a commitment regarding areas of specific areas.

This is the first stage of a process to roll out new lighting across the City. Some lights in the centre would be replaced within the next six months. However, lighting in the West Central Area would not be addressed for 12 to 18 months. The Chair suggested that Ward Councillors would welcome a meeting with County Council officers to go over the detail of the proposals. It was agreed that this level of detail was inappropriate for this meeting.

The following points were raised the following points;

- I. In response to member questions, the officer confirmed that motion sensors to turn light on had not been considered due to costs. Should this prove economically viable at a future date they could be installed retrospectively.
- II. Heritage columns would be retained where possible.
- III. Wall mounted lights would be considered. However, these were unpopular with some residents.
- IV. The newer lights would have increased reliability and the contract would penalise failures.
- V. Traffic routes would have brighter lights than residential street.

Councillor Bick raised safety concerns. Issues such as dimmed lighting, fewer columns, the definition of a residential area and reduced lighting hours should be discussed in the public arena. The proposals present an opportunity to get the process right and to make improvements.

**Q) Mr Lawton – The Richardson Candles are now listed, will they be retained?**

The officer confirmed that the protected lighting would be retained.

The officer concluded that an on-going dialogue with members would continue. Additional information would soon be available on the County Council website.

## **11/67/WAC ENVIRONMENTAL IMPROVEMENT PROJECTS**

The committee received a report from the Project Delivery & Environment Manager regarding Environmental Improvement Projects.

### **Fitzroy Street Tree Replacement**

**(Q) Richard Taylor: I object to the felling of the mature trees in Fitzroy Street. Have all the options for resurfacing the area without removing the trees been investigated?**

The officer confirmed that the problems had been caused by the way the trees had been planted and would get worse over time. Replacing them now with semi-mature trees would provide an attractive streetscape for the future. Other trees in the area were likely to suffer in a similar way in a few years. Delaying this decision could result in the loss of all the trees at the same time at some point in the future. Members expressed regret at the loss of the trees but agreed this was the best solution.

Some concerns were expressed regarding the consultation process which was felt to have been unnecessarily complicated.

Wider issues of trees in this area were discussed. The officer confirmed that the County Council is responsible for highway safety and had a contract with the City Council to maintain highway trees. Adding trees to the area was seen as desirable, however, the area has a high level of underground equipment making new planting very difficult.

### **Manor Street / King Street**

**(Q) Beverley Nichols: What type of cycle rack will used? Have other options been explored?**

The racks would be metal D shaped bars, attached to the walls. Ground fixed racks were not possible as this would create a liability for the landowner.

Members welcomed the actions that had been in the pipeline for many years.

### **Gough Way Bridge Replacement**

**(Q) Sir David Harrison on behalf of Gough Way Residents Association:**  
The footpath and bridge were the result of the actions of local residents over 50 years ago. The amenity is greatly valued by residents. The path had never been a right of way and is closed for one day per year to preserve this. The bridge was built in 1977 and the City Council assumed responsibility for it in 1987. Residents would like to the committee to support the proposals.

Members agreed that, while not ideal, this was the best solution that was possible to achieved with Jesus College.

**(Q) Mr Lawton: The cost of this project appears high. Why?**

The officer responded that the estimated cost included a contingency element and was likely to be less when delivered.

### **RESOLVED (unanimously) :**

- I. Approved the replacement of the two highway trees on Fitzroy Street as part of the approved Fitzroy/Burleigh Street refurbishment Scheme.
- II. Approved the implantation of the Manor Street/king Street scheme at a cost of £9,000.
- III. Approved the sealing of a license between Cambridge City Council and Jesus College, in order to regulate the agreement to provide cycle racks and to carry out resurfacing on land by Jesus College at the Manor Street/king Street junction.
- IV. Approved the replacement of the Gough Way Bridge to improve access for cyclists and pedestrians along Gough Way path, despite the lack of its adoption as a public right of way by the County Council.

The meeting ended at 10.45 pm

**CHAIR**

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# Neighbourhood profile update Cambridge City West/Central Neighbourhood

January 2012



Sergeant Jayne Drury, City West Neighbourhood Policing Team (NPT).

