



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, 13 June 2012

Date: Thursday, 21 June 2012

Time: 7.00 pm

Venue: Castle Street Methodist Church Castle Street Cambridge CB3 0AH

Contact: Toni Birkin

Direct Dial: 01223 457086

1 ELECTION OF CHAIR AND VICE CHAIR 7PM

2 APOLOGIES

3 DECLARATIONS OF INTEREST (PLANNING)

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

4 PLANNING APPLICATIONS

4a 11/1582/CL2PD - 36 Barton Road (*Pages 1 - 10*)

4b 11/1587/FUL - 36 Barton Road (*Pages 11 - 52*)

4c 12/0130/FUL - Radcliffe Court, Rose Crescent (*Pages 53 - 66*)

5 DECLARATIONS OF INTEREST (MAIN AGENDA ITEMS)

6 MINUTES (*Pages 67 - 76*)

To confirm the minutes of the meeting held on 26th April 2012

7 MATTERS AND ACTIONS ARISING FROM THE MINUTES

8 OPEN FORUM **8PM – 8.30PM**

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

9 ENVIRONMENTAL IMPROVEMENT PROGRAMME **8.30PM – 9PM**
(*Pages 77 - 100*)

10 LOCAL SUSTAINABLE TRANSPORT FUND **9PM – 9.30PM**

Presentation by the Head of Transport, Infrastructure Policy & Funding (Cambridgeshire County Council).

Followed by Member discussion and public questions.

**11 CAMBRIDGE LOCAL PLAN:
ISSUES AND OPTIONS PRESENTATION** **9.30PM – 10PM**

Presentation by the Planning Policy Manager (Cambridge City Council).

Followed by Member discussion and public questions.

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

This means that main agenda items will not normally be considered until at least 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.

Filming, recording and photography The Council is committed to being open and transparent in the way it conducts its decision-making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203

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.

To all members of the Public

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

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

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

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

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

Application Number	11/1582/CL2PD	Agenda Item	
Date Received	28th December 2011	Officer	Mrs Angela Briggs
Target Date	22nd February 2012		
Ward	Newnham		
Site	36 Barton Road Cambridge Cambridgeshire CB3 9LF		
Proposal	Erection of close boarded fence.		
Applicant	Mr David Qiu C/o Agent - GC Planning Partnership Ltd		

SUMMARY	<p>The proposal accords with Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995.</p> <p>The Certificate of Lawfulness for the erection of close-boarded fence should be granted.</p>
RECOMMENDATION	<p>THE CERTIFICATE SHOULD BE GRANTED</p>

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No.36 Barton Road is a relatively large property set well back from Barton Road and much further back than the other dwellings along this part of Barton Road. The access to the property is via Barton Close, to the west. The site, subject of this application, refers to the area of land immediately to the south of the no.36, which is currently used as garden. A sister planning application (Ref: 11/1587/FUL) is currently being

considered by the Local Planning Authority, for the erection of one dwelling on this area of land. The boundaries of the site currently comprise of mature vegetation and some trees, however the boundary with No.34 Barton Road is less established and there is a window on the boundary between the properties which serves the kitchen/dining area.

- 1.2 The site falls within the West Cambridge Conservation Area. There is an Ash tree on the south-western corner of the site, an Oak tree on the south eastern corner of the site, and a Silver Birch on the western boundary. All of these trees are protected by Tree Preservation Orders. The site falls outside the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 This is an application for a Certificate of Lawfulness for a proposed fence around the entire boundary of the site. The application is made under Section 192 of the Town and Country Planning Act 1990.
- 2.2 Applications for Certificates of Lawfulness are not normally considered by Committee and are routinely dealt with by officers under delegated powers. An application for a Certificate of Lawfulness differs from a planning application in that its purpose is to establish whether a proposed development requires planning permission or not. If a Certificate is granted then the development is immune from enforcement action. The judgement as to whether planning permission is required or not is based on an assessment of evidence; the planning merits of the proposed development cannot be considered.
- 2.3 The application is being brought to Committee because following consultation with neighbours, objections have been received but also because of the sensitive nature of the full application for the proposed dwelling. It is considered that determination by Committee would be advantageous given the fact that the application raises an issue which is of relevance throughout the City and because an earlier planning application for a new dwelling on the site raised concerns amongst local residents.
- 2.4 The application is accompanied by the following supporting information:

1. Planning Statement

3.0 SITE HISTORY

Reference	Description	Outcome
11/1587/FUL	Erection of dwelling house on land adjacent to 36 Barton Road	Pending consideration
10/0968/FUL	Erection of a zero carbon 4-bed dwelling house.	Appeal against non-determination . Appeal dismissed.
08/0507/FUL	Demolition of existing detached house and single garage. Erection of 11no flats together with associated car parking, cycle stores, staircases etc.	Refused

4.0 PUBLICITY

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

5.0 CONSULTATIONS AND REPRESENTATIONS

5.1 Applications for Certificates of Lawfulness are not normally subject to neighbourhood consultation because the merits of the proposal are not under consideration. However a letter has been sent to 1 resident, at 34 Barton Road, who has also commented on the planning application. Letters of objection have also been received from the following residents:

34 Barton Road
7 & 11 Barton Close
Barton Close Residents Association
Honeypot Cottage, Rattlesden Road, Drinkstone, Bury St Edmunds
20 Grantchester Road

The objections can be summarised as follows:

Close boarded fencing will result in the loss of the existing yew hedges and would block routes for small mammals transferring between sites. The 2m high fence may interfere with the amenities of 34 Barton Road.

It would be preferable if the fence was lower at the rear sides of the boundary and higher along the front garden area.

A 2m high fence running past our conservatory would affect light levels and prevent us opening 2 windows.

Keen to retain the hedge which provides protection for the birds and suits the character of the Conservation Area.

Object to the separation of the land to create a development plot. The green corner helps to soften the entrance to the Close and enhances the green effect of the Barton Road approach to the city.

Loss of open garden space, contrary to Policy 5/1 of the Cambridge Local Plan

The division and fencing off of the property is yet another attempt to secure an empty plot and planning permission for further commercial gain and future development.

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.

6.0 ASSESSMENT

- 6.1 This is an application made under S192 of the Town and Country Planning Act 1990 for a Certificate of Lawfulness for the erection of close-boarded fencing. The applicant seeks confirmation that the proposed fencing is permitted development under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995. The Schedule reads as follows:

“Permitted development

A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development not permitted

A.1. Development is not permitted by Class A if—

- (a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level;*
- (b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level;*
- (c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in sub-paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or*
- (d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building”*

- 6.2 The proposal involves erecting close-boarded fencing around the entire boundary of the site, to create a means of enclosure. This would result in an area of existing garden land to be effectively closed off from the host dwelling, No.36. The height of the fencing would vary depending on its relationship to the highway, as the regulations stipulate.
- 6.3 Therefore it is proposed to erect a two metre high fence running north to south adjacent to the common boundary with No.34 and a two metre high fence running east to west adjacent to No. 36. The height of the fence is reduced to 1 metre across the Barton Road and Barton Close frontages and on its returns by 2 metres into the site.
- 6.4 Whilst I appreciate that the neighbours have raised concerns about this application, which are all valid points, my assessment of this application is based on the evidence presented with the application and against the regulations of the Town and Country Planning (General Permitted Development) Order 1995, which is the over-riding planning document that establishes whether this proposal is permitted development or not. I cannot take into account issues concerning loss of light, loss of hedging or the merits of any other planning issues raised by the objectors.

