



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: Wednesday, 22 February 2012

Date: Thursday, 1 March 2012

Time: 7.00 pm

Venue: Turnstone Suite, Cambridge Rugby Union Football Club, Volac Park, Grantchester Road, Cambridge, CB3 9ED

Contact: Toni Birkin

Direct Dial: 01223 457086

1 APOLOGIES

2 DECLARATIONS OF INTEREST (PLANNING)

3 PLANNING APPLICATIONS

3a 11/1482/FUL 1 Hoadly Road (*Pages 1 - 28*)

3b 11/1585/FUL Rear of 82 - 94, Richmond Road (*Pages 29 - 60*)

4 DECLARATIONS OF INTEREST (MAIN AGENDA)

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

5 MINUTES (*Pages 61 - 70*)

To confirm the minutes of the meeting held on 5th January 2012

6 MATTERS AND ACTIONS ARISING FROM THE MINUTES

Actions agreed at last meeting:

Minute Number	Action
12/7/WAC	Councillor McGovern and the Head of Tourism and City Centre Management, to be invited to the next West Central Meeting to discuss Market Trader Issues.
12/7/WAC	Councillor Smith would write formal letter to Brian Stinton (County Council) requesting cycle signage be painted onto City Centre Road surfaces.
12/7/WAC	Councillor Reid to task the Head of Planning to investigate why 'area of interest' registration is not working and why Friends of Midsummer Common are not informed of planning applications in the area.
12/7/WAC	Councillor Smith would consult the Head of Legal Services regarding Legal Enforcement Action relating to parking on Midsummer Common.
12/8/WAC	Community Safety Manager would arrange a joint meeting with representatives of East and West Central Area Committees and John Fuller to agree an action plan on 20mph objective.

7 OPEN FORUM

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

8 UPDATE ON IMPROVEMENTS TO CAMBRIDGE MARKET *(Pages 71 - 72)*

9 TREE PLANTING PROJECT - PARKS AND OPEN SPACES 2011/15 *(Pages 73 - 78)*

10 PROPOSAL TO INTRODUCE A SECTION 30 ORDER

Report attached separately.

11 ENVIRONMENTAL IMPROVEMENT PROGRAMME *(Pages 79 - 88)*

12 START TIME AND FORMAT OF MEETING

INFORMATION FOR THE PUBLIC

The West 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

Main agenda items will not normally be considered 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 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.

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

Information regarding committees, councilors and the democratic process is available at www.cambridge.gov.uk/democracy

WEST CENTRAL AREA COMMITTEE 1ST MARCH 2012

Application Number	11/1482/FUL	Agenda Item	
Date Received	6th December 2011	Officer	Miss Catherine Linford
Target Date	31st January 2012		
Ward	Castle		
Site	1 Hoadly Road Cambridge Cambridgeshire CB3 0HX		
Proposal	Proposed extension to rear of house - part single storey and part two storey.		
Applicant	Mr And Mrs Zaffaroni 1 Hoadly Road Cambridge Cambridgeshire CB3 0HX		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The subject site comprises a two-storey semi-detached dwelling, which is situated on the north-eastern side of Hoadly Road. The property is the last property at the northern end of Hoadly Road and borders open fields to the north. To the south is the other half of the semi-detached property, No.3 Hoadly Road. The road itself is a no through road, with a turning circle located outside of 1 and 3 Hoadly Road.
- 1.2 The area is largely residential in character containing mainly semi-detached two-storey dwellings. The subject dwelling is finished in white render and red brickwork under a tiled roof to the front and a buff brick to the rear. The property has already benefited from a two-storey side extension on the northern elevation and a flat roof, single storey rear extension, which spans the width of the property.
- 1.3 The neighbouring property, No.3, has not undertaken any development. The site does not lie within a Conservation Area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The applicant seeks planning permission for a part two-storey and part single storey rear extension.
- 2.2 It is proposed to demolish the existing single storey extension, which extends across the entire existing rear elevation and in its place construct a two-storey rear extension on the north-east corner of the property and a single storey lean to element adjacent to the boundary of 3 Hoadly Road.
- 2.3 The existing single storey extension is 2.8m in height and 3m in depth and forms part of the common boundary with No.3.

- 2.4 The two-storey element of the proposal extends 4.3m from the original rear wall of the property, where it reduces to a single storey for a further 1.5m. This totals a depth of 5.8m. The two-storey element of the extension has a hipped roof and the single storey element has a mono-pitched roof. The eaves height and ridge height of the two-storey extension match the existing. The width of this element is 5.8m.
- 2.5 In the southeast corner, adjacent to the common boundary with No.3, it is proposed to demolish the existing extension and infill this area with a single storey extension that has a mono-pitched, lean-to roof. This extension is 4.3m in depth along the common boundary (1.3m more than present), with an eaves height of 2.4m on the boundary (0.4m less than present), rising to a height of 3.4m, where this extension meets the other extension. This extension would have a rooflight in the roof.
- 2.6 All of the proposed development will be constructed in materials to match the existing.

3.0 SITE HISTORY

Reference	Description	Outcome
C/74/0144	Erection of two-storey extension to existing dwelling house	A/C
C/80/0207	Erection of single-storey extension to existing dwelling house	A/C
10/1010/FUL	Two storey and single storey rear extensions.	WDN
11/0433/FUL	Proposed extension to rear of house, part single storey, and part two storey	REF

4.0 PUBLICITY

- 4.1 Advertisement: No
 Adjoining Owners: Yes
 Site Notice Displayed: 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 planned 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 **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.

5.4 **East of England Plan 2008**

SS1: Achieving Sustainable Development
ENV7: Quality in the Built Environment

5.5 **Cambridge Local Plan 2006**

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/14 Extending buildings
8/2 Transport impact
8/6 Off-street car parking

5.6 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction:

5.7 **Material Considerations**

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.

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

6.1 No comment.

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

7.0 **REPRESENTATIONS**

7.1 Councillor Hipkin has commented on this application, and has requested that the application is brought to Committee for determination if Officers are minded to recommend approval, as he is concerned about the scale and massing of the extension, and overlooking.

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

3 Hoadly Road
5 Hoadly Road
103 Windsor Road

7.3 The representations can be summarised as follows:

Context and Character

The house would be out of scale with other properties
Large windows have been added to the two-storey extension which run across its width, and will be out of character
Overdevelopment of the site
Precedent
Because of No.1's position next to two such narrow plots, there can be no fair comparison with other houses in adjoining streets
No. 1 will dwarf the attached neighbour, No. 3
There are no other incidents in this neighbourhood of one half of a pair of semi-detached houses being extended to this degree
The extension will encroach into the garden
The application continues to seek exactly the same footprint as the refused application and would result in a house that is considerably more than double in size from the original dwelling and with two and a half times the original footprint. It cannot be considered to be a subsidiary extension
The extensions which the applicant has used as examples are not relevant, due to the width of the plots, the size of the proposed extension and previous extensions to No. 1 Hoadly Road
The application continues to seek exactly the same footprint as the refused application and would result in a house that is considerably more than double in size from the original dwelling and with two and a half times the original footprint. It cannot be considered to be a subsidiary extension
Prejudicing the ability of No. 3 to extend
The pair of houses will no longer match

Residential Amenity

The impact on neighbouring houses is magnified as they stand on such exceptionally narrow plots
Impact on privacy
Loss of light
Overshadowing
Overbearing, dominant and visually intrusive
Sense of enclosure
Light from the extension (from the rooflight) will shine directly into neighbouring bedrooms
Increase in noise from a larger house
Impact on outlook

Car parking and Highway Safety

The road narrows and is too narrow for construction traffic
Lack of car parking for a five bedroom house – the house currently has parking for only one car

Other

This application is virtually the same as the previous refused application
Due to its size, the extended house could be let as a House in Multiple Occupancy which would lead to an increase in noise and disturbance

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 the planning issues to be:

1. Residential amenity
2. Context of site, design and external spaces
3. Highway safety and car parking
4. Third party representations

Residential Amenity

Massing and Impact

8.2 In my opinion, the main issue to consider in this application is the impact on the residential amenity of the occupiers of the neighbouring property, 3 Hoadly Road, and to a lesser extent, 5 Hoadly Road. Given that there are currently open fields to the north of the property (which are allocated for residential development) and that the garden is relatively long, it is only the immediate neighbour that I consider would be directly affected by the proposal to the southeast, namely the occupants of 3 Hoadly Road.

8.3 I have visited the site and discussed in detail the application with the former case officer who is also familiar with the site and who has visited 3 Hoadly Road.

8.4 There is relevant planning history for this property that should be taken into account in reaching a decision. The previous application was refused for the following reason:

The proposed development is unacceptable in that the proposed combined scale of the extensions would have an overbearing impact upon the occupants of No. 3 Hoadly Road. This overbearing impact will create an oppressive appearance which will harm the enjoyment that neighbouring residents should expect to enjoy from their properties. For this reason, the development would have a significant detrimental impact on the level of amenity that the occupiers of this property could reasonably expect to enjoy. In so doing, the development also fails to respond positively to the site context and its constraints. The development is contrary to policy ENV7 of the East of England Plan 2008, policies 3/4 and 3/14 of the Cambridge Local Plan 2006 and advice in Planning Policy Statement 1: Delivering Sustainable Development (2005).

- 8.5 The main consideration is thus whether or not the revisions to the current scheme have overcome the previous reason for refusal relating to impact on residential amenity. Issues of context, character and design are discussed later.
- 8.6 The design of the proposed single-storey extension that abuts the common boundary with 3 Hoadly Road has been amended (since the previous application) to reduce the impact on this neighbour.
- 8.7 In the previous application, the proposed extension had a mono-pitched roof that sloped front to back, which meant that on the common boundary, the extension was 2.2m in height at the front (at the eaves) rising to 3.4m in height where it adjoined the house, closest to the neighbour's rear ground floor window. Due to the height of the extension on the common boundary and the combined impact of the two-storey extension, officers were of the view that the scheme would have had an overbearing impact on the occupants of the neighbouring property, 3 Hoadly Road, who have a patio area directly adjacent to the common boundary.
- 8.8 The current scheme proposes an amended single-storey roof form so that it slopes from the common boundary up to where it joins the proposed two-storey extension. The extension will be 2.4m in height on the boundary to the eaves (0.4m lower than the existing single-storey extension). It is my opinion that the alterations to the design of the roof of this extension have gone some way to reducing the immediate impact on the neighbour, at No. 3 Hoadly Road.
- 8.9 The two-storey element of the extension now proposed is as wide as the previously refused application, but is not as deep, having been reduced in length by 0.3m. The reduction in depth of the two-storey element of the extension has, in my opinion, marginally reduced its impact on the neighbour.