Sergeant Michael Barnshaw, City Central NPT.

Lynda Kilkelly, Safer Communities Manager, Cambridge City Council



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## **1. INTRODUCTION**

### **Aim**

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

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

### **Methodology**

This document was produced using the following data sources:

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



## 2. PREVIOUS PRIORITIES & ENGAGEMENT ACTIVITY

### Previous Priorities

At the neighbourhood panel meeting on 25<sup>th</sup> August, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities that were set:

<b>City Central: Speed enforcement – 20mph limit</b>	
<b>Objective</b>	Speed enforcement activity to support the implementation of 20mph speed limit.
<b>Action Taken</b>	<p>Since this priority was set speed enforcement activity within 20mph limit areas has received support from officers additional to the local neighbourhood team including staff from the roads policing unit.</p> <p>From 1<sup>st</sup> of September 2011 checks have been conducted on Maids Causeway Jesus Lane and other surrounding roads. This has resulted in over 12 hours of time being spent on conducting speed checks with over 100 vehicles stopped and drivers spoken to about their speed. To date, 8 fixed penalty notices have been issued for excess speed and 2 for other traffic offences.</p>
<b>Current Situation</b>	Checks will continue but officer time needs to be balanced against other policing priorities.
<b>Continue or Discharge?</b>	For consideration by the committee. If this continues it would be helpful to know the level of inputs and what outputs and outcomes that would be sought and considered acceptable.

<b>City Central: Alcohol and group related ASB in Grafton Centre area.</b>	
<b>Objective</b>	To reduce incidents of unacceptable behaviour in the vicinity of the Grafton Centre.
<b>Action Taken</b>	Cambridge City Council's ASB Team conducted a 'street surgery' around the Grafton Centre on 23 <sup>rd</sup> November between 1pm and 6pm, focusing on problems associated with street people in the area. The team, with neighbourhood police officers, visited shops and homes in and around the Grafton Centre area, giving people a chance to tell them about any anti-social behaviour problems they are experiencing in the area. They also handed out a flyer describing the type of

	<p>behaviours that justify the police or Council being called in. The results were positive and an action plan has been drawn up to address the issues raised.</p> <p>This priority also received support from officers additional to the neighbourhood team and has received almost daily attention with officers tasked to visit the area and use their powers to address behaviour that often resulted in requiring those behaving badly to leave the area using Section 27 Dispersal Notices. Some arrests were also made in the course of this activity.</p> <p>On 27<sup>th</sup> October a meeting was held with management representatives of Willow Walk Hostel, the city centre NPT team and residents of the Grafton Area to address the issue. Management of Willow Walk were made aware of the anti-social behaviour problems involving their residents and agreed to take action alongside the police to tackle the issue.</p> <p>As a result of the targeted and focused police approach around the Grafton area reports of anti-social behaviour have reduced. However, a recent survey in the area still evidences that the problem continues. There is also evidence that some of the behaviour and those responsible have dispersed into the city centre.</p> <p>On 5<sup>th</sup> December 2011 a meeting was held between councillors, police and council officials to tackle the growing issue of anti-social behaviour relating to the street life community in market Street and Sidney Street. As a result of that meeting evidence is being gathered by PS Drury to consider the introduction of a new Section 30 Dispersal Order.</p>
<p><b>Current Situation</b></p>	<p>The issue of anti-social behaviour in Grafton area has improved with fewer calls received from residents and businesses in area. Officers report that there are now fewer congregations of street life people outside the church on Fair Street as was previously the case. However, a recent survey of residents shows that they continued to be concerned and affected by the problem.</p>
<p><b>Continue or Discharge?</b></p>	<p>It is suggested that this location is considered as part of the wider problem currently under review.</p>