7.0 CONCLUSION

7.1 Based on the evidence provided in the application, I am of the view that the erection of the close-boarded fence would constitute permitted development in accordance with the Town and Country Planning (General Permitted Development) Order 1995.

8.0 RECOMMENDATION

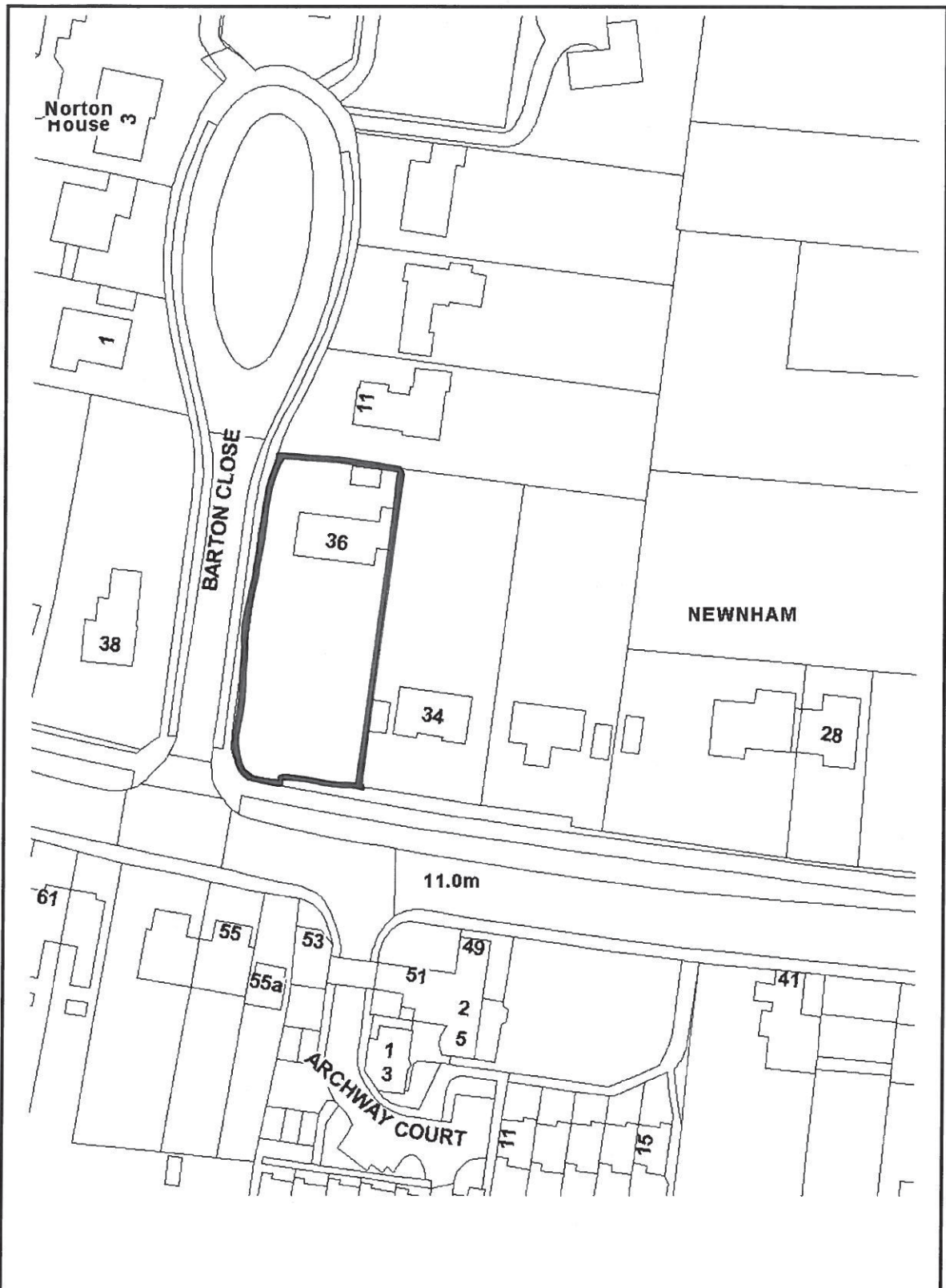
8.1 That a Certificate of Lawfulness be granted under Section 192 of the Town and Country Planning Act 1990 (as amended) for the erection of close boarded fencing.

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:

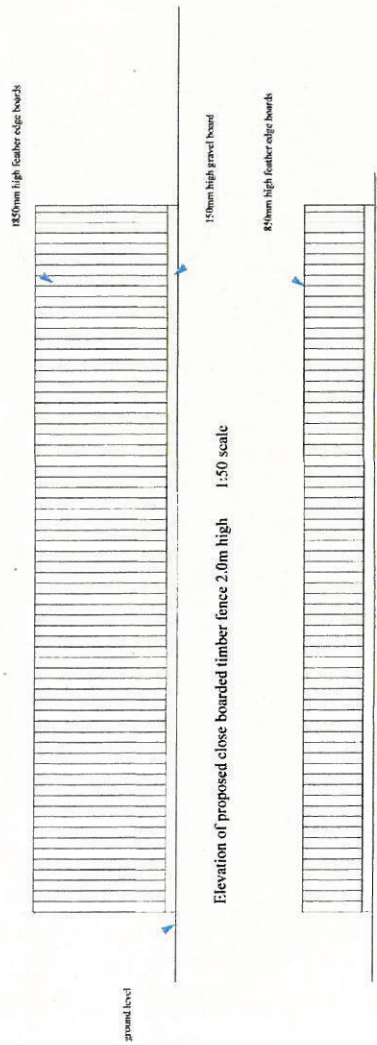
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received 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.

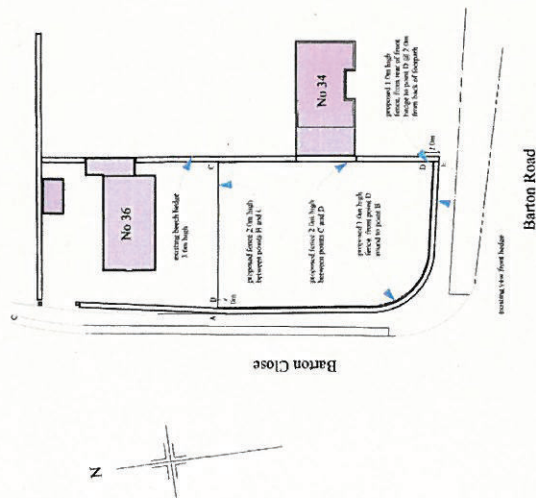


11/1582/CL2PD
36 Barton Road Cambridge Cambridgeshire CB3 9LF

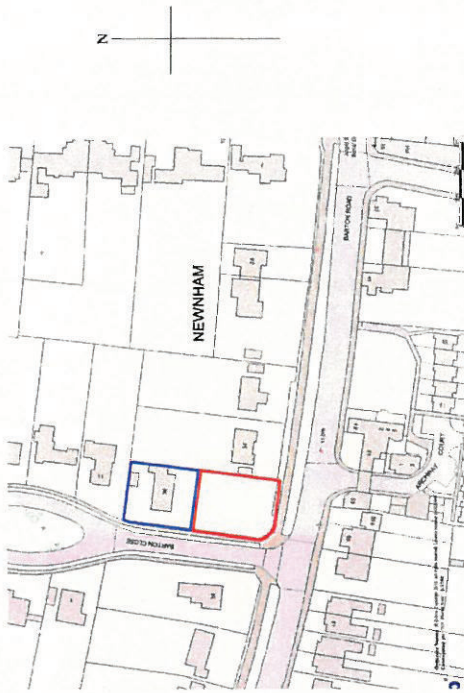
This page is intentionally left blank




Elevation of proposed close boarded timber fence 1.0m high 1:50 scale



Block Plan 1:500 scale




36, Barton Road, Cambridge CB3 9LF
 Gerard Croach MA Dip Arch RIBA
 20 Bakkef Way, Cambridge CB1 7JX
 Tel: (01223) 344100 Fax: (01223) 415647