- 8.10 The neighbours have raised concern that the extension will dominate their garden area, neighbouring gardens and hem them in, particularly as they have a narrow garden, with no. 5 no more than 2m away. Officers are mindful that the extensions, both single-storey and two-storey, will have an impact on and partially enclose the outlook from No3's house and garden. However, this impact will not be as significant as it was in the previous proposal, due to the reduction in the depth of the first floor (although minor) and the improvements made to the single-storey extension on the boundary directly adjacent to the neighbour.
- 8.11 The depth of the first floor extension is not excessive in terms of length, seeking only to provide one additional room at that level. The single storey extension has responded to the immediate constraint of the neighbours' house and patio/garden area to which it abuts. Paragraphs 8.20-8.23 are also relevant in considering another similar approved scheme at 17 Hoadly Road and establishing a consistent approach to extensions to buildings in the immediate area.
- 8.12 In my opinion this is a balanced planning judgment, but I have formed the view that the changes made to the combined extensions result in a scheme that could no longer be viewed as overbearing when considering the overall massing. The proposal is compliant with policy ENV7 of the East of England Plan 2008, policies 3/4 and 3/14 of the Cambridge Local Plan 2006 and advice in Planning Policy Statement 1: Delivering Sustainable Development (2005).

Overlooking

- 8.13 The proposal does not seek any windows in the flank of the two storey extension. However, the two-storey extension has a large window at first floor, which is almost as wide as the extension itself, matching the glazed doors at ground floor level. If the first floor windows were similar in scale to the other windows on the house (i.e. 2 or 3 panes of glass instead of the 6 panes proposed), I would take the same view as before, which was that any overlooking into neighbouring gardens from this window, would not be significant as it would only allow oblique views into the neighbouring garden, which is commonplace in urban areas. The form of window proposed has increased the potential to overlook the immediate neighbour more directly, and to prevent this I recommend a condition requiring that the pane of glass closest to No.3 is obscure glazed and fixed shut.

Overshadowing and loss of light

- 8.14 Many Local Planning Authorities use the '45 degree rule' as a guide to determine whether or not a proposal will overshadow or block light to a neighbour to such a degree to warrant refusal of a planning application. The applicant has submitted a plan that shows that the first floor element of the extension does not break the 45-degree line, seeking to demonstrate that the proposal will not have a significant detrimental impact on the amount of light entering the neighbouring property. No shadow analysis has been provided.
- 8.15 Given the orientation of No. 1, which is to the northwest of No. 3, I do not consider that there will be a significant loss of light to the neighbour. This is because a shadow will be cast by the existing property, and any additional shadow will be cast late in the afternoon/early evening. The applicants have stated that this is the time of day when most people will be home. However, even in view of this, I do not consider that the proposal will have a significant detrimental impact on the neighbour's enjoyment of their garden or that the loss of light will be great enough to warrant refusal of the application. The previous application was not refused on this basis and there are no reasonable grounds to now introduce this as an additional reason for refusal. To do so would be unreasonable.
- 8.16 Given that 5 Hoadly Road is located approximately 10m away from the proposed development and that No. 3 sits between the two properties, I do not consider that there is a strong argument that the two-storey extension will overshadow the garden of No.5 to a degree to warrant the refusal of the application.

Light pollution

- 8.17 The neighbours at No. 3 are concerned that that the light spill from the proposed rooflight on the single-storey extension will harm their amenity as a bedroom window of No.3 is located in close proximity. This rooflight is located over the open plan kitchen/dining room. Any light lost from this window will be no greater than that commonly experienced, neighbour to neighbour, in an urban area, and I do not consider that the level of light from this window will be great enough to warrant refusal of the application.

Noise and disturbance

- 8.18 Concern has been raised that with the proposed development will come a proportionate increase in noise and disturbance from the occupants. The application does not propose to alter the Use Class. The development will be subject to Building Regulations, which will ensure that the insulation of the extensions are to the correct standards. It is not for the Local Planning Authority to seek to control noise between two adjoining residential users.

- 8.19 I appreciate that the construction process can disturb neighbours. Generally, the Local Planning Authority does not restrict construction hours on householder developments, but if Members feel this is necessary in this case, conditions could be added restricting contractor working hours and delivery hours.
- 8.20 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Context of site, design and external spaces

- 8.21 The previous application was refused for the following reason:

By virtue of the proposed width, depth and overall scale of the proposed two-storey form, the proposed design would be uncharacteristic of the domestic scale of extensions, which have occurred elsewhere along the neighbouring properties. The extension would be a prominent feature within the surrounding context and fails to positively enhance the local townscape, thereby impacting harmfully on the character of this part of Hoadly Road. The proposal therefore constitutes poor design, inappropriate for the context and failing to take the opportunities available for improving the character and quality of the area and would be contrary to policy ENV7 of the East of England Plan 2008 and to policies 3/4, 3/7 and 3/14 of the Cambridge Local Plan 2006 and the government guidance in Planning Policy Statement 1 'Delivering Sustainable Development' (2005).

- 8.22 The properties in Hoadly Road are typical 1930s houses, and although the house has already had a two-storey side extension in 1979 and latterly rear extensions, the external character of the pair from this period as seen from the street is largely retained; not unlike many such semis in the locality which have also been extended.
- 8.23 The proposed extensions would not be visible from the street, and would not have any impact on the streetscene. The rear garden is also relatively long. Due to these factors, the argument that the proposed extension *would be a prominent feature within the surrounding context and fails to positively enhance the local townscape*, is a balanced one. It is my opinion that the previous reason for refusal is not robust enough to stand up at appeal as a stand-alone reason for refusal.
- 8.24 The site benefits from having the open fields to the north, which properties further to the south do not have. These fields are allocated for residential development (the NIAB development). Due to the existing side extension, there is little opportunity to exploit this further, and as a result the proposed extensions have been located at the rear.

- 8.25 The footprint of the extension now proposed is as wide as the previously refused application, and the form of the proposed development is substantially the same as that previously put forward, albeit that the first floor element is reduced in depth by 0.3m.
- 8.26 The applicant has provided examples of other two-storey, rear extensions in the area, which they believe to be similar to their proposal. The photographs submitted by the applicant are attached as Appendix 1. The example closest to the site is the extension to 17 Hoadly Road (09/0426/FUL). This is a part single-storey, part two-storey extension, with the single storey element on the common boundary with the attached neighbour as is proposed here.
- 8.27 The extension at no 17 is two-storeys and extends across approximately half the width of the existing house and also projects out from the side of the house. The two storey extension at no.17 is approximately 3.8m in width, 4.3m in depth from the rear wall and leaves a 3m wide gap between the two-storey extension and the common boundary with the adjoining neighbour, which is infilled with a single-storey extension. It is to the south east of its immediate neighbour no 15.
- 8.28 The proposed rear extension at No 1 is therefore as deep at first floor level (4.3m) and the distance from the boundary (3m) is similar to that approved at no 17. These dimensions support the conclusions reached regarding impact on residential amenity, albeit that every application must be treated on its own merits.
- 8.29 The two-storey extension to 17 Hoadly Road is not as wide as the two-storey extension proposed at 1 Hoadly Road, but this does demonstrate that there are other two-storey rear extensions in the immediate area. In my opinion, as the proposed extension is not visible from the public domain, but is only visible from other properties, it would have a minimal impact on the streetscene.
- 8.30 In terms of the development encroaching upon the garden area, I do not consider that the proposal will do so to such an extent as to alter the appearance of the garden. The garden is of such a length that sufficient space would be retained.
- 8.31 I do not agree that allowing this development will prevent No. 3 from extending. No 1 stands on a much wider plot than No. 3 and benefits from the open fields adjacent to it. This means there is much more opportunity to extend No.1, but does not mean that No. 3 could not extend in some way. All applications must be considered on their own merits.
- 8.32 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

Car Parking and Highway Safety

- 8.33 The issues raised relating to car parking and highway safety have not altered since the previous application. Hoadly Road does narrow to a single car width, and I understand the concerns raised about safety. However, the Local Highway Authority has not raised any concerns about Highway Safety. I recommend a condition requiring details of the contractors working arrangements, to minimise any impact (condition 2).
- 8.34 This application seeks planning permission for extensions to a family house, and therefore there is no requirement for additional car parking spaces.
- 8.35 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2 and 8/6.

Third Party Representations

- 8.36 The issues raised in the representations received have been addressed under the headings above. Those issues not yet addressed are the concern that the house could be used as a House in Multiple Occupation (HMO); and the statement that this application is virtually identical to the previous refused application.
- 8.37 This application seeks planning permission for extensions to a family house, and not to use the property as a House in Multiple Occupation (HMO). If the applicant wished to let the house to 6 or more unrelated people, who were not living as a family, planning permission would be required for Change of Use.
- 8.38 The applicant has the right to make numerous planning applications, and the Local Planning Authority must accept them and determine them.

9.0 CONCLUSION

- 9.1 On balance, it is my opinion that this application has addressed the main issues arising from the previous refused application. It is accepted that the proposed extensions are substantial and will have some impact on the attached neighbour, 3 Hoadly Road, but the impact is not considered significantly detrimental to warrant refusal of planning permission. This application is therefore recommended for approval, subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

i) contractors access arrangements for vehicles, plant and personnel,

ii) contractors site storage area/compound,

iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

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

3. The pane of glass, closest to the common boundary with No. 3 Hoadly Road, of the first floor window in the approved extension shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall be fixed shut, and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

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, ENV7;

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/14, 8/2, 8/6;