<b>City West: ASB associated with sex workers in Histon Road</b>	
<b>Objective</b>	To address the problem of sex working in Histon Road area and reduce the impact on the local community.
<b>Action Taken</b>	<p>Patrols have been carried out by plain-clothes officers averaging 2 nights per week throughout the period that this priority has been running. 10 female sex workers were identified working in the area of Histon Road. These females varied in ages and backgrounds but the majority had drug and/or alcohol issues.</p> <p>Officers initially engaged with the sex workers liaising with support agencies in order to address the needs of the females and remove their need to rely on prostitution. This engagement resulted in 6 of the 10 females receiving support from the Cambridge Drug Intervention Programme and the Sex Workers Advisory Network (SWAN) who ran an outreach service to support the operation.</p> <p>Two of the sex workers were reluctant to take this step and enforcement was required. It was not the preferred outcome but a necessary step to obtain compliance. Following enforcement, 1 female continued to work in the area and was located most evenings by officers. Officers collate the evidence of her behaviour and applied to the court for an Anti-social Behaviour Order to prevent her from being on foot in Histon Road or the surrounding roads between 7pm and 7am. This ASBO was granted at the end of November.</p> <p>Ten males have been reported for summons for soliciting. Many others have been interviewed and had letters sent to the registered keeper of the vehicle explaining the priority and the fact that the vehicle and been seen loitering in the area.</p>
<b>Current Situation</b>	<p>During the patrols over the last few weeks officers have not identified any females working but have found an increase in the number of males that approach female officers. The officers believe that this is due to the lack of sex workers and will continue to target these males.</p> <p>Feedback from residents has been positive. They report the area as being much quieter in relation to the prostitution issues.</p> <p>SWAN has indicated they no longer need to provide an outreach service on Histon Road due to the lack of sex workers</p>

	present to make use of the service.
<b>Continue or Discharge?</b>	Officers will continue to carry out patrols to maintain low levels of ASB in relation to the prostitution. It is suggested that this can now be discharged as a priority and dealt with normal policing business.

<b>City West: Cycle theft</b>	
<b>Objective</b>	To reduce incidences of cycle theft across the area.
<b>Action Taken</b>	<p>Officers attended all ‘fresher’s talks in the Colleges. They provided crime prevention advice as well as information regarding safer cycling. The officers took along laptops to encourage those attending to sign up with immobilise. Officers have hosted Immobilise surgeries in the street, at Shire Hall, at local schools and colleges.</p> <p>A male handling cycles stolen in Cambridge was identified as living in Suffolk. Officers worked with Suffolk police to execute a warrant on the address recovering 2 high value cycles that were stolen in the City.</p> <p>A male and female have been identified as being responsible for a significant number of offences. The female has been charged and sent to court. The male is currently on bail while further evidence is secured.</p> <p>A known cycle thief has had a number of cycles seized from him by police. Unfortunately no one has reported them stolen despite the individual not being able to account for being in possession. The cycles remain in the property store until ownership can be proven.</p>
<b>Current Situation</b>	<p>Cycle theft across the committee area has reduced significantly from the same period last year and also in comparison to the last period. Market ward shows a an increase when compared with the last period but is again down substantially compared to the same period last year.</p> <p>Figures for December will be available at the meeting.</p>
<b>Continue or</b>	For determination at the meeting.

### 3. NEIGHBOURHOOD TRENDS

Total crime in City West has seen a decrease of 110 offences from 1605 reported in the previous period to 1495 reported in the last 4-month period. This is also a decrease from the same period last year when there were 1956 reported offences. Anti-social behaviour (ASB) has also seen a decrease with 541 incidents in this period compared to 573 in the last. This is also lower than last year when there were 620 reported incidents.

## Newnham

### *Crime*

- Total crime in Newnham ward has seen a decrease from 137 offences reported in the previous period to 116 over the last 4-month period. Reductions in dwelling burglary, other burglary, violent crime, cycle theft and other crime have been countered by notable increases in Theft from vehicle and criminal damage.
- During the 4-month period, there were 5 dwelling burglaries reported, this is a decrease compared to 9 reported in the last period. In four of these offences the property had been left insecure.
- Cycle theft in Newnham has decreased with 48 offences reported in the previous 4-month period to 40 in this period. The vast majority of the offences occurred in and around College premises.
- Theft from vehicle offences have increased with 11 reported in this period compared to 6 in the previous. This is still notable lower than the same period last year when there were 37 offences. In the majority of offences, windows have been smashed and various items stolen. Three offences occurred in Herschel Road, but no specific day/time.