Proposed Boundary fence details
 Scale: Date: December 2011
 Dwg. No: 0988/ 76

This page is intentionally left blank

Application Number	11/1587/FUL	Agenda Item	
Date Received	28th December 2011	Officer	Mrs Angela Briggs
Target Date	22nd February 2012		
Ward	Newnham		
Site	36 Barton Road Cambridge Cambridgeshire CB3 9LF		
Proposal	Erection of dwelling house on land adjacent.		
Applicant	Mr David Qiu C/o GC Planning Partnership Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p style="padding-left: 40px;">It respects the context and constraints of the site;</p> <p style="padding-left: 40px;">It preserves the character and appearance of the Conservation Area;</p> <p style="padding-left: 40px;">It adequately respects the residential amenities of adjoining neighbours.</p> <p style="padding-left: 40px;">The application has overcome the reasons for the previous dismissed appeal on the site.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is the garden land of 36 Barton Road on the northeastern corner of the junction of Barton Road with Barton Close. The area of the site is 0.01ha. No. 36 is a substantial

detached dwelling with a single garage, both of which are set back at the northern end of the site away from Barton Road, taking access from Barton Close. The local context is predominantly residential in character and the dwellings on the northern side of Barton Road and in Barton Close are in general larger detached family houses of two-storey height, set in generous gardens dating from the early to mid C20. On the southern side of Barton Road, the townscape is more varied and includes three-storey modern flats, 2 and 3 storey family houses and 3 and 4 storey Victorian houses.

- 1.2 The site lies within the extended West Cambridge Conservation Area. The Conservation Area was extended in May 2011 to include the site and the whole of Barton Close. The site is within Character Area 2 of the Barton Road Suburbs and Approaches Study (2009). Neither the existing house, nor any of the immediately adjacent houses are listed buildings. There is an Ash tree on the south-western corner of the site, an Oak tree on the south eastern corner of the site, and a Silver Birch on the western boundary. All of these trees are protected by Tree Preservation Orders. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The full application seeks planning permission for the erection of a detached two-storey dwelling to be sited in the garden of the existing dwelling. The application has been submitted following the dismissal of the previous appeal on 14th June 2011. The new scheme seeks to address the issues raised by the Inspector. The Inspector's report is a strong material consideration in the determination of this application.
- 2.2 The proposed dwelling would essentially be in front of no.36, closer to the Barton Road frontage. The main part of the dwelling rises up to two-storeys at a height of 7.5m. The roof is hipped on all of its sides. There are then two single-storey elements at the northeast and southwest points of the dwelling which create a staggered footprint. The overall length with all three elements of the building, measures 15m, and at a depth of approximately 11.2m, taking into account the two single storey wings at the north and south tips of the building. The building 'steps' away from the new boundary which would be formed between it and the existing dwelling, which is to be retained.

The nearest part of the proposed building (which is the northern single storey wing) to this new boundary would be approximately 4m. At this point the building 'steps' back further at a distance of 5.7m. Another 'step' back to the southern single storey wing is at a distance of 8.8m.

2.3 The orientation of the proposed building is such that its entrance would be on the north side of the building facing west over its vehicular access from Barton Close. Parking and turning for one car is indicated on the plan, together with storage for bicycles and bins at the northeast corner of the site. Towards the Barton Road frontage there would be the garden of the proposed dwelling which would be bounded by a combination of hard and soft landscaping. A ground source heat pump would be inserted on the east side of the site, adjacent to the garden of 34 Barton Road, and a tank for harvesting grey water also on the east side.

2.4 The application is accompanied by the following supporting information:

1. Planning, Design and Access Statement
2. Justification for non-compliance with Standard Charges
3. Sustainability Statement
4. Heritage Statement
5. Arboricultural Statement

2.5 An additional annotated plan has been received which shows a vehicular parking and turning tracking diagram to demonstrate that a vehicle can enter and exit the site in forward gear.

2.6 The application is accompanied by a Certificate of Lawfulness application for the erection of a close boarded fence (Ref: 11/1582/CL2PD) which is being considered by West/Central Area Committee.

3.0 SITE HISTORY

Reference	Description	Outcome
11/1582/CL2 PD	Erection of close boarded fence.	Pending consideration.
10/0968/FUL	Erection of a zero carbon 4-bed dwelling house.	Appeal against non-

determination. Appeal dismissed.

08/0507/FUL Demolition of existing detached house and single garage. Erection of 11 no flats together with associated car parking, cycle stores, staircases etc. Refused.

3.1 The decision of the Planning Inspector in the appeal on the previous application 10/0968/FUL is attached to this report as Appendix A.

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 ENV6 ENV7
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan	3/1 3/4 3/7 3/10 3/11 3/12

2006	4/4 4/11 4/13 5/1 8/6 8/10
------	----------------------------------

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: West Cambridge (09/05/2011) Suburbs and Approaches Study: Barton Road (2009)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

No objections.

Head of Environmental Services

No objections.

Urban Design and Conservation Team

No objections.

Head of Streets and Open Spaces (Tree Team)

No objections subject to a tree protection condition and a landscaping condition that requires replacement trees along the Barton Close boundary.

Head of Streets and Open Spaces (Landscape Team)

No objections subject to soft and hard landscaping condition and a 5-year maintenance plan for the site.

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:

Support:

7a Adams Road
4 Grange Road

Object:

17 North Road, Berkhamsted, Herts
Honeypot Cottage, Rattlesden Road, Drinkstone, Bury St
Edmunds

18 Wordsworth Grove
6, 7, 8, 9,10 Barton Close
20 Grantchester Road
34, 38, 55 Barton Road
51 Owlstone Road

7.2 The representations can be summarised as follows:

Support:

The proposed house is to be of a scale more in keeping with the existing nearby properties;

The proposed dwelling's mass, proportions and positioning will not have an adverse impact on the street scene or the adjacent property.

Object:

Inappropriate design and out of keeping in the Conservation Area;

Does not enhance or preserve the character and appearance of the Conservation Area;

Impact on the trees/loss of trees;

Garden-grabbing;

Undesirable 'back land' development;

Impact on the existing amenity area for the existing property;

The proposal would erode the stock of good sized family houses with decent-sized gardens;

Not in accordance with the Cambridge Local Plan policies 3/4, 3/7, 3/10 and 3/12;

No room for a garage on the site;

Over-development and urbanisation;

Optimistic 'turning bay' which is too small. No pedestrian visibility splays;

The house is far too close to the edge of the pavement on Barton Close;

Setting a precedent for further similar development in the locality;

The relationship between the two houses would look awkward and uncomfortable;

The proposal would increase traffic in this Conservation Area;

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Impact on the Conservation Area
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Trees and Landscaping
9. Third party representations
10. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. Policy 3/10 however, makes it clear that in order to be acceptable, a housing proposal which involves the subdivision of an existing residential curtilage must meet six criteria. Two of these criteria (the wish to promote comprehensive development, and impact on listed buildings or buildings of local interest) are not relevant to this site. To be acceptable under this policy, this proposal must show that it meets the remaining four criteria:

- No adverse impact on the residential amenity of neighbours;
- No adverse impact on trees, wildlife features or architectural features of local interest;
- No detracting from the character and appearance of the area;
- Adequate amenity space, vehicular access and car parking space for the new and existing houses;

- 8.3 I test the proposal against the first of these criteria under the heading of residential amenity below, and against the other three under the heading of context and design below.
- 8.4 It should be noted that the site has been included within the West Cambridge Conservation Area (Extended 9th May 2011) since the previous application and therefore policy 4/11 of the Local Plan is relevant. However, in my view, this does not preclude the principle of development on this site.
- 8.5 The Planning Inspector's report is a material consideration in determining this application. See Appendix A, paragraphs 5-8. The Inspector addressed the issue of the principle of development in his report and concludes that the principle of development on this site is acceptable *“and consistent with the recent changes to PPS3 and the Ministerial Statement on Planning for Growth”*. However, with the adoption of the NPPF (National Planning Policy Framework 2012), PPS3 is now obsolete. The NPPF is now a material consideration in planning decisions. Therefore turning to the NPPF, paragraph 49 advises that *“Housing applications should be considered in the context of the presumption in favour of sustainable development”*. The Ministerial Foreword of the NPPF defines Sustainable as *“ensuring that better lives for ourselves don't mean worse lives for future generations”*.
- 8.6 In my view, this garden site is an example of a location where the erection of an additional dwelling would be consistent with the NPPF. In principle, provided that it complies with the criteria set out in policy 3/10 of the Local Plan, in my opinion the principle of the development is acceptable.

Context of site, design and external spaces

- 8.7 I have stated above that I do not consider the principle of residential development on this site to be unacceptable. To comply with local plan policy, however, a proposal must demonstrate an appropriate response to the immediate context. Due consideration must also be given to the issues raised within the Planning Inspector's report of 14th June 2011. I have also stated that the site is now included within the West Cambridge Conservation Area (Extension) and therefore an

assessment of the proposal's merits within this designation will also be made in the next sub-heading below.

- 8.8 The proposal has been re-designed in response to the issues raised by the Planning Inspector, following the refusal of planning permission by West/Central Committee on the 24th February 2011. In his report the Planning Inspector describes the context as follows:

“The relationship of 36 Barton Road to Barton Road is somewhat unusual in that it is accessed from Barton Close with its main entrance facing north away from Barton Road. What would normally be regarded as the rear of the house faces south towards the large garden which lies between the house and Barton Road. This pattern is not mirrored on the corner on the other side of the road where 38 Barton Road lies towards the front of the plot with a large garden to the rear. I note that occasional dwellings set a long way back from the road are a feature of Barton Road and contribute to its green and spacious character. This is maintained in Barton Road where some dwellings are quite close to the road and others are set well back from it, but all are on generous plots. It follows that any development of the site should be sensitive to that character”

In my view and at the time of my site visit, I do not consider that much has changed in the way of the physical site and its surroundings, since the Inspector made this statement.

- 8.9 The proposed dwelling is set back into the site, so that a large frontage remains. The elevation to Barton Road projects only slightly forward of No.38 Barton Road, but behind the front building line of No.34 Barton Road. The design approach is traditional, and in my view, more in keeping with the prevailing architecture along Barton Road and Barton Close. The design is not significantly different from the existing dwelling, although its proportions are smaller and it is broken down into three distinct elements. I do not consider that this design approach is unacceptable and consider that in its context the dwelling sits comfortably with the existing dwellings in the vicinity. The proposed dwelling's orientation mirrors that of no.36 Barton Road in that it has its entrance on the north side of the building away from Barton Road. I do not consider this to be a reason which would otherwise warrant refusal of the application, and whilst it is acknowledged by the Inspector, he did not consider

this to be a determining factor in refusing the previous application.

- 8.10 The next important point the Inspector mentions in his report is the issue of garden space between the existing and proposed dwellings. In his view the position of the new dwelling *“would leave no.36 with a garden only 7.5m deep, and for a substantial dwelling, it would appear rather hemmed in and cramped in relation to its neighbours”*. The revised proposal has responded to this issue by realigning the boundary so that no.36’s garden is extended by a further metre, providing a total of 8.5m in depth to the boundary. In my view, of itself this is not a substantial change to the previous extent of garden land for no.36 which was considered to be ‘hemmed in’. However, combined with the more broken form of the new proposal which is less wide in two-storey form and whose footprint is staggered and roof form hipped, I consider that the proposal would result in a much improved garden space and outlook for the occupiers of no.36.
- 8.11 In terms of scale and massing the Inspector considered that the previous dwelling was too bulky and would have had a heavy appearance, its roof form in particular was very apparent with the building appearing assertive. The scheme before Members is substantially more subdued than its predecessor. I am of the opinion that the breaking up of the dwelling into three elements helps to reduce the bulk and massing of the building so that it does not compete with the existing or neighbouring dwellings. I do not consider that it protrudes unnecessarily into the street scene and therefore does not detract from the visual amenity of the area.
- 8.12 In terms of the external spaces, the main entrance would face away from Barton Road and the vehicular access would be from Barton Close. This mirrors the situation that currently exists for No.36 Barton Road. The proposed dwelling, in my view, would be situated on a spacious plot, which is in accordance with the existing pattern of development and as such respects the spacious nature of the area as recognised within the Barton Road Suburbs and Approaches Study (2009).
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Impact on the Conservation Area

- 8.14 The application is supported by a Heritage Statement. Officers in the Urban Design and Conservation Team have not raised any concerns about this analysis and support the scheme subject to the imposition of planning conditions to address matters of detail.

The Conservation Area designation is the most fundamental change that has occurred since the previous application. Hence, there is no mention of any Conservation Area impact in the Inspector's report.

- 8.15 Policy 4/11 of the Local Plan is relevant in that it seeks to retain features that contribute positively to the character or appearance of the Conservation Area and new buildings should preserve or enhance the character or appearance.
- 8.16 The key characteristic of the Conservation Area is that of large dwellings set within large plots. It could be argued that, in principle, the erosion of the space around the building would be unacceptable. However, the curtilage of no.36 is large compared to other properties in the vicinity. The Conservation Officer advises that because the existing building is set further back within its curtilage than many of the other dwellings along Barton Road and is accessed from Barton Close, it is capable of accommodating a new dwelling, without harm to the Conservation Area.
- 8.17 It is considered that the subdued style of the proposed dwelling is appropriate for the Conservation Area and in keeping with surrounding buildings. The red bricks and lime mortar, providing that they are detailed in texture and colour, should be appropriate. A brick sample panel is required by condition.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.19 The position of the proposed dwelling is such that the main consideration regarding impact on residential amenity falls on

the occupants of no. 34 Barton Road and the existing house at no. 36 Barton Road.