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

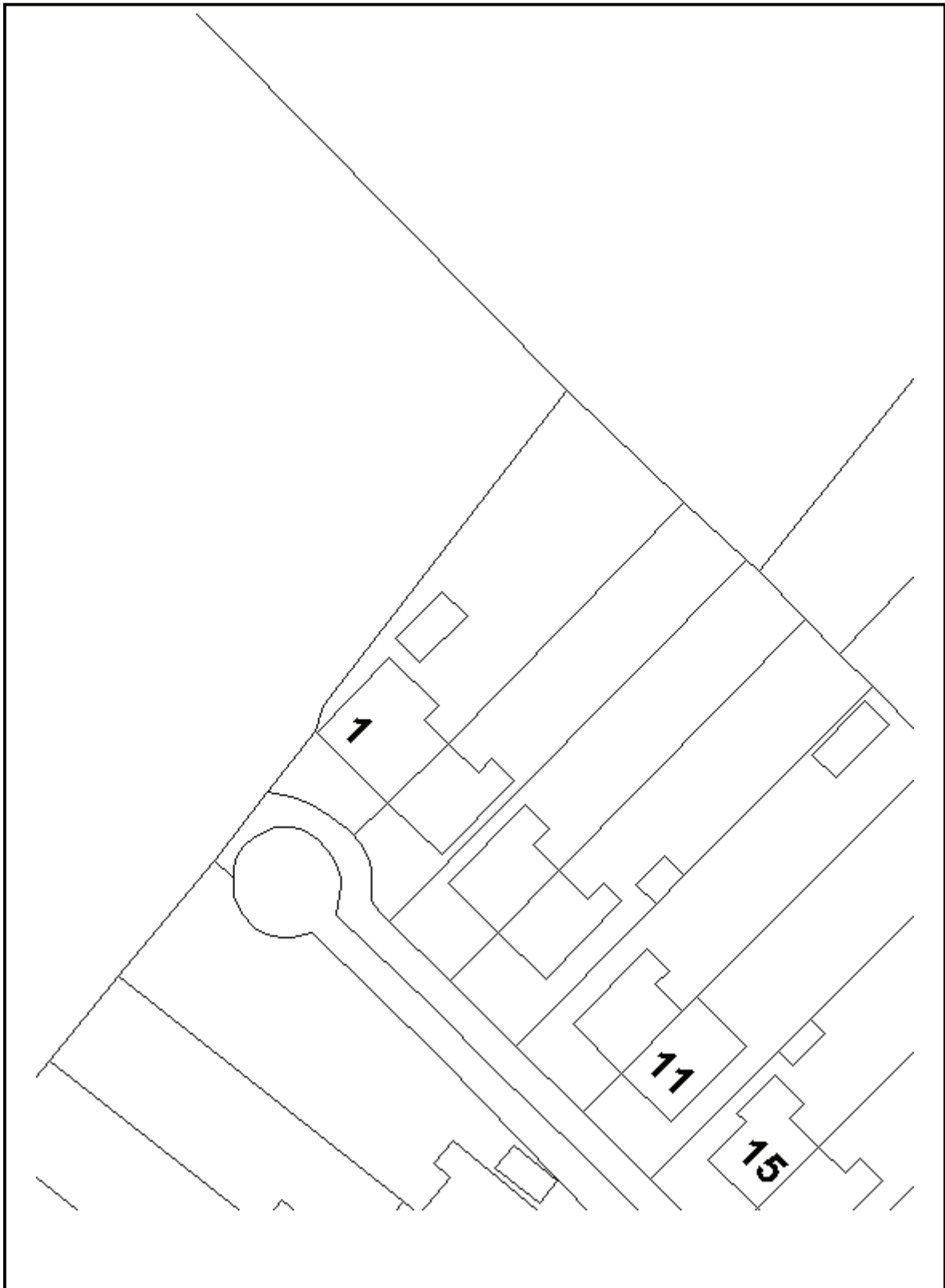
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

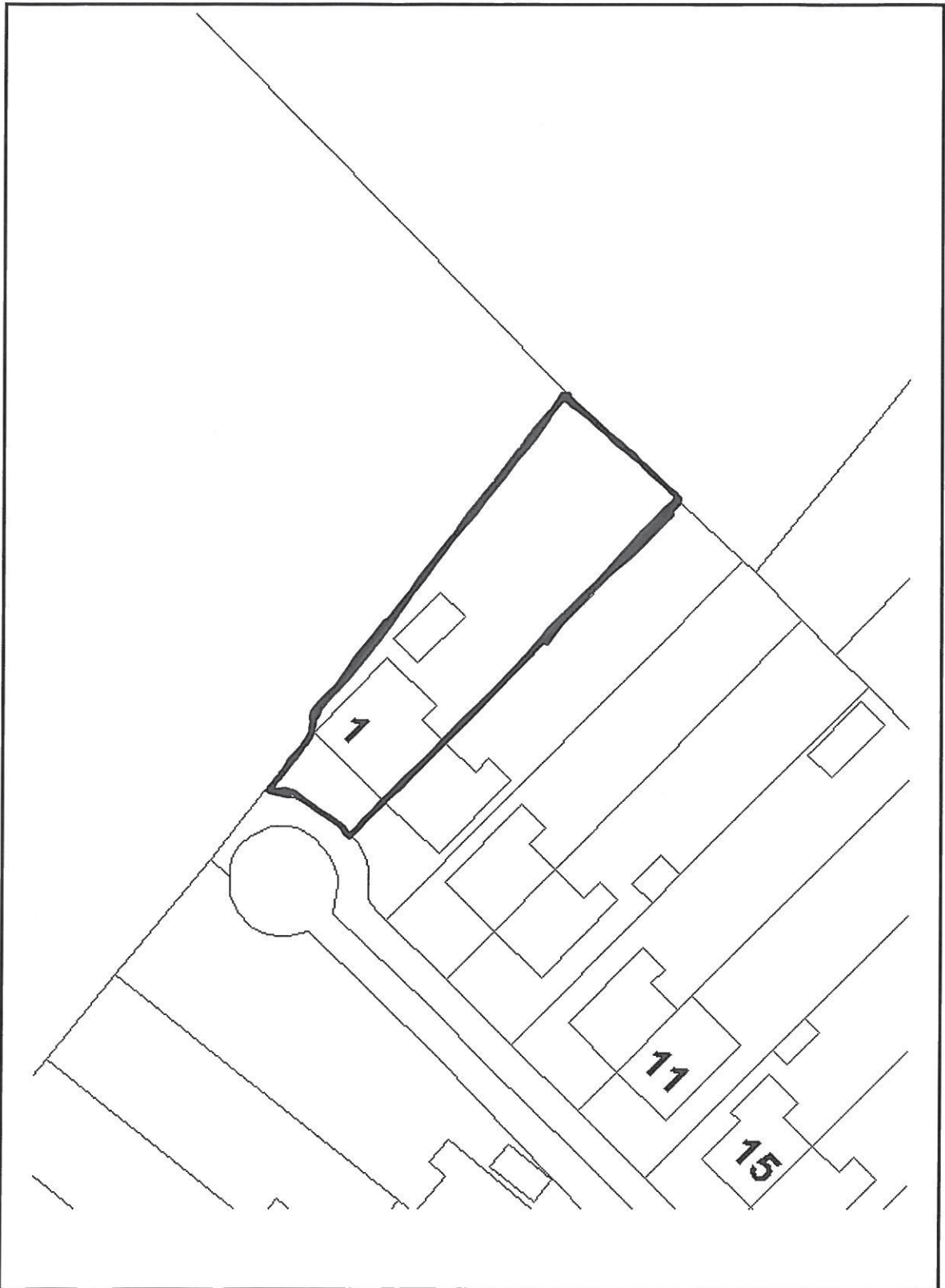
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received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

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



11/1482/FUL

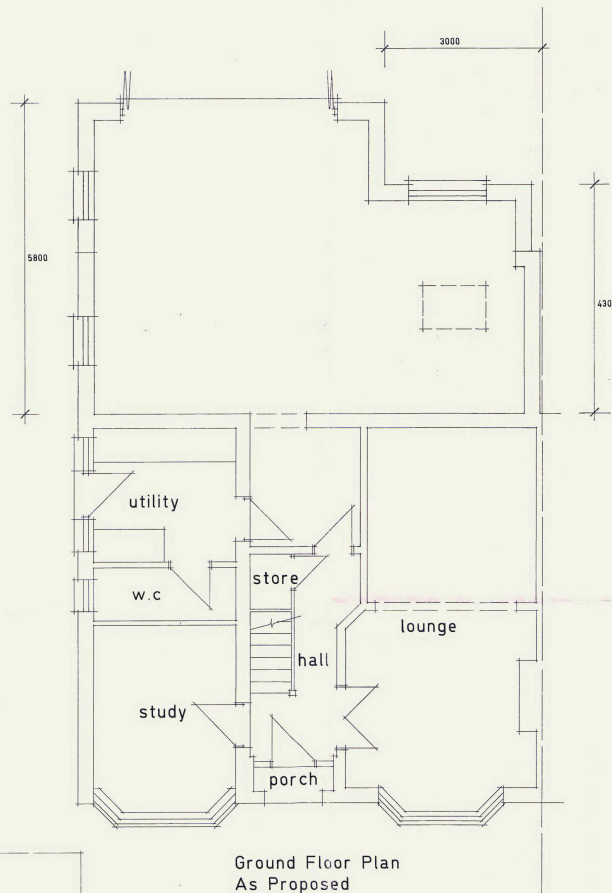
1 Hoadly Road Cambridge Cambridgeshire CB3 0HX



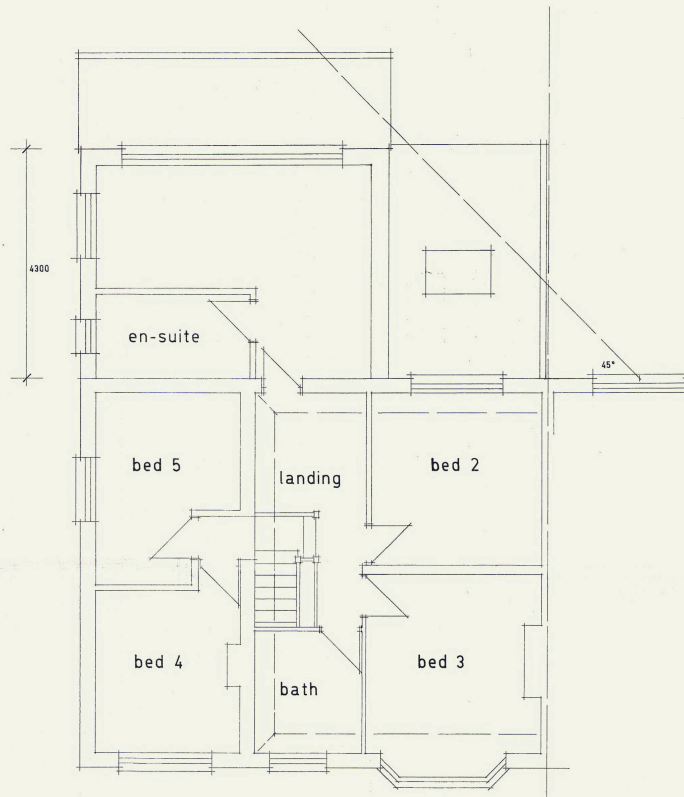
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1 Hoadly Road Cambridge Cambridgeshire CB3 0HX

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Ground Floor Plan
As Proposed



First Floor Plan
As Proposed

Scan to: 11/14/82/ RW
Doc type: New Drawings
Return to: Application Support

Proposed Extension
1 Hoadly Road
Cambridge
For Mr. & Mrs. P. Zaffaroni

Malcolm J. Bowman
Architectural Technician
3B Townsend
Soham
Ely
Cams.
CB7 5DD
01353 721599