### *ASB*

- ASB incidents have decreased compared to the previous period (36 incidents vs. 47 incidents) this is also lower than the same period last year (45).
- Over the 4 month period, there were 13 Rowdy/Nuisance Incidents. There were no patterns or hotspots for these incidents.
- There was one report of males tormenting swans in the River and another incident involved youths throwing stones at cows and chasing them in Sheeps Green.

### *Environmental Services Data*

- Between August and November 2011, there were 13 reports of abandoned vehicles in the ward compared with 8 during the same period the previous year. This included 6 vehicles, which were not on site following inspection and 4, which were subsequently claimed by their owners. Also following inspections 3 vehicles were not abandoned. There were no specific hotspots during either period.
- Between August and November 2011, there were 11 reports of fly tipping in the ward compared with 11 during the same period the previous year. There was sufficient evidence to issue 2 formal warning letters to domestic offenders. Lammas Land (3) was the hotspot during the current reporting period. Lammas Land (6) was the hotspot during the previous year.
- Between August and November 2011, 24 derelict cycles were dealt with compared with 25 during the same period the previous year. Newnham Road (6) was the hotspot during the current reporting period. Lammas Land

(7), Queens Road (4), Barton Road (3) and Grange Road (3) were the main hotspots during the previous year.

- Between August and November, there were no needles reported in either year for this area.

## **Castle**

### *Crime*

- Total crime in Castle ward has seen a decrease compared to the previous period, 111 crimes were recorded over the last 4-month period, compared with 144 in the previous period. The most notable decrease was observed in cycle theft.
- Dwelling burglary offences have more than halved during the period, with only 4 offences reported compared to 10 in the previous period. In one offence, a distraction burglary occurred when offenders stated they were from the water board and victim later discovered a handbag was missing.
- Theft from vehicle offences have remained stable compared with the previous period (9 offences vs. 8 offences). Out of the 9 offences reported, offenders targeted front and rear index plates from 4 vehicles parked in Oxford Road, Sherlock Close, Canterbury Street and Halifax Road.
- A marked decrease was noted in cycle theft compared to the previous period (44 offences vs. 56 offences), and compared to the same period last year (73). 19 of these offences occurred on or near college premises.

### *ASB*

- ASB levels have also seen a decrease, from 55 incidents in the previous period to 45 currently. Comparatively, this is also lower than the same period last year (50 incidents).
- Eight of these incidents related to problems with groups of streetlife causing damage, being aggressive and causing disturbance to residents.
- There were four calls relating to prostitutes loitering in the area of Belmore Close and Warwick Road.

### *Environmental Services Data*

- Between August and November 2011, there were 7 reports of abandoned vehicles in the ward compared with 6 during the same period the previous year. This included 6 vehicles, which were not on site following inspection. There were no specific hotspots during either period.
- Between August and November 2011, there were 14 reports of fly tipping in the ward compared with 8 during the same period the previous year. There was sufficient evidence to issue 2 formal warning letters to domestic offenders and 1 formal warning letter to trade offenders. In addition, 2 verbal warnings were issued and waste transfer documentation was requested from both trade offenders. Histon Road (3) was the hotspot

during the current reporting period. There were no specific hotspots during the previous year.

- Between August and November 2011, 24 derelict cycles were dealt with compared with 11 during the same period the previous year. Castle Street (6), Victoria Avenue (6), Huntingdon Road (3) and Pound Hill (3) were the main hotspots during the current reporting period. Windsor Road (3) was the hotspot during the previous year.