- 8.20 I do not consider that the proposal would have a harmful impact on privacy in either of these houses or their gardens. No windows face towards No. 36 above ground floor level, except roof lights, and no windows face towards No.34 except a ground floor utility window and a ground floor kitchen window, whose outlook would be blocked by the existing beech hedge, which is to be retained.
- 8.21 The proposed dwelling is to be situated to the south of no.36 and approximately 14.5m from the rear wall of the existing house to the main two-storey element of the proposed dwelling. The division of the boundaries between the properties would create a curtilage for no.36 that would be 8.5m in depth to the boundary line. The juxtaposition of the two buildings, with the new house lying directly to the south of No.36, means that the proposed house would block some sunlight which currently reaches the garden and rear elevation of the existing house. I do not consider that the existing house would be left with an unacceptable level of residential amenity in terms of daylight or sunlight; the separation between the two buildings is enough to ensure this is not the case.
- 8.22 The east gable of the proposed dwelling has been pulled back from the boundary with no.34, due to the design of creating three separate elements. There is a window which serves no.34 on the eastern boundary line of the site into a Conservatory and is also the only window that serves it and the kitchen. The distance between the nearest point of the proposed two-storey form of the dwelling to the boundary with no.34 is 5.7m. The previous proposal was 3.2m away from this boundary. I consider that the increase in distance between the main element of the proposed dwelling and the boundary is sufficient, and whilst it may impact slightly on the amount of sunlight and daylight that no.34 currently enjoys, I do not consider that the loss would be significant enough to warrant refusal of the application on this basis. I also recognise that the proposed roof form is now hipped and less dominant. The harm that the Inspector has raised in paragraph 15 has, in my view, been overcome. I consider that the proposal would have any significant impact in terms of noise or disturbance.

- 8.23 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

- 8.24 The proposed dwelling would be provided with adequate external amenity space; the main garden area fronting onto Barton Road would measure an average of 18m in depth and 22m in width. I accept that a large part of this garden would be shaded in the summer months, by the retained ash tree, but in my view this would give the garden a beneficial mix of sunlight and shade. The existing house at 36 Barton Road would be 12.5m from the nearest point of the north elevation of the proposed house. This is closer than some house-to-house distances in the vicinity, but not in my view so close as to detract from the amenity of future occupiers.
- 8.25 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

- 8.26 Three bin storage spaces are provided in an appropriate location. In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.27 The highway authority sought details of car parking space dimensions and pedestrian visibility splays. These have been provided and in my view, are satisfactory. The highway authority raised no objection, and I do not consider that any issues of highway safety arise. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.28 The City Council Car Parking Standards allow up to two car parking spaces for a house with three or more bedrooms outside the controlled parking zone. The application provides one car parking space on site which I consider to be acceptable.

Cycle Parking

The City Council Cycle Parking standards require a minimum of three cycle parking spaces. The proposal demonstrates that four cycle spaces can be comfortably accommodated on the site in a secure covered cycle store.

- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Trees and Landscaping

- 8.30 In my view, there are three key trees on the site that contribute to the 'green' visual appearance of the locality. Two of them are on the front boundary with Barton Road and are a mature Ash and a young Oak. Both these trees are covered by a Protection Order. The other key tree is on the boundary with Barton Close and is an over mature Silver Birch, also covered by a Protection Order.

- 8.31 The Oak and the Ash are to be retained to which I have no objection, as I consider that they are important in the street landscape and would also help to soften the proposed development. The Ash is the largest of the trees on the site with a wide crown, however the proposed dwelling would be 12.6m away from the centre point of the tree and away from the tree canopy. The proposed development should not affect the health of the tree.

- 8.32 The young Oak is on the south eastern corner of the site along the Barton Road frontage. It is considered to be in good condition and worthy of retention. I have no objections to the retention of this tree as I am of the view that it contributes positively to the visual amenity of the area.

- 8.33 The Silver Birch is an over mature tree along the boundary with Barton Close. The tree is considered to be in an average condition which could be retained, however the Tree Officer is of the opinion that it is not worthy of retention and that an appropriate replacement should be considered.
- 8.34 It is proposed to fell a number of trees as part of this development, to include the Silver Birch tree. In his report, the Inspector made a specific point about the loss of the Silver Birch in paragraph 13, and considered that its loss would contribute to the urbanising effect of the new dwelling. He considers that whilst it is possible to replace it, it is unlikely to soften the effect of the wide gable end of the building on the character of Barton Close. This consideration was made in light of the previous design of dwelling. In my view, I consider this design to be significantly different to the previously refused scheme, in that I do not consider that the gable end of the west elevation, facing onto Barton Close, is as dominant. This element of the dwelling is broken up so that it appears less bulky and the roofs are hipped, both on the main part of the house, and the single storey element that sits closer to Barton Close. I therefore consider that a replacement tree in this location of a similar species and size, would be acceptable. The Tree Officer raises no objection to the loss of the tree subject to a condition requiring a replacement.
- 8.35 In terms of landscaping, it is proposed to retain the existing hedges along the front and side boundaries of the site. These are to be cut back and maintained as necessary. I am of the opinion, that to ensure that a green edge is retained, a condition is recommended requiring a soft and hard landscaping scheme to be submitted prior to commencement of development.
- 8.36 In my opinion the proposal is compliant with Cambridge Local Plan (2006) Policies 3/7 and 4/4.

Third Party Representations

- 8.37 Numerous objections from neighbours have been received, as summarised above in paragraph 7.0. I have also received two letters of support. It is evident from those neighbours who have objected that they are still concerned about the design of the proposed dwelling, and feel it is totally out of keeping with the

existing character of the area, particularly as the site now lies within the Conservation Area.

- 8.38 They are quite right in affirming that any new buildings in Conservation Areas should be appropriately designed and respectful of the historic environment in which they sit, as well as respecting the amenities of adjoining neighbours. However, I do not agree that the proposed dwelling is inappropriate in this context; I consider that the proposed dwelling preserves the character and appearance of the Conservation Area and I am confident that with appropriate materials and good craftsmanship, the dwelling will be successful in this location. Furthermore, I am of the view that the proposal has been successful in overcoming the concerns of the Planning Inspector.
- 8.39 It has been mentioned that the proposal does not include a garage. Proposals for new dwellings are not obliged to include a garage and there is no guidance or planning policy that requires it. An amended plan was requested by the Local Highways Authority to show dimensions on a plan that a car can turn on the site and exit in a forward gear and pedestrian visibility splays can be achieved. The Local Highways Authority have advised that this plan is acceptable.
- 8.40 Neighbours are also concerned that the dwelling is too close to Barton Road. I do not agree. I accept that the dwelling sits further forward towards Barton Close than no.36 by approximately 2.7m, however, this is single-storey only and it is intended to retain the existing hedge and re-plant a tree along this boundary which should help to soften the appearance of the dwelling. I do not agree that by bringing the dwelling slightly forward it would have a significant impact on the visual amenity of the area.
- 8.41 Concerns about setting a precedent for further similar development in the area have also been raised. I am of the view that should other applications be submitted for a similar development in the locality the Local Planning Authority would need to judge the applications based on their own merits and in light of the site constraints. It would be unreasonable to say that by approving this application, it gives a 'green light' for other proposals.

- 8.42 A concern about the potential increase in traffic in a Conservation Area has been raised. I do not agree that the associated vehicular movements arising from a new single dwelling would have a significant impact on the character of the Conservation Area. The Local Highways Authority has made no comments in this regard.

Planning Obligations

- 8.43 The Planning Inspector, in his report, considered that he was unable to conclude that the obligations required as part of the previous scheme were necessary to make the proposal acceptable as he did not have sufficient information on the adequacy of existing local facilities or evidence to show that there is a deficiency that needs to be rectified.

The applicant has indicated that he is willing to enter into a S106 agreement, provided that the City Council can demonstrate that there is a need for the contributions and these contributions can be spent on projects in the area. A Justification for non-compliance with Standard Charges document has been submitted with the application, which explains this in more detail.