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Plans As Proposed

Revision F

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17 Hoadly Road



38 Eachard Road





28 Woodlark Road



Page 22





71 Woodlark Road

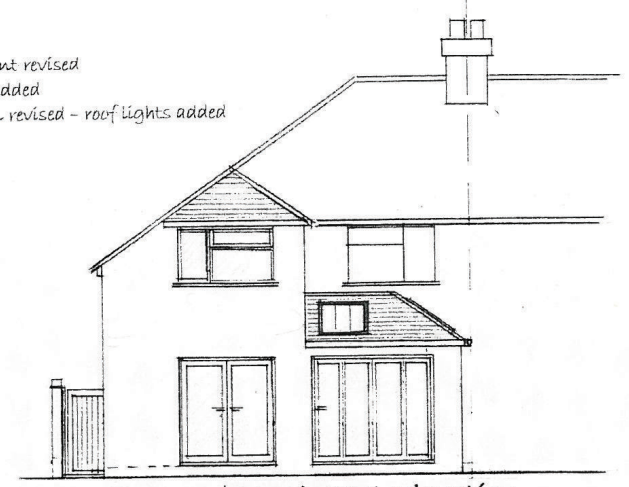




Proposed South West Elevation

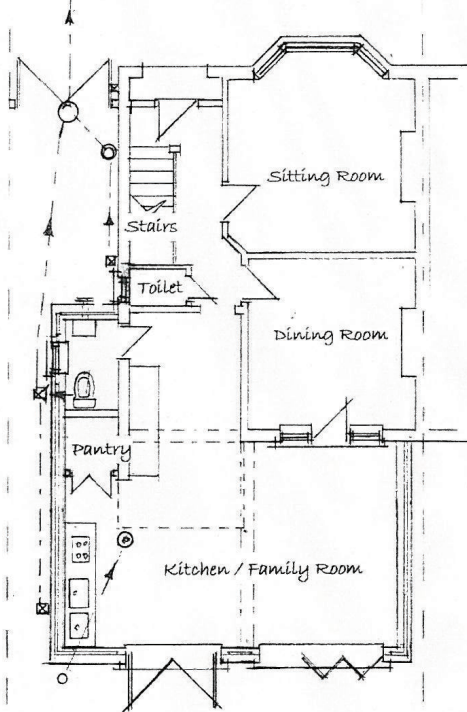


Proposed South East Elevation

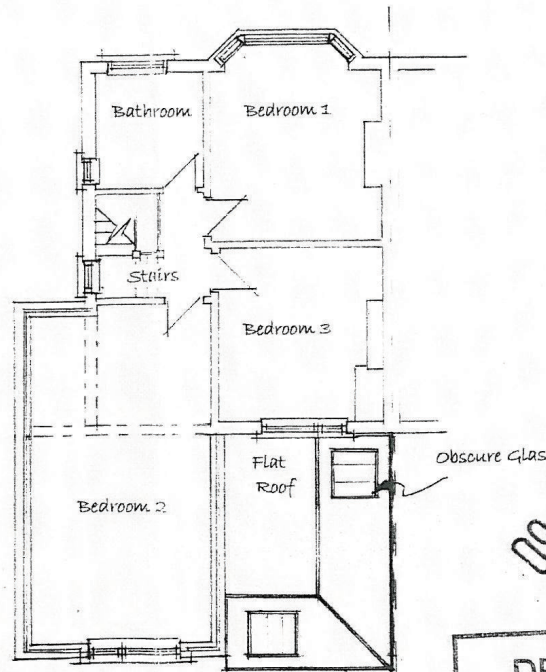


Proposed North East Elevation

23/4/09 - Rev 'A' Extension footprint revised
 1/5/09 - Rev 'B' Internal layout added
 5/5/09 - Rev 'C' Rear fenestration revised - roof lights added



Proposed Ground Floor Plan



Proposed First Floor Plan



09 / 0426 / FULL



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Contract:
Proposed Extension & Alterations

at:
17 Hoadly Road, Cambridge

Client:
Mr B Widmer

Drawing Title:
Proposed Elevations & Floor Plans

Drawn: PJC Scale: 1:100

Date: April '09 Revision: C Drawing No: 08/802/2

CAWDELL
 Architectural Design

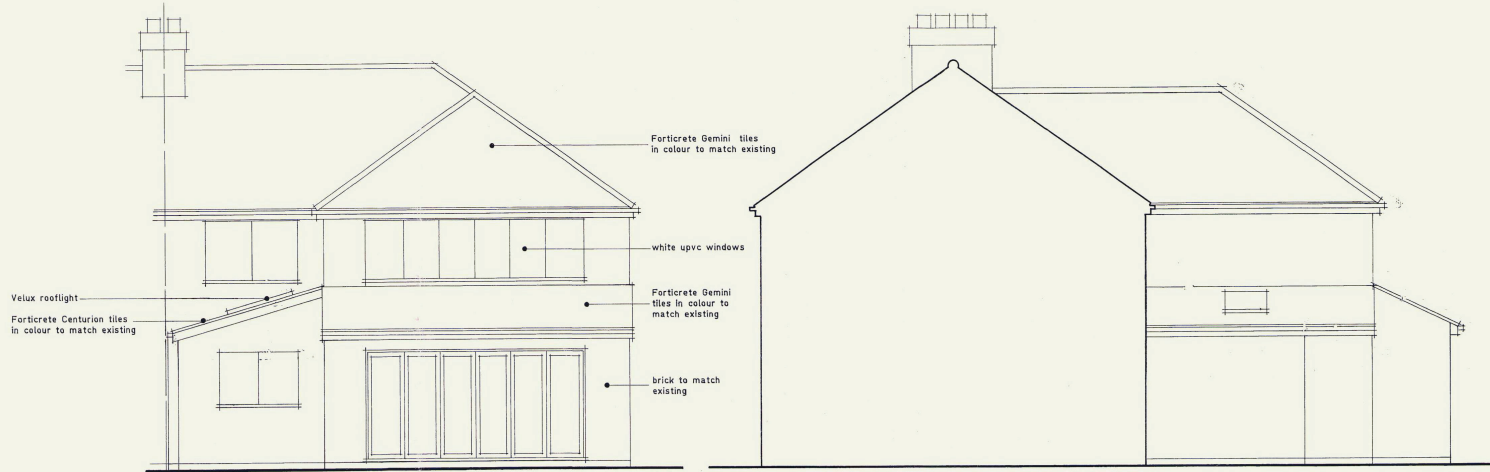
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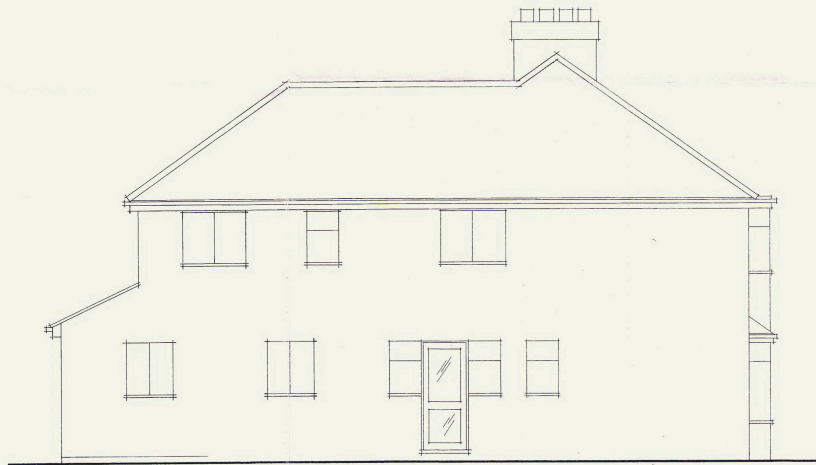
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Rear Elevation As Proposed

Side Elevation As Proposed



Side Elevation As Proposed

Proposed Extension
1 Hoadly Road
Cambridge
For Mr. & Mrs. P. Zaffaroni

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Elevations As Proposed

Revision F

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WEST CENTRAL AREA COMMITTEE 1ST MARCH 2012

Application Number	11/1585/FUL	Agenda Item	
Date Received	28th December 2011	Officer	Mr John Evans
Target Date	22nd February 2012		
Ward	Castle		
Site	Rear Of 82 - 94 Richmond Road Cambridge Cambridgeshire CB4 3PT		
Proposal	Erection of 4no four bed link detached units, together with 11 car parking spaces, cycle parking and associated landscaping works following demolition of existing outbuildings to the side and rear of 82 Richmond Road.		
Applicant	Mr E Seaby C/o Agent		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the south east side of Richmond Road. The site is currently occupied by 22 lock up garages and storage buildings, all of which are vacant. The site has 2 accessways onto Richmond Road, adjacent to numbers 82 and 90 Richmond Road.
- 1.2 Number 82 Richmond Road is a dwelling house, which has also been vacant for many years. It has a single storey rear extension some 18m in depth, which is within the application site and which is in commercial use.
- 1.3 Richmond Road is characterised by 2 storey terraced dwelling houses set in relatively deep and narrow plots. To the south east is Proposal Site 5.07, which is a 1.47 hectare site allocated for housing in the 2006 Local Plan.
- 1.4 The site is not within a Conservation Area. Richmond Road is not within the Controlled Parking Zone.
- 1.5 There are 8 trees protected by TPO's within and immediately adjacent to the site.

2.0 THE PROPOSAL

- 2.1 This revised application seeks consent for the erection of 4, four bedroom detached dwelling houses, arranged over 3 levels of accommodation. The houses stand 5.6m to their first floor parapet level and have an overall height of 8m.
- 2.2 The 4 houses have a revised design and appearance as compared with the previously refused application 11/0921/FUL. The buildings are modern in appearance with buff brickwork and areas of horizontal oak timber boarding. The roofs are pitched to the western front elevation and will be constructed with slate.
- 2.3 Each house has an integrated car parking space to the front and a rear garden area containing an outbuilding for bicycles. Refuse collection is provided in a communal store to the rear of number 82 Richmond Road.
- 2.4 The application is accompanied by the following supporting information:
- 1 . Design and Access Statement
 - 2 . Planning Statement
 - 3 . Transport Statement
 - 4 . Archaeological desktop assessment
 - 5 . Noise Assessment
 - 6 . Phase 1 contamination study
 - 7 . Utilities report
 - 8 . Habitat and biodiversity study
 - 9 . Tree Survey

3.0 SITE HISTORY

Reference	Description	Outcome
11/0921/FUL	Erection of four 4-bed semi-detached residential units, together with 9 car parking spaces, cycle parking and associated landscaping works (following demolition of existing outbuildings to the side and rear of 82 Richmond Road).	Refused

The previous application was refused for the following reason:

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).

This application is currently the subject of an appeal.

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	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 **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.

- 5.6 **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.

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

5.7 **East of England Plan 2008**

ENV7: Quality in the Built Environment

5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

5.9 **Cambridge Local Plan 2006**

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

4/4 Trees

4/13 Pollution and amenity

5/1 Housing provision

7/3 Protection of Industrial and Storage Space

8/2 Transport impact

10/1 Infrastructure improvements

Planning Obligation Related Policies

3/7 Creating successful places

3/8 Open space and recreation provision through new development

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

5/14 Provision of community facilities through new development

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

5.10 **Supplementary Planning Documents**

Cambridge City Council (March 2010) – Planning Obligation Strategy

5.11 **Material Considerations**

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

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

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

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

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

Includes the following statement:

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

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

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

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

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

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

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

City Wide Guidance

Cambridge City Council (2006) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development.

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

- 6.1 The use of cobbles as a speed reducing measure should be removed from the proposal. These are unnecessary and would result in significant disturbance to adjoining residential properties.

The proposal would regularise the use of the existing accesses but would be unlikely to intensify their use.

The level of parking provision, given the location and accessibility of the site is reasonable, however any additional parking would be likely to obstruct access.

The Highway Authority recommend that parking spaces should be 2.5m x 5m with a 6m reversing space.

Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwellings will not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on nearby streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

Head of Environmental Services

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

Arboriculture

- 6.3 The layout allows for construction without causing material damage to trees, providing tree protection methods are adopted. My only concern therefore is for future pressure for trees to be pruned to improve light or stop conkers dropping. From a visual perspective it is the trees T1, T2 and T3 that offer the greatest amenity contribution. With suitable fenestration to the front of the houses the impact of these trees on the development can be minimised.

T6 to the rear of the site, will shade the adjacent new garden and drop conkers, which I suspect will be a nuisance to residents. The tree is however afforded additional protection as it is located off site. Consideration should be given to the removal and replacement of these trees.

Cambridgeshire County Council (Archaeology)

- 6.4 Further investigations required, imposition of condition necessary.

Cambridge County Council Education

Pre School and Life Long Learning contributions triggered.

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

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations: 78 Richmond Road, 94 and 95, 96 Richmond Road,

- 7.2 The representations can be summarised as follows:

Principle of development comments

- Residential development generally welcomed.

Design comments

- The design of the buildings is essentially the same.
- The development should be 2 or 3 low rise buildings.

Amenity concerns

- Loss of amenity for number 78 as a result of the proposed new access.
- The proposed balconies will overlook the garden of number 78.
- Building mass is closer to the boundary with number 96.

Access and car parking Concerns

- There is no established vehicle access between numbers 78 and 82.
- Emergency vehicles could not turn into the site without car parking restrictions to either side.
- 11 Parking spaces for 4 houses is too many.
- Concerns with proposed rumble strips.

Richmond Road Resident's Association

- Concerns with the previous refusal related to the detailed design of the houses and the means of access.
- General agreement that the proposed changes improve the character and appearance of the proposed development.
- Modifications to the height and frontage of the proposed houses is welcomed.
- Traditional materials welcomed.
- Increase in parking spaces is an improvement.
- Screen should be included on the southern most dwelling.
- Reservations regarding access points remain.
- Yet to be convinced that there will be no loss of parking to Richmond Road or that emergency vehicles can adequately enter the site.
- The access adjacent to number 82 is of limited width. There is concern that the turning room needed would lead to further car parking restrictions on Richmond Road.
- Further clarification needed regarding the access route upkeep, fencing and boundaries.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The provision of 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 section below. The proposal is therefore in compliance with these policy objectives.

8.3 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is a significant adverse impact on the amenities of neighbouring properties, through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance; b) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part. The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f). The character and amenity sections of policy 3/10 are considered in the

relevant subsections below. This site is used for commercial storage and light industrial use, and is not 'garden land'. The proposal nevertheless involves the subdivision of an existing plot for residential purposes, whereby the criteria of policy 3/10 are relevant.

- 8.4 The site has a lawful use for commercial offices within Use Classes B1c and B8. Local Plan policy 7/3 seeks to protect industrial uses and their loss is only permitted subject to a number of criteria. The proposed redevelopment of this site clearly satisfies part e of policy 7/3, whereby redevelopment for housing in this residential context would be more appropriate.
- 8.5 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria set out in policy 3/10 and other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policies 5/1, 3/10 and 7/3 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.6 The acceptability of this scheme in terms of design turns on the detailed design and appearance of the new dwellings in relation to their surrounding context. The application proposal is similar in layout and footprint to the previously refused scheme. The key difference between the application proposal and the previously refused scheme relates to the design and materials of the houses. I discuss below how this revised scheme addresses the reason for refusal.
- 8.7 The Council considered the design of the previously proposed houses unacceptable, because of their overall height, which ranged from 8.4m to 9m, and their massing. They were considered to dominate the gardenscape and the environs of this backland site, which would be incongruous. The applicant has sought to address this concern by reducing the overall height to 8m. While I accept in isolation this is a relatively modest reduction in height, more important is the remodelled proportions of the dwellings, which were previously considered incongruous.

- 8.8 The Council considered the prominent, awkward and bulky third storey roof design of the previously refused scheme out of character with the gardenscape, creating an austere appearance due to the dominant roof form. The application proposal retains a modern contemporary appearance, but has more balanced proportions. The third storey has been reduced in scale with pitched roofs. This in my opinion is more contextually appropriate and will create a more pleasing overall appearance.
- 8.9 The detailed design and materials, with extensive use of shingle cladding and the overly prominent stairwell features were previously considered unacceptable. In the view of the Council, this contributed to a heavy, industrial appearance. This revised scheme has a more rationalised, less imposing, materials palette. The overall proportion of brickwork has increased on the exterior of the building, which in my view is a positive improvement on the previously refused scheme, satisfactorily addressing the previous reason for refusal.

External spaces and trees

- 8.10 There are a number of mature trees on the site. The Council's Arboriculture Officer considered the previous scheme and did not object to the proposals, subject to suitable protection methods during the construction. The one tree which is to be removed (T004) is considered to have limited amenity value and it should not constrain development of the site. Some concerns remain regarding the pressure for future pruning from unit 3 in relation to tree T6. Tree T6 is however afforded greater protection being located outside the site.
- 8.11 Car parking is located in reasonably close proximity to each dwelling and is positioned to support the new inner street scene. In my opinion the design of the proposal is an appropriate subdivision of this plot and is compliant with East of England Plan policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7, 3/10, 3/11, 3/12 and 4/4.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The proposed new dwellings have their principal outlook towards the backs of numbers 82 and 90 Richmond Road. The overall front to back distance of 30m is acceptable and will not give rise to significant interlooking of windows. Given the angle of potential overlooking, the thick tree and vegetation screening, and the overall distances involved, I do not consider this relationship to significantly detract from the amenities of numbers 82 - 90 Richmond Road. The layout of the proposed dwellings is very similar to the previous application and was not considered unacceptable.
- 8.13 The western most new dwelling (unit 1) will be visible from the rear garden of number 78 Richmond Road. The applicant proposes 2 new trees to be planted on the common boundary which will reduce the visual impact and prominence of the development for the occupants of this property. The revised design features a first floor balcony to unit 1 which will result in some overlooking at the end of the rear garden of number 78. I recognise the potential for overlooking, although this can be resolved through the erection of a screen, secured through the imposition of a suitable planning condition. (See condition 14). I do not consider that the proximity of the building will have a harmful effect on the amenities currently enjoyed by the occupiers of 78 Richmond Road, whose garden is approximately 45m long.
- 8.14 The new dwelling to the north east of the site (unit 4) will be sited approximately 2.5m from the rear garden of number 96 Richmond Road. The garden of number 96 Richmond Road is relatively deep, the rear south section of which abuts the application site. I do not consider this part of the garden would be unduly dominated by the development, especially given the revised hipped roof treatment. There will be no windows in the flank elevation of the new building that might cause overlooking.

- 8.15 Concerns have been raised regarding the potential noise and disturbance created by the daily traffic movements and comings and goings associated with four new dwelling houses. While I note that the lockup garages currently give rise to limited numbers of trips, a commercial use such as this could in the future be used to a far greater intensity, which may not be compatible with the surrounding residential context. This notwithstanding, I do not consider the likely trip numbers from the development to create significant noise and disturbance for those residential properties either side of the access at numbers 78, 80, 90 and 94 Richmond Road. The proposed rumble strips are not considered necessary and may cause disturbance for neighbours. I have suggested the imposition of a planning condition to ensure they do not form part of the development. (See condition 15).
- 8.16 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.17 The proposed dwellings will provide desirable accommodation suitable for family occupation. The houses are served with small but useable rear garden areas. The rear gardens of plots 2 and 3 will be in some shadow during the day from the protected tree T006. I do not consider this to be so harmful as to justify refusal. The tree is located on the adjacent site, which gives greater protection against future pressure for pruning. In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.18 The houses are intended to store bins within their curtilage and a communal bin store is provided for collection day. While the pulling distances slightly exceed good practice guidance, it is considered unavoidable in this instance. There will be smooth surfaces to the access and around the bin store. The Council's Waste Officer is content that refuse vehicles could enter the site and collect from the proposed bin store. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.19 The Highways Authority is content that the proposed use of the site for 4 dwellings will result in a reduction of vehicle movements and officers do not therefore object to the proposals. I recognise concerns that the data provided in the applicants transport statement overstate the reality of the current use of the site. While the majority of the lock up garages are vacant at present, the site has the potential to be used in a significantly more intense manner.
- 8.20 While the previous application was not refused on the basis of highway safety, concerns remain as to the suitability of the access for emergency vehicles entering and leaving the site. I recognise the importance of maintaining sightlines at the junction of both accessways. The Council could retain control of the final boundary treatment through the imposition of a suitable planning condition.
- 8.21 The transport statement which has been submitted demonstrates how a fire tender can move through the site, but it does not show how emergency vehicles manoeuvre into the access itself. The applicant has agreed to revise the tracking diagram to show how an emergency vehicle could enter the site with parked cars along Richmond Road. I will provide an update on this issue on the pre Committee amendment sheet.
- 8.22 The provision of further yellow or white lines on the street is not within The Local Planning Authority's control. The control over the use and function of the highway is for the County Council acting in its role as the Local Highway Authority. The Highways Authority do not consider further car parking restrictions, in

terms of either white or yellow lines, necessary. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.23 The development provides 11 car parking spaces, an increase of 3 from the previously refused application. The Council's Adopted Car Parking Standards advise a maximum of 11 spaces should be provided. On this basis I do not consider the development to result in an over provision of car parking.

8.24 Adequate provision is made for bicycles within outbuildings in the rear gardens of each house. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.25 The points raised in the representations received have been discussed in the above report.

I will provide further comment from the Highways Authority on the revised tracking plan on the amendment sheet.

Planning Obligation Strategy

Planning Obligations

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

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

(b) directly related to the development; and

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

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

Open Space

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

8.28 The application proposes the erection of 4 four-bedroom houses. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952	4	3808
Total					3808

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076	4	4304
Total					4304

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968	4	3872
Total					3872

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264	4	5056
Total					5056

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

Community Development

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

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882		
4-bed	1882	4	7528
Total			7528

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

Waste

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

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	4	300
Flat	150		
Total			300

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

Monitoring

8.34 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

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

9.0 CONCLUSION

- 9.1 This revised scheme addresses the design related reason for refusal of the previous application. I do not consider significant adverse harm to either highway safety or neighbouring amenity to result. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

Determined under delegated powers by:

Designation - Development Control Manager

Date:

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

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

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

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

3. Except with the prior written agreement of the local planning authority 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)

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

Reason: To protect the amenity of residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

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

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

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

- i) contractors access arrangements for vehicles, plant and personnel,

- ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

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

7. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

8.
 - 1) No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.
 - (a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
 - (b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

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

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

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

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

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

9. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

10. No demolition work shall be undertaken on the site until measures for the suppression of dust during demolition have been submitted to and approved in writing by the local planning authority.

Reason: To protect the amenity of neighbouring occupiers. (Cambridge Local Plan 2006, policy 4/13)

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

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

12. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

13. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

14. Prior to the commencement of the development, details of a screen to the proposed first floor balcony to unit 1 shall be submitted to and approved in writing. The development shall be carried out in accordance with the approved details.