## **Market**

### *Crime*

- Total crime in Market has decreased from 1324 offences reported in the previous period to 1268. This is also lower than the same period last year (1583).
- During the period there were 3 robberies reported. One of these offences related to a shop assistant being threatened with a knife while an offender stole items worth nearly £18,000. The offender has been arrested and charged for this offence.
- Cycle theft has seen an increase of 36 offences from 244 in the previous period to 280 currently. Cycles were most frequently stolen on Regent Street (22), Parkside (14), Trumpington Street (11) Portugal Place (10) and St. Andrews Street (9). 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 a decrease from 241 offences in previous period to 211 in the latest period, offence levels are also still lower than the same period last year. The majority of these were reported on Sidney Street (57), at the Grafton Centre (36), Petty Cury (18) and Market Street (17).
- The theft of mobile phones and similar devices from licensed entertainment venues is currently a major concern and is receiving priority attention. Since late September large numbers have been stolen at night time venues and multiple offences have occurred on a number of different occasions. The problem has received wide publicity and efforts are being renewed to highlight the problem.

### *ASB*

- Over the 4-month period, there were 460 ASB incidents reported in Market. Comparatively, this is at a lower level than the previous period, which recorded 471 incidents, and also lower than the same period last year where 525 incidents were recorded.
- During the period, 17 begging/vagrancy incidents were reported in Market. The majority of these were fairly spread out, there were 3 incidents reported in Park Street and another one reported in nearby Malcolm Place.