- 8.44 I have been in discussion with my colleagues in our Sports and Recreation Team who have advised me that there are projects in the West/Central area that could benefit from s106 agreement contributions. These projects could include:

Play

WC020/C PLS - young persons provision on Lammas Land - £18,500

WC011/C PLS – children’s water play improvements - Lammas Land - £226,000

WC008/C PLS - Refurbishment Jesus Green Play area - £138,000

TW018/CW/D - Maximising children's play spaces - £214,000
City Wide

Informal Open Space

TW018/CW/D - Trim Trails around the City’s larger open spaces - £120,000 this would include Lammas Land, Sheeps Green, Coe Fen, Jesus Green and Midsummer Common

New Shelter on Lammas Land - £75,000
Kiosk improvements at Lammas Land - £TBC
New benches Lammas Land - £2,500

Formal Open Space & Indoor Sports

These all tend to be city wide projects rather than ward based ones.

But one project - not approved as yet - is the Tennis court at Lammas Land needs completely replacing after tree root disturbances and probably needs relocating within the park.

Citywide opportunities are;

Hobbs Pavilion - Refurbishment - Tender documents just released - £240,000

Inclusive fitness provision at City Council and partner gyms

Indoor Gymnastics centre

Indoor Athletic facility

8.45 This information has been shared with the applicant and he has confirmed that he is now willing to proceed with a Unilateral Undertaking on this basis. At the time of writing, the Unilateral Undertaking is nearing completion.

8.46 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

8.47 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.

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

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

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	1	807
4-bed	4	269	1076		

Total	807
--------------	------------

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	1	726
4-bed	4	242	968		
Total					726

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

8.49 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

8.50 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	1	1882
4-bed	1882		
Total			1882

8.51 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

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

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			75

8.53 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

- 8.54 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 and £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

- 8.55 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 In conclusion, I am of the view that the proposed development adequately overcomes the concerns of the Planning Inspector and the reasons for refusal. The proposed dwelling is considered to preserve the character and appearance of the Conservation Area and is therefore recommended for approval.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 30th July 2012 and subject to the following conditions and reasons for approval:

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 starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

3. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the Conservation Area (Cambridge Local Plan Policy 4/11)

4. All joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / facade. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. The works shall be completed only in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the Conservation Area (Cambridge Local Plan Policy 4/11)

5. The development shall not be occupied until space has been laid out within the site in accordance with the plan attached or with the approved plans, for cars to be parked and for the loading and unloading of vehicles, and for vehicles to turn so they may enter and leave the site in forward gear. The parking and turning spaces provided shall thereafter be retained and shall not be used for any purpose other than the parking or turning of vehicles, unless and until adequate alternative parking and turning space is provided to the satisfaction of the local planning authority, which is also to be given in writing.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

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

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

7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:
Detailed planting plans

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

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

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

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

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

10. Prior to the commencement of development, details of the replacement Silver Birch tree along the Barton Close boundary, shall be submitted to and approved in writing by the Local Planning Authority. If within a period of five years from the date of the planting of that replacement tree, it is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree 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)

11. 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)

12. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

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

Cambridge Local Plan (2006): 3/1 3/4 3/7 3/10 3/11 3/12 4/4
4/11 4/13 5/1 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.

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30th July 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

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

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

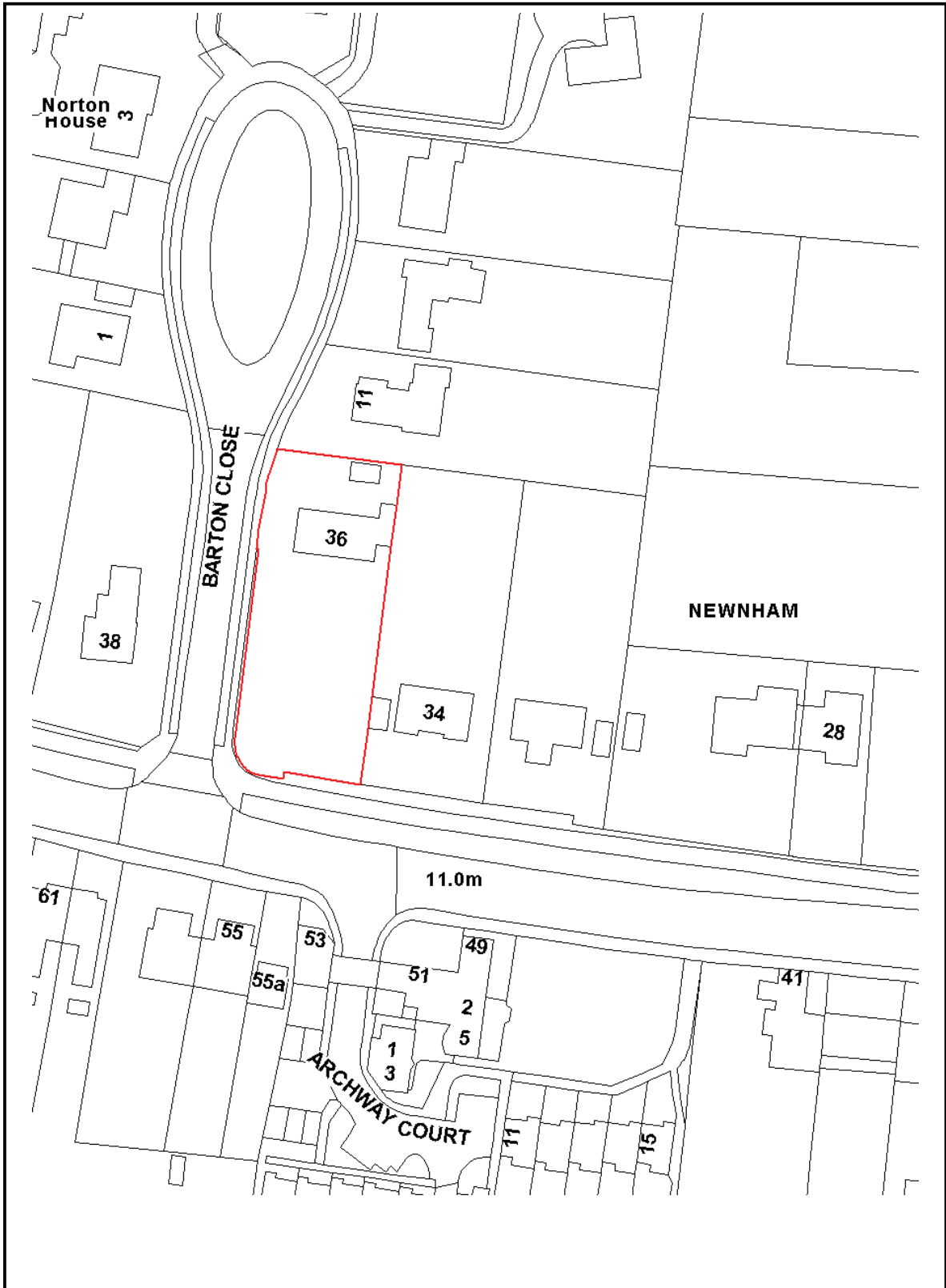
Under Section 100D of the Local Government Act 1972, the following are background papers for each report on a planning application:

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

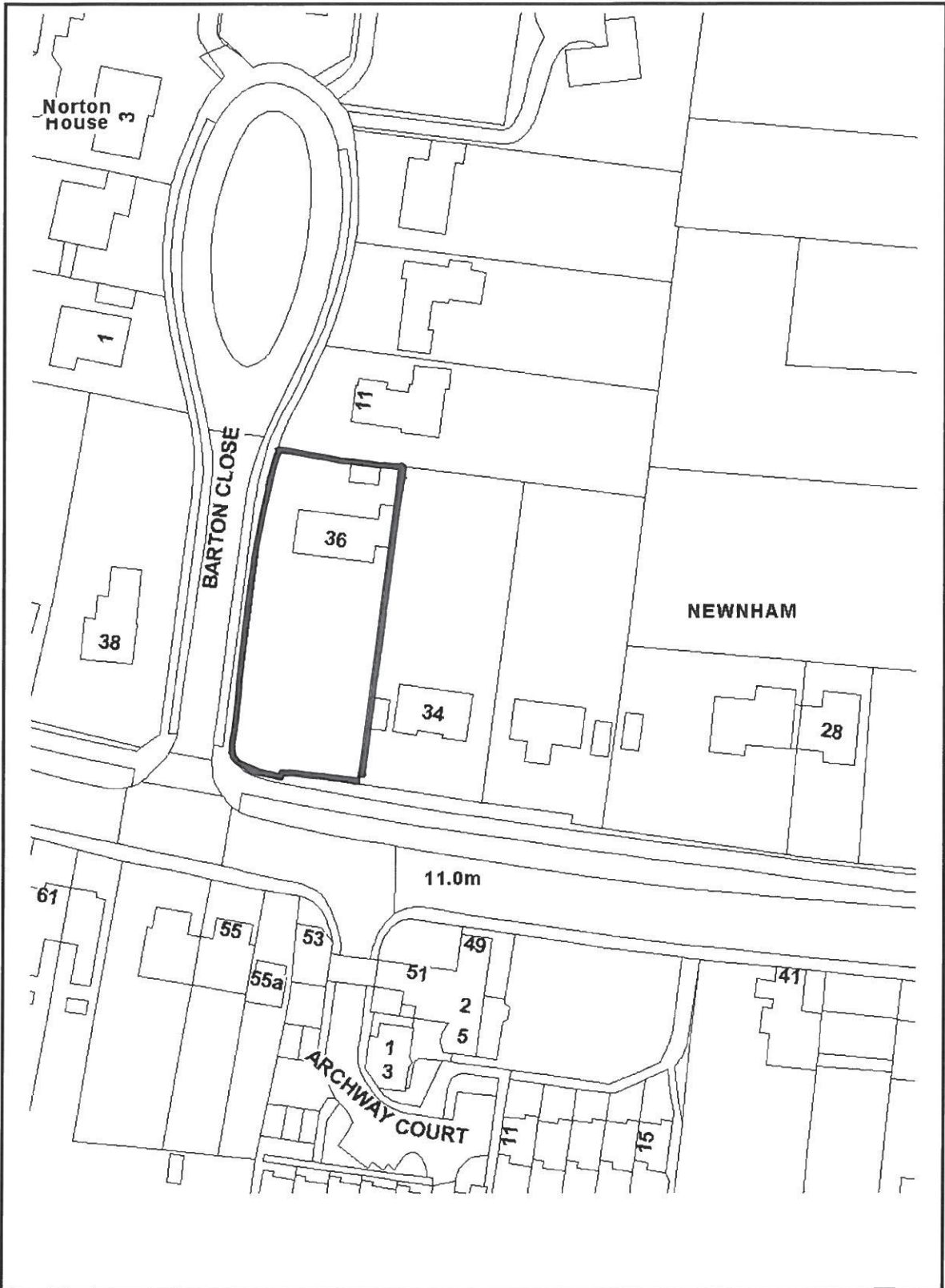
These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.