Reason: In the interests of neighbouring amenity, to prevent overlooking of the rear garden at number 78 Richmond Road, Cambridge Local Plan 2006 policies 3/4 and 3/12.

15. Notwithstanding the details on the approved block plan P 01 rev B, the proposed vehicle rumble strips shall not be installed on either of the accessways.

Reason: In the interest of the amenities of neighbouring residential properties, Cambridge Local Plan 2006 policy 3/4.

INFORMATIVE: To satisfy standard conditions relating to Noise Insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 'Method for rating industrial noise affecting mixed residential and industrial areas' or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

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

Reasons for Approval :

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

East of England plan 2008: ENV6, ENV7, WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8, P9/9

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

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

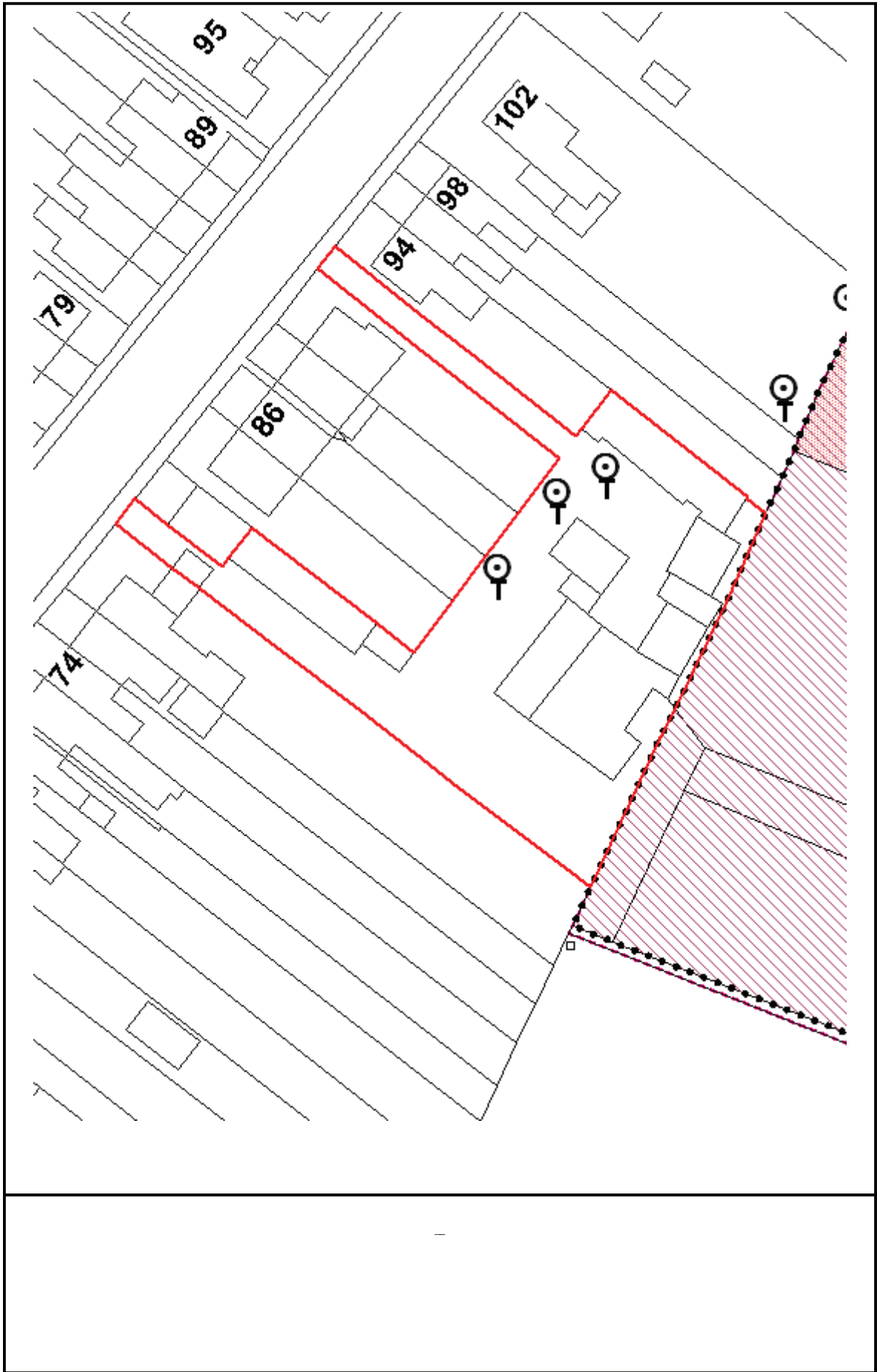
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

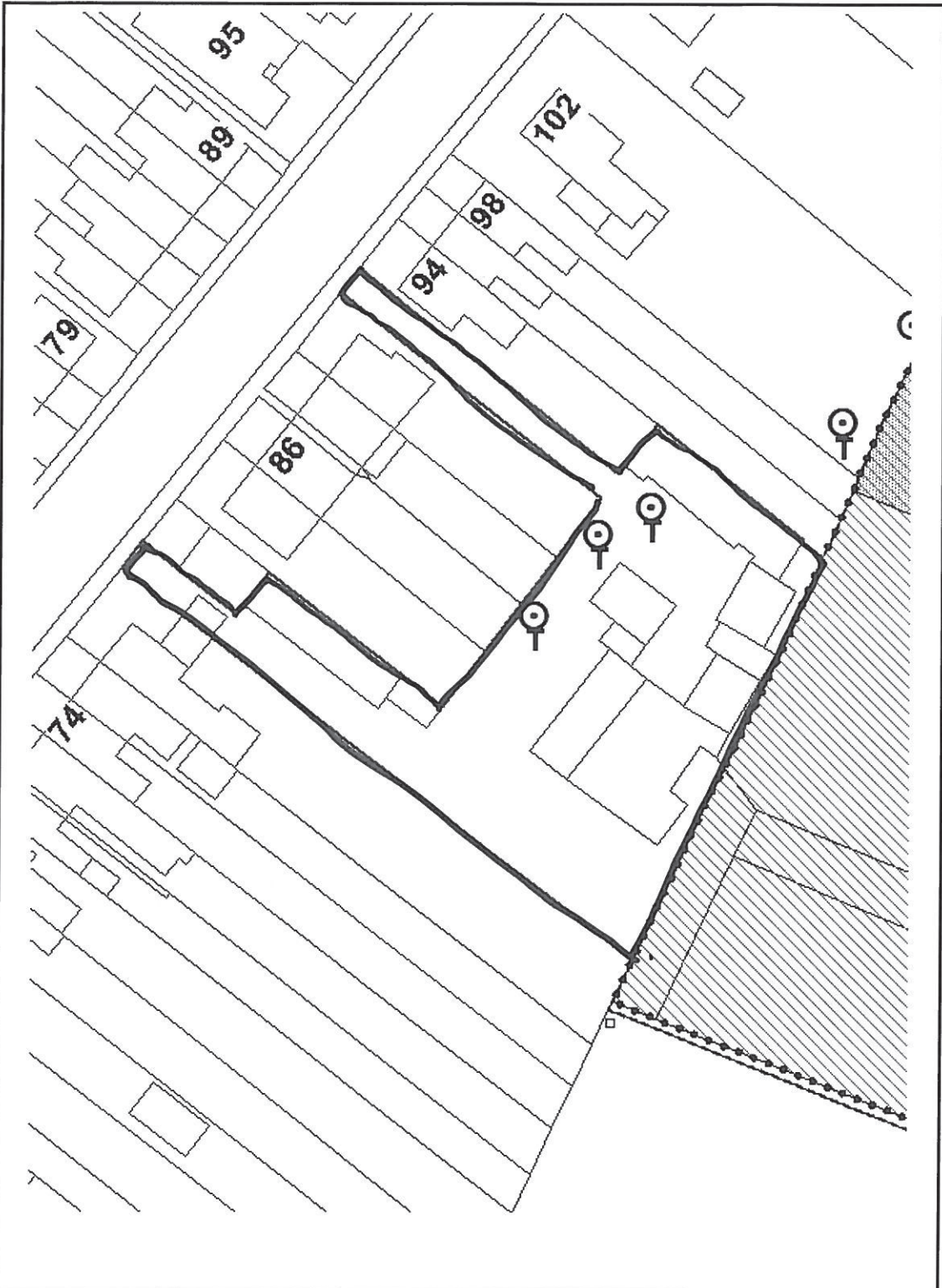
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

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





11/1585/FUL
Rear Of 82 - 94 Richmond Road Cambridge Cambridgeshire

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WEST / CENTRAL AREA COMMITTEE5 January 2012
7.00 - 10.00 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)

Co-opted non-voting members:

County Councillors: Belinda Brooks-Gordon (Castle) and Lucy Nethsingha (Newnham)

Officers present:

Safer Communities Manager: Lynda Kilkelly
 Green Spaces Manager: Alistair Wilson
 Principal Planning Officer: Toby Williams
 Committee Manager: Toni Birkin

Also Present:

The Neighbourhood Policing Sergeants Mike Barnshaw (Central Neighbourhood) and Jayne Drury (West Neighbourhood); John Fuller, Police Community Engagement Manager; Ruth Joyce, Member of Cambridgeshire Police Authority

FOR THE INFORMATION OF THE COUNCIL**12/1/WAC Apologies**

Apologies were received from County Councillor Whitebread.
 Councillor Reid did not attend the planning section of this meeting.

12/2/WAC Declarations of Interest (Planning)

Name	Item	Interest
Councillor Reid	12/3/WAC 3a	Personal and prejudicial. Councillor Reid was not present while this item was considered

12/3/WAC Planning Applications

3a 11/1175/FUL - Land Adjacent to 5 Spens Avenue

The committee received an application for a residential development consisting of the erection of four detached houses.

Clive Haines addressed the committee and made the following points in objection to the application:

- i. As a resident of number one Spens Avenue, his home is only 40 yards from the development.
- ii. The proposal is out of proportion to the general area.
- iii. The design is out of context.
- iv. Other three storey applications had been rejected.
- v. The original sale of the land included a covenant restricting the height and density of 1, 3 and 5 Spens Avenue.
- vi. The design is bland and institutional.
- vii. Requests for a footpath had been ignored.

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

Members discussed the application and made the following points:

- i. The existing covenant is not a material consideration for this application.
- ii. The Local Plan had identified this as a suitable site.
- iii. There is a demand for larger, high end properties.
- iv. The design is acceptable.
- v. The area had an intimate, village feel which may be lost. However, there are other three storey buildings within site of the development.

RESOLVED (by 7 votes to 1) to approve the application in accordance with the officer recommendation.

Reason 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 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.

12/4/WAC Declarations of Interest (Main Agenda)

No declarations were made.

12/5/WAC Minutes

The minutes of the meeting of the 3rd November 2011 were agreed as a correct record.