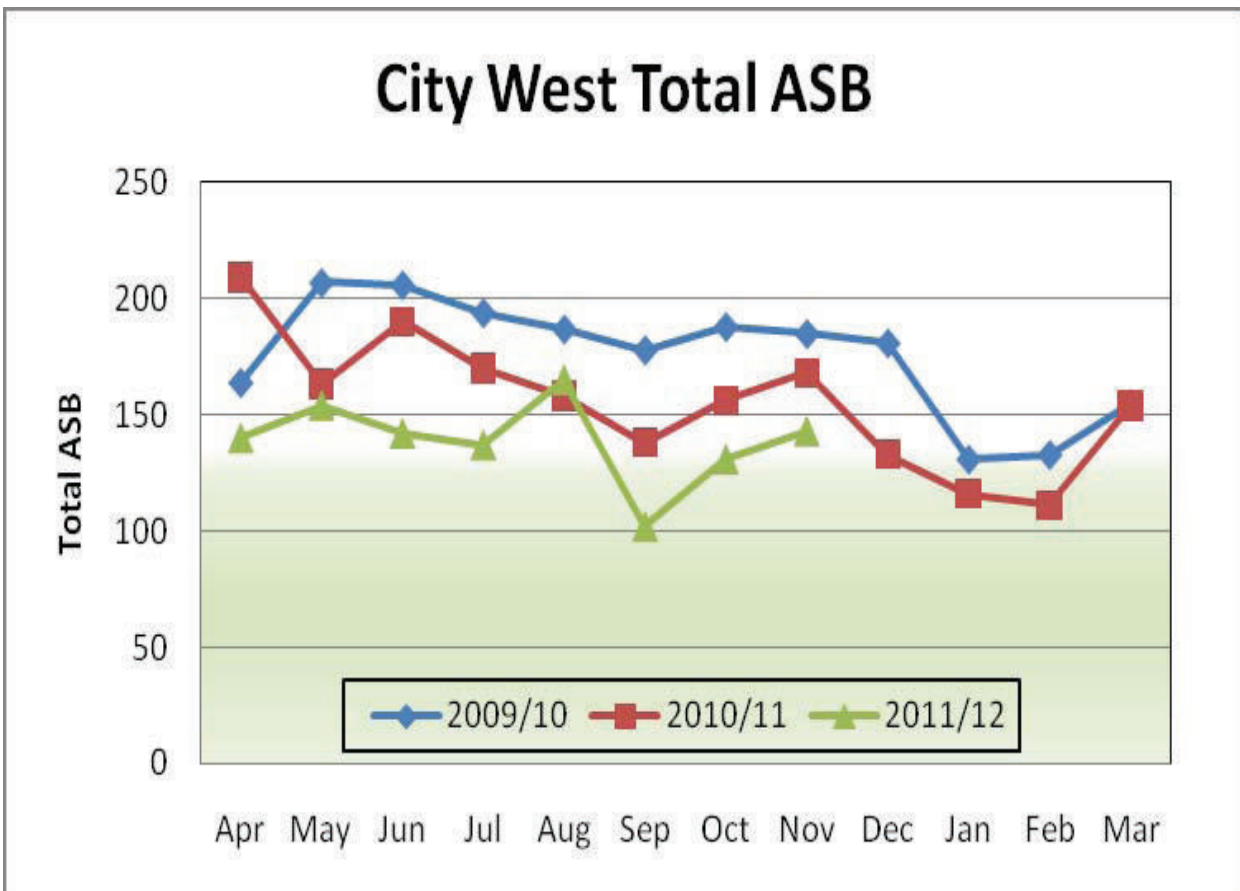
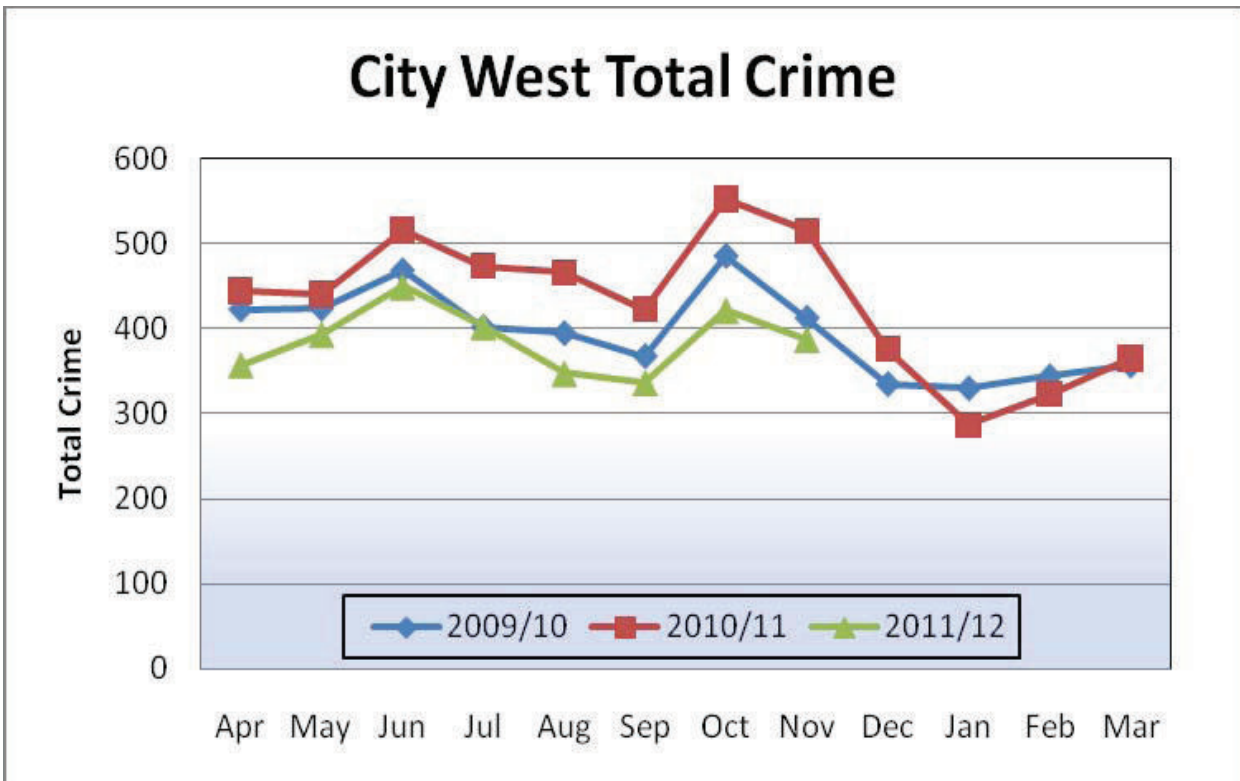


- There were 288 Rowdy/Nuisance incidents which were mainly reported on Regent Street (24), St. Andrews Street (31), Parkside (18), Sidney Street (12), Fitzroy Street (12) and Grafton Centre (12).

#### *Environmental Services Data*

- Between August and November 2011, there were 5 reports of abandoned vehicles in the ward compared with 2 during the same period the previous year. This included 3 vehicles, which were not on site following inspection. 2 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. There were no specific hotspots during either period.
- Between August and October 2011, there were 152 reports of fly tipping in the ward compared with 95 during the same period the previous year. There was sufficient evidence to issue 7 formal warning letters to domestic offenders. In addition, 13 verbal warnings were issued and waste transfer documentation was requested from 8 trade offenders. Sidney Street (15), Free School Lane (10), St Andrews Street (9), Bridge Street (7), Eden Street (7), Market Passage (7), Petty Cury (7) and Victoria Avenue (7) were the main hotspots during the current reporting period. The offences at Victoria Avenue accounted for 5 of the formal warning letters being sent and Eden Street accounted for 1 of the formal warning letters. City Road (5), Drummer Street (5), King Street (4) and Petty Cury (4) were the main hotspots during the previous year.
- Between August and November 2011, 430 derelict cycles were dealt with compared with 307 during the same period the previous year. Sidney Street (62), Park Street Cycle Park (24), St Andrews Street (23), Little St Mary's Lane (22), Bridge Street (21) and Parkside (17) were the main hotspots during the current reporting period. Downing Street (29), Trumpington Street (26), Sidney Street (15), Regent Street (13), and St Mary's Passage (13) were the main hotspots during the previous year.
- Between August and November 2011, 27 needles were reported compared with 84 during the same period the previous year. 16 were removed from Fitzroy Street. During the previous reporting period 24 needles were removed from Chris's Pieces.

**4. CURRENT CRIME & INCIDENT LEVELS**



**CURRENT CRIME AND INCIDENT LEVELS IN CAMBRIDGE CITY WEST NEIGHBOURHOOD, BY WARD**

Neighborhood	Wards	Aug 11 – Nov 11	Apr 11 – Jul 11	Aug 10 – Nov 10	Aug 11 – Nov 11	Apr 11 – Jul 11	Aug 10 – Nov 10	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
<b>City West</b>		11	29	36	4	5	31	288	212	64	614	1495	541						
		29	42	52	6	5	26	348	246	101	545	1605	573						
		36	52	306	27	5	87	533	296	113	501	1956	620						
<b>Newnham</b>		5	9	8	0	2	11	40	0	12	33	116	36						
		9	16	15	0	1	6	48	1	9	39	137	47						
		8	15	3	3	2	37	67	1	11	40	199	45						
<b>Castle</b>		4	10	17	1	1	9	44	1	9	23	111	45						
		10	6	10	3	2	8	56	4	14	33	144	55						
		17	10	7	1	1	19	73	7	12	27	174	50						
<b>Market</b>		2	10	11	3	2	11	280	211	43	482	1268	460						
		10	20	241	3	2	12	244	241	78	473	1324	471						
		11	27	284	23	2	31	393	288	90	434	1583	525						

## 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.

Wards	City West		Newnham		Castle		Market		Grand Total
	Aug 11 – Nov 11	Apr 11 – Jul 11	Aug 11 – Nov 11	Apr 11 – Jul 11	Aug 11 – Nov 11	Apr 11 – Jul 11	Aug 11 – Nov 11	Apr 11 – Jul 11	
	Abandoned Vehicle	10	11	2	5	3	5	2	
	Begging/Vagrancy	23	23	1	0	5	17	20	
	Concern for Person	7	7	0	1	0	7	6	
	Malicious/Nuisance Communication	8	16	3	6	0	5	5	
	Noise Complaint	20	22	3	5	6	11	13	
	Rowdy/Nuisance Incident	318	350	13	25	17	288	304	
	Street Drinking	18	18	0	0	1	17	18	
	Suspicious Circumstances	7	9	0	1	2	5	7	
	Violence	65	61	2	0	1	62	59	
	Vehicle Nuisance	12	6	4	2	1	7	1	
	Other Incidents	49	56	7	2	8	34	42	
	<b>Grand Total</b>	<b>537</b>	<b>579</b>	<b>35</b>	<b>47</b>	<b>44</b>	<b>458</b>	<b>477</b>	

## **5. RECOMMENDATIONS**

The following Neighbourhood Priorities are recommended for consideration:

- Alcohol and drug related ASB in the city centre and surrounding area.

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