12/6/WAC Matters and Actions arising from the Minutes

11/61/WAC – Publication of the minutes of the Neighbourhood Action Meetings. Councillor Bick had investigated this matter. The meetings conform

with their terms of reference. They are not City Council meetings and are attended by a number of other agencies, some regularly and others one off attendance when relevant to the issues under discussion. The meetings focus on how to achieve goals set elsewhere, such as the Area Committees. There is little to be gained by publication of the minutes. This would also require considerable officer time to redact personal and confidential information. Progress is reported back to the area committees at regular intervals and additional reports can be requested when the need arises, such as the recent report on Punt Touts.

12/7/WAC Open Forum

(Q1) Edward Cearní

Can the committee give an update on the progress of the planned improvements to the Market Square? Recent events and activities around the Market Square have had an adverse affect on the regular traders. Examples include, a craft fair held in the Guildhall on a cold winter day taking trade away for similar stalls on the open air Market Square and the Christmas Light switch on which encouraged noisy crowds rather than shoppers.

Members agreed that the traders should be encouraged and supported by the City Council. Communication with traders needed to be improved. It was suggested that Councillor McGovern, the Executive Councillor for Customer Services and Resources and Emma Thornton, the Head of Tourism and City Centre Management be invited to attend the next meeting of this committee in order to fully address the issues raised.

Action: Committee Manager

(Q2) Richard Taylor

The Cambridge News recently reported that Love Cambridge had met with the County Council to discuss cycle signage in the City. These decision should be made in open meetings where the public can contribute.

Councillor Reid responded. She agreed that these decisions should be made in an open arena. Signage is a County Council issue and officers from the County could be invited to this meeting to respond to the point raised. Councillor Bick suggested that the meeting with Love Cambridge had not been a decision making meeting, but rather an investigation of the options and opinions. Councillor Smith will write to Brian Stinton to formally request that

cycle signage be painted onto the road surface. This would need to be followed up with enforcement action.

Action: Councillor Smith

(Q3) Barry Higgs

The process of declaring an 'area of interest' in order to receive notifications of planning applications is not working. The Friends of Midsummer Common have not been informed of recent applications adjacent to Midsummer Common.

Councillor Reid expressed regret that the system did not appear to be working as it should. She undertook to investigate this.

Action: Councillor Reid

(Q3) John Lawton

Could the members give a progress update on the enforcement of parking restrictions on Midsummer Common?

Councillor Cantrill invited Alistair Wilson, the Green Spaces Manager, to respond to this question. The officer confirmed that a self-closing gate had now been installed and following initial problems, was now fully operational.

Members discussed the complicated legal position for taking further enforcement action. Parking on Midsummer Common has been an on-going problem for many years. The position regarding wheel clamping is still unclear.

In response to public questions, Councillor Cantrill stated that there had been a range of opinions on how best to resolve the problems. The gate is now generally regarded as a positive step towards a permanent solution. He stated that the Council had a duty of care to protect the ascetic appearance of the area. The gate is now fully operational and further enforcement action would follow. Councillor Smith stated that previous responses had not been robust enough and agreed to contact the Council's legal department for a response on enforcement options, including the use of clamping.

Action: Councillor Smith

There was general agreement that progress had been made. However, Councillor Cantrill suggested a permanent solution could take some time to be fully realised.

Cambridge Half Marathon Display

Councillor Cantrill directed members of the public to the display at the rear of the room regarding the Cambridge Half Marathon. Adam Moffat, Director of One Step Beyond, was in attendance to answer any questions. This was expected to be a very popular event and 200 volunteers would be needed on the day (11th March 2012). Anyone interested should contact Adam Moffat direct on 01427718888 or via www.onestepbeyond.org.uk.

12/8/WAC Policing and Safer Neighbourhoods

The Neighbourhood Policing Sergeants Mike Barnshaw (Central Neighbourhood, covering Market Ward) and Jayne Drury (West Neighbourhood, covering Newnham and Castle) and Lynda Kilkelly, Safer Communities Manager, presented a report on crime and policing for the three wards and made recommendations for the forthcoming period.

City Central: Speeding Enforcement – 20 MPH limit

Sergeant Mike Barnshaw gave an update on the progress of this priority as per the report.

(Q1) Edward Cearní

Speeding violation in the City Centre continue to be problem. Buses, coaches and taxis appear to be the worst offenders. Can enforcement be addressed?

The County Council have raised the problem of buses with the Bus Partnerships.

Councillor Reid suggested that comparable cities in other parts of the Country had a more stringent policy with bus providers. The public want more enforcement action.

(Q2) Mr Bowen

Enforcement action has limited impact as Officers wear high visibility clothing that warns drivers of their presence.

Sergeant Barnshaw confirmed that Officers and Speedwatch volunteers were required to wear such clothing for Health and Safety reasons.

(Q3) Mr Lawton

Automatic Number Plate Recognition vehicles had been deployed in Maids Causeway and had been successful in stopping a number of

speeding vehicles. However, this priority had received only 12 hours of Police time over a two-month period.

Members suggested that the 20 mph limit would take time to embed and the current approach at least raised awareness. Councillor Bick stated that enforcement was part of a package to change behaviour. Reporting speeding Taxi Drivers to the Licensing Department, giving their plate number, was suggested. Speeding buses should be reported to the bus companies.

Members raised the following issues:

- i. Taxi drivers sometime assume speeding limits do no apply to them.
- ii. A points system for Taxi Drivers is under consideration.
- iii. There is widespread public support for the 20 PMH limit and enforcement must be improved.
- iv. Requesting a higher time input for this priority was suggested. One day per month was suggested.

John Fuller, Police Community Engagement Manager, suggested a joint meeting, with representatives of the East Area Committee also invited, to agree the best way to achieve results with this objective.

Action: Safer Communities Manager

RESOLVED to:

Retain the priority with the addition of evening activity:
Speed enforcement activity to support the implementation of 20mph speed limit, including evening activity.

City Central: Alcohol and group related ASB in Grafton Centre area.

The Safer Communities Manager gave an update on the progress with this objective as per the report.

The following points were raised:

- i. Problems in the area are not restricted to street life.
- ii. A recent Street Surgery had been successful and the public welcomed information on how to report problems.
- iii. Members had found the Street Surgery had been useful.
- iv. If the police feel there is a need for a S30 order an evidenced based request for such an order should be presented to the City Council for consideration.

RESOLVED to:

Consider the Grafton Centre area as part of the wider problem currently under review.

City West: ASB associated with sex workers in Histon Road.

Sergeant Jayne Drury gave an update on the progress of this priority as per the report.

Members made the following comments:

- i. Police action had been welcomed and the action taken had been successful.
- ii. Residents understood that action alone would not resolve the problem. The street workers also needed other assistance.
- iii. Discharging this a priority while continuing to monitor for any reoccurrence was discussed. Members agreed that the residents in the area would report any increase in problems in the future.

RESOLVED (by 9 votes to 1) to:

Discharge this as a priority.

Officers will continue to carry out patrols to maintain low levels of ASB in relation to the prostitution.

City West: Cycle Theft

Sergeant Jayne Drury gave an update on the progress of this priority as per the report.

Members made the following comments:

- i. Cycle theft continues to be a big issue.
- ii. Increasing secure cycle parking was seen as the long-term solution.
- iii. Converting car parking bays to cycle parking could be an option.

(Q4) Richard Taylor

The police hold stolen cycles but do not record or advertise the serial numbers on line making it difficult for owners to recover their property.

The Police responded by confirming that they do endeavour to reunite owners with recovered cycles when possible. A large number of cycle thefts are not reported.

(Q5) Richard Henning

Cambridge is no longer a pleasant place for pedestrians due to the inconsiderate and illegal actions of cyclists. Only 46 fixed penalty notices had been issued since April of this year. The Police take little enforcement action against cyclists.

Councillor Smith suggested that this had been a priority in the past.

Sergeant Jayne Drury confirmed that freshers are all given talks on cycle safety talks. It was suggested that the problem is not confined to students.

Councillor Bick suggested this be added to the existing cycle theft priority. Councillor Kightley suggested action on this matter was needed in Nothampton Street and the Castle Ward as a whole.

RESOLVED to:

Retain the priority to reduce incidence of cycle theft across the area.

Add Antisocial Cycling as a priority.

Apply the above to both City West and City Central.

(Q6) Richard Taylor

Could Councillor Bick give an update on the position regarding Restorative Justice?

Councillor Bick responded and stated that he had attended a presentation on the issues and was satisfied with the progress.

(Q7) Richard Taylor

Cambac had requested shop theft as a priority at the August meeting. Has this been considered?

It was agreed that there was little to be gained by adding this as a priority. However, Cambac were welcome to return to the Area Committee at a later date and to present their case.

SUMMARY OF AGREED PRIORITIES

- i. City Central: Speed enforcement activity to support the implementation of 20mph speed limit, including evening activity.

- ii. City Central: Alcohol and group related ASB in Grafton Centre area. Consider the Grafton Centre area as part of the wider problem currently under review.
- iii. City West and Central: To address anti-social cycling and to reduce the incidence of cycle thefts across the area.

The meeting ended at 10.00 pm

CHAIR

16th February 2012

Briefing note for West Central Area Committee on 1st March 2012

Update on Improvements to Cambridge Market

Introduction

This briefing note is in response to the following oral question raised by Mr E Cearní at the West Central Area Committee on 5th January 2012:

“Can the committee give an update on the progress of the planned improvements to the Market Square? Recent events and activities around the market Square have had an adverse affect on the regular traders. Examples include, a craft fair held in the Guildhall on a cold winter day taking trade away for similar stalls on the open air Market Square and the Christmas Light switch on which encouraged noisy crowds rather than shoppers.”

Background

Cambridge Market is an extremely important part of the city’s heritage and one of the very few markets in the country that continues to trade successfully 7 days a week. The City Council is committed to working with Market traders on an ongoing basis to proactively seek opportunities to improve the market.

Markets Improvement Plan

For a number of years there has been considerable debate about ways in which the Market square area might be improved to make it a more attractive area both during the day and the evening. In 2010, recognising that in the current economic climate large-scale environmental improvements would not be possible in the short term, the City Council, worked closely with market traders to develop a “Market Improvement Plan. “This is a constantly evolving piece of work where projects are added each year.

The plan sets out a range of projects designed to improve the Market both visually and operationally. In 2010/11 these included new stall canopies on all stalls, a wide range of marketing initiatives (delivered through Love Cambridge, the City Centre Partnership), and improvements to the fountain area through seasonal planting. Projects for 2011/12 include an upgrade of the electrical infrastructure, a public art project and participation in “National Markets Day-Love Your Market,” a national campaign that has come out of the recent high profile government led “Mary Portas High St Review.”

The Markets are actively promoted through all Love Cambridge Marketing material as a key component of the “Cambridge offer.” This includes a dedicated

Markets guide, profile in the city centre shopping guide and extensive coverage in both the Spring/Summer and Christmas Love Cambridge publications. In the recently launched “Love Cambridge Voucher” book, over 23% of the offers have been contributed by market and street traders. New banners have also been developed promoting Cambridge Markets and are now being displayed at all Park and Ride sites and in car parks across the city centre.

Events around the Market Square

Once a year the “Christmas Lights Switch on” is hosted in the Market Square in front of the Guildhall. This event and the Christmas Lights are organised and delivered by Love Cambridge in partnership with the City Council. Over the past 5 years this event has developed into a wonderful celebration of local community talent and includes participation from a wide range of local dance drama and music groups from across the city. In order to ensure that the benefits of this event are spread right across the city centre additional performance areas are located at the Grafton, Lion Yard and the Grand Arcade where a full programme of activity is organised throughout the day.

The market square is at the very heart of the city centre and provides great linkage to all the surrounding historic streets where many of our independent retailers are located. Whilst it is recognised that this location is far from ideal it is extremely important that the event’s central focus is in the heart of the historic core.

The event attracts around 4,000 local people and whilst this might not always translate into an immediate increase in sales on the day for market traders, it is a great opportunity to showcase the market to a large captive audience. We will continue to try to work closely with traders to offer guidance and support in helping them to take advantage of this opportunity. The same could be said of any event in and around the market square that encourages increased footfall.

Emma Thornton

Head of Tourism and City Centre Management



To: West/ Central Area Committee
Report by: Head of Streets and Open Spaces

Tree Planting Project - Parks and Open Space 2011/15

1. Executive summary

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

2. Recommendations

2.1 The Area Committee is recommended to: -

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

3. Background

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

3.2 Trees are widely, and increasingly, recognised to contribute significantly to people's wellbeing and to the quality of life of places, both in rural and urban contexts. The City Council recognises the importance of managing and enhancing the City's tree stock, to maximise these benefits and to ensure their continuance in the face of the climate change threats that face trees now and in the coming years.3.4 A budget of £50,000 is available for each of the four years. The first phase of tree planting will take place in 2011/12. The project will be completed in 2014/15.

3.3 Citywide parks and open spaces have been considered and prioritised based on need and planting opportunities, as listed in tables 1 to 4 below. The tables also detail outline tree planting schemes with indicative costs.

3.4 The tables show total area spend and not total spend available. Aftercare and sundry purchase has been deducted from spend available for planting and tree supply.

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

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

3.7 The prioritised Tables below are provisional and open to amendment by Area Committees. There will also be opportunities to consider additional sites through the duration of the project, based on the availability of funds.

4. Considerations

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

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

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

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

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

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

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

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

4.5 Table One Year One

Site	Scope of works	Area Committee	Cost
Coe Fen	Strategic new planting	West Cent/South	£5,000
Parker's Piece	New Boundary Planting	West Central	£1,200
		Total	£6,200
		% of budget	15%

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

4.6 Table Two Year Two

Site	Scope of works	Area Committee	Cost
St Peters	Specimen/Landscaped scheme	West Central	£1,500
St Clements	Specimen/Landscaped scheme	West Central	£1,500
Lammas Land	Boundary/Succession planting	West Central	£5,000
Sheeps Green	Specimen planting	West Central	£2,000
New Square	Succession Avenue along path	West Central	£3,000
Histon Road Recreation Ground	Various structural planting	West Central	£1,500
Midsummer Common	Additional planting rear of new development - Brunswick	West Central	£1,500
		Total	£16000
		% of budget	50%

4.7 Table Three Year Three

Site	Scope of works	Area Committee	Cost
No works currently identified			

4.8 Table Four Year Four

Site	Scope of works	Area Committee	Cost
Ascension (subject to adoption)	Site review needed identifying tree stock improvement	West Central	£2,000
Christ's Pieces	Specimen trees	West Central	£1,200
Queens' Green	Backs Masterplan	West Central	£800
		Total	£4000
		% of budget	25%

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

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

- 4.10 All tree planting consultation will be undertaken with the community. The consultation will extend to interested persons, resident groups, and amenity societies and near neighbours.
- 4.11 Details of tree planting will be posted on the City Council website.
- 4.12 It is recommended that Area Committees are given the opportunity to amend and/or approve the final Tree Planting schemes prepared each year detailed at Tables 1 to 4.
- 4.13 Trees Officers recognise the benefits of the Tree Planting Project and the opportunities it affords to involve local people and to trial/ pilot a Tree Warden Scheme², The Tree Warden Scheme is a national initiative to enable people to play an active role in conserving and enhancing their local trees and woods. The scheme was founded and is co-ordinated by The Tree Council.
- 4.14 Tree Wardens would be volunteers, appointed by the City Council, who gather information about their local trees, get involved in local tree matters and encourage local practical projects to do with trees and woods.
- 4.15 It is recommended that the City Council pilot a Tree Warden Scheme, in year 2012/13.

5. Implications

5.1 Financial Implications

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

5.2 Staffing Implications

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

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

5.3 Equal Opportunities Implications

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

5.4 Environmental Implications

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

5.5 Consultation

Proposals are set out from paragraph 4.9 to 4.12.

5.6 Community Safety Implications

None

6. Background papers

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

Budget Setting Report for 2011/12

7. Appendices

Site Plans and Tree planting details.

8. Inspection of papers

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

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Report by: Head of Streets and Open Spaces

To: West/Central Area Committee

1 March 2012

Wards: Castle, Newnham and Market

Environmental Improvements Programme

1. **DECISIONS TO BE MADE: -**

- **NEW SUGGESTED SCHEMES FOR THE 2012/13 PROGRAMME**

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

2. **BUDGET (See Appendix 1)**

3.0 APPROVED SCHEMES – PROGRESS

3.1 Manor St/King St Cycle Parking – promoted by Cllr Rosenstiel

The legal agreement has been signed, the cycle bars have been erected and improvements to the surrounding surfacing will be completed shortly.

3.2 Fitzroy/Burleigh Street Refurbishment – promoted by Cllr Bick

The construction work to complete this scheme is due to start shortly. This involves the planting of two new trees on Burleigh Street, the replacement of two existing trees on Fitzroy Street and maintenance resurfacing works carried out by the County Council.

3.3 Prospect Row – promoted by Cllr Rosenstiel

The Contractor has applied for a road closure in order to construct the speed cushions proposed for this scheme. Under the traffic management act this requires a 3 month advanced notice. The work is programmed to commence in April.

3.4 Grantchester Road Traffic Calming – promoted by Cllr Reid

A consultation with local residents is planned for this scheme, including a public meeting to discuss the proposals and issues on Grantchester Road.

3.5 Central Area Mobility Crossings - promoted by Cllr Bick

The process of identifying the priority crossings in the city centre is now complete. The chosen crossings will be finalised shortly and constructed by the end of April.

3.6 North Terrace Gates - requested by Friends of Midsummer Common.

This work to provide wider pedestrian gates in order to improve accessibility is now complete.

3.7 Gough Way Path Bridge – promoted by Cllr Reid

Consultation on the proposed footbridge replacement will be carried out shortly. The new bridge is planned to be installed in the spring.

3.8 Canterbury Street - promoted by Cllr Kightley

A consultation on the traffic calming options for this area is currently under way. The results will then be presented to the next West/Central Area Committee in April.

3.9 Huntingdon Road 30mph extension - promoted by Cllr Kightley

This scheme is currently being developed with the County Council. A request has also been made for the limit to be extended to include the access to Girton College. This is currently being discussed with key stakeholders before any formal statutory process to introduce the traffic regulation order is carried out.

5.0 NEW SUGGESTED SCHEMES FOR 2012/13

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

No	Proposed Scheme	Ward	Promoter	Estimated Cost	Considerations
1.	Lammas Land Access Road – review of exit at junction with Barton Road.	Newnham	Cllr Cantrill	£1,000	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget. Potential to relocate stop line further into access road, cut back overhanging vegetation and review signal operation.
2.	'No Right Turn' Signage for Newnham Croft	Newnham	Ward Councillors	£1,000	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget.
3.	Resurfacing of the footpath from South Green Road as far as the Grantchester Meadows footpath starting at the Pembroke Playing Field.	Newnham	Cllr Reid	TBC	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget. This is a County Council responsibility and will be raised with their maintenance division in the first instance.
4.	Path improvements to Paradise Nature Reserve	Newnham	Cllr Reid	-	This is already proposed as part of the Upper Cam Biodiversity Project.
5.	Landscaping at the junction of Selwyn Rd and Grantchester Rd	Newnham	Cllr Reid	£6,000	To be reviewed as part of the existing Grantchester Road traffic calming project.

No	Proposed Scheme	Ward	Promoter	Estimated Cost	Considerations
6.	Cycle Path along the southern boundary of Lammas Land	Newnham	Cllr Reid	-	It is suggested that the demand for this facility does not outweigh the associated loss of green space necessary. The Lammas Land Access Road currently provides a suitable route.
7.	Gough Way Footpath/Cycleway Lighting	Newnham	Cllr Reid	TBC	Difficulties with landownership and revenue funding make this scheme potential difficult to deliver. Investigation into the provision of solar powered 'cats eye' units to provide directional guidance proposed.
8.	Seating at bus stops on Grange Rd and along Burrell's Walk into the city centre.	Newnham	Cllr Reid	TBC	Further work planned to determine potential locations.
9	City Centre Mobility Crossings.	Market	Ward Councillors	£10,000	Work during this year's programme to determine priority sites used to deliver further crossings.
10.	Lighting on mid stretches of the footpaths on Parker Piece.	Market	Ward Councillors	TBC	Further investigation required into the feasibility of this scheme including its sensitivities. The County Council have already indicated that this would not fall within their policies for funding additional street lighting. The City Council would therefore need to provide additional revenue funding in order to maintain.
11.	Improvements to 20mph signage for all entry points to the city centre area.	Market	Ward Councillors	TBC	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget.

No	Proposed Scheme	Ward	Promoter	Estimated Cost	Considerations
12.	Hanging Flower Baskets Burleigh/Fitzroy St - offer joint venture with traders.	Market	Ward Councillors	TBC	Confirmation and approval from Balfour Beatty that baskets can be attached to the columns on both streets will be required.
13.	Public Realm Improvements to Quayside	Market	Magdalene College	£15,000	Improvements to the quayside area, decluttering of street furniture, provision of two new trees and a public art funded feature bench. Match funding already proposed from Magdalene College (£5k) Love Cambridge (£5k) and County Council Minor Works budget bid submitted.
14.	Dropped kerb and footway extension to facilitate cycle route at the end of Christchurch St.	Market	Cllr Rosenstiel	£5,000	Funding from County Minor Works Budget applied for. Minimum 10% required from EIP Budget.

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

6.0 BACKGROUND PAPERS

Appendix 1 - West/Central Area Committee 2011/12 EIP Budget

Appendix 2 - EIP Eligibility Criteria.

7.0 IMPLICATIONS

- a) **Equal Opportunities Implications:** These are taken into account on individual schemes.
- b) **Environmental Implications:** All of the projects seek to bring about an improvement in the local environment.
- c) **Community Safety:** This has been included as one of the assessment criteria agreed by Committee and is considered on each project.

8.0 INSPECTION OF PAPERS

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

Andrew Preston

Project Delivery and Environment Manager

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APPENDIX 2

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

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

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

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

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

Categories of scheme ineligible for funding:

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

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

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

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