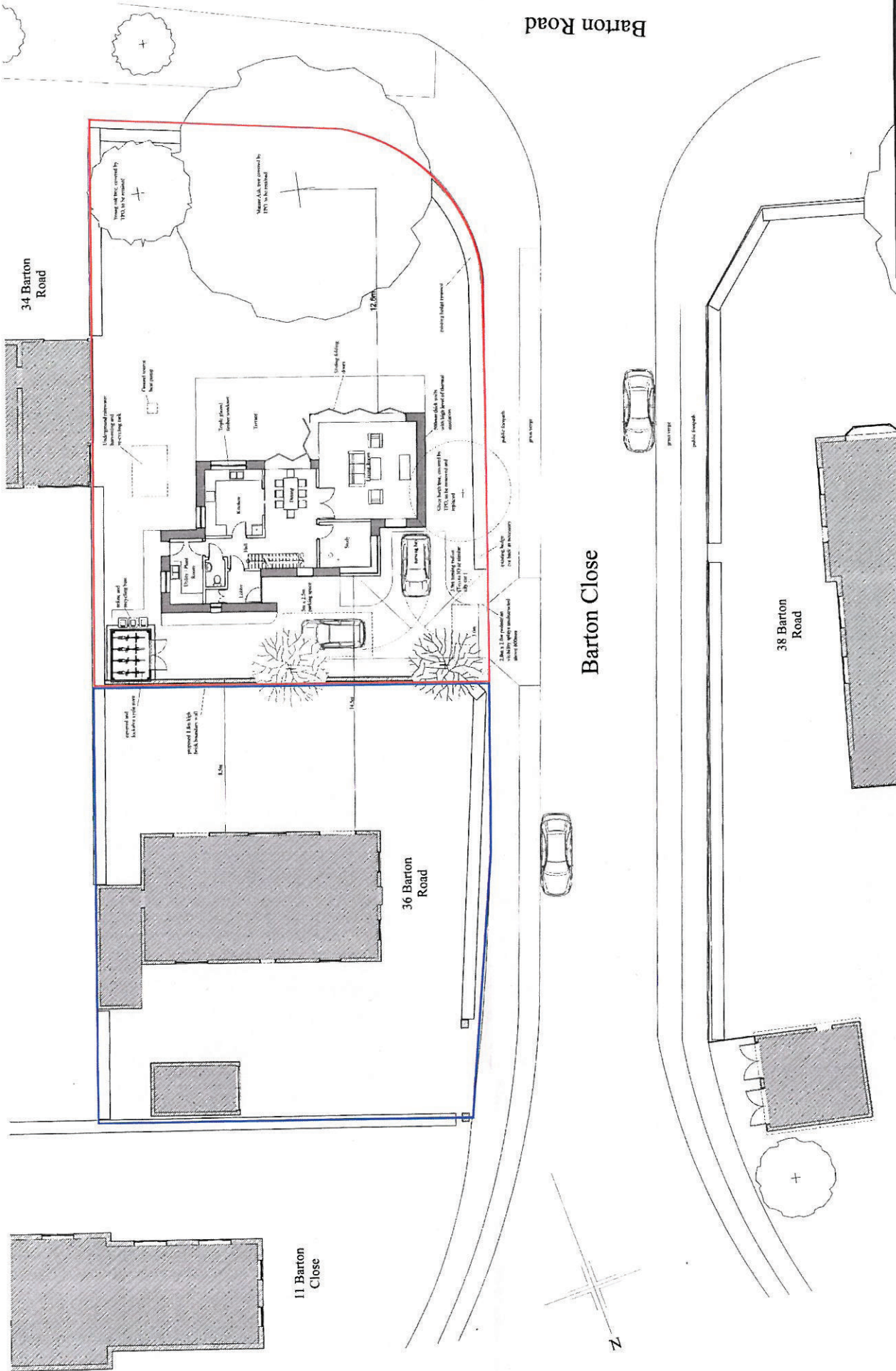


11/1587/FUL
36 Barton Road Cambridge Cambridgeshire CB3 9LF



11/1587/FUL
36 Barton Road Cambridge Cambridgeshire CB3 9LF

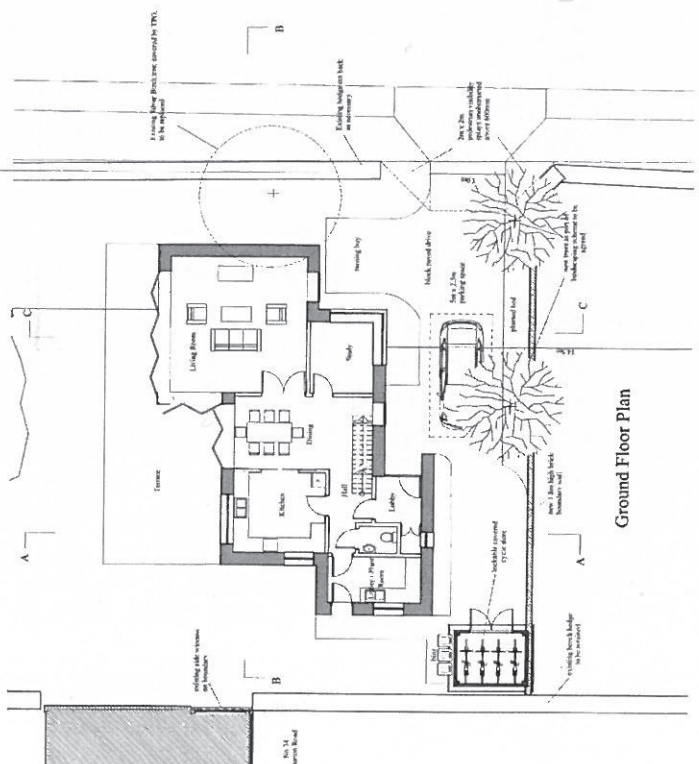
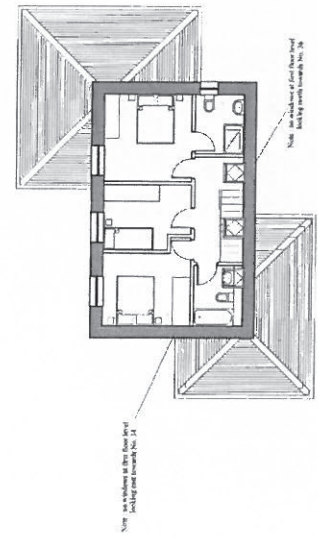
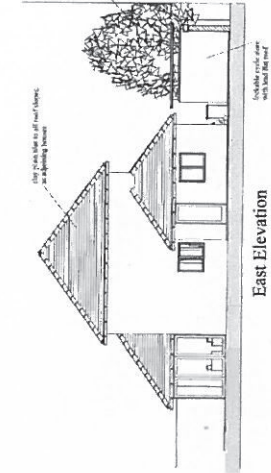
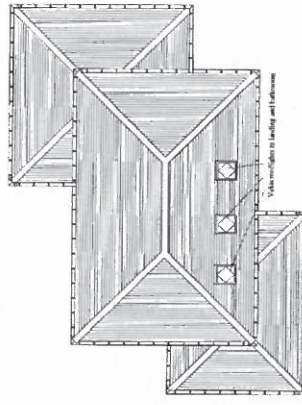
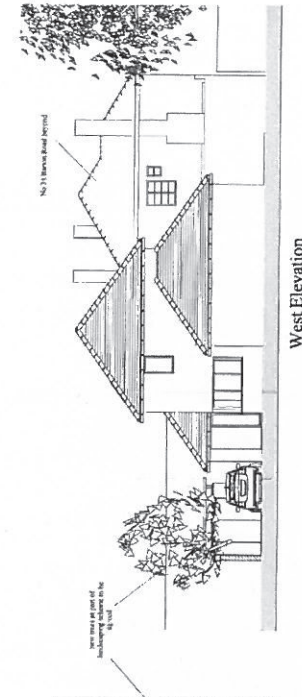
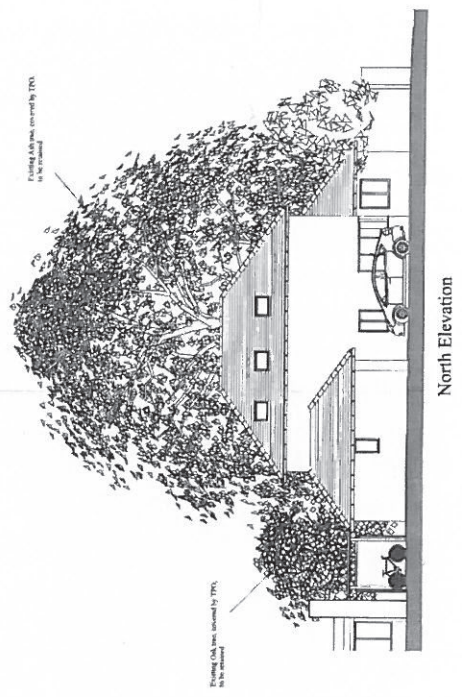
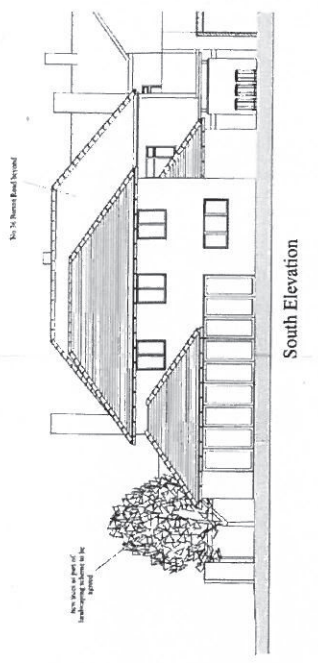
This page is intentionally left blank



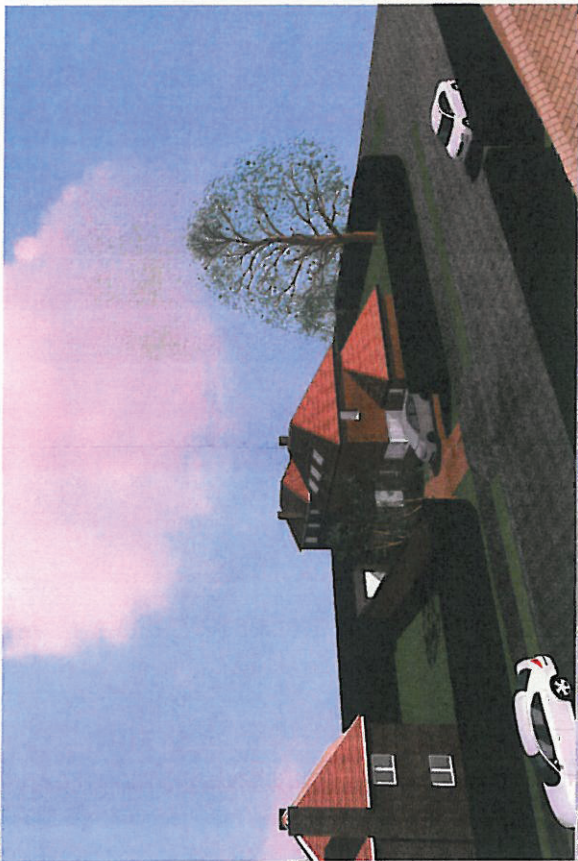
2, Blakes Way, Cambridge CB1 2ET Telephone: 01223 354227 Fax: 01223 354228 E-mail: info@pwr.co.uk	
Scheme Design Site Plan	Scale: 1:100 Date: December 2011 Day No: 0000010A

April 2012

A. Car parking etc. for use subject
to issues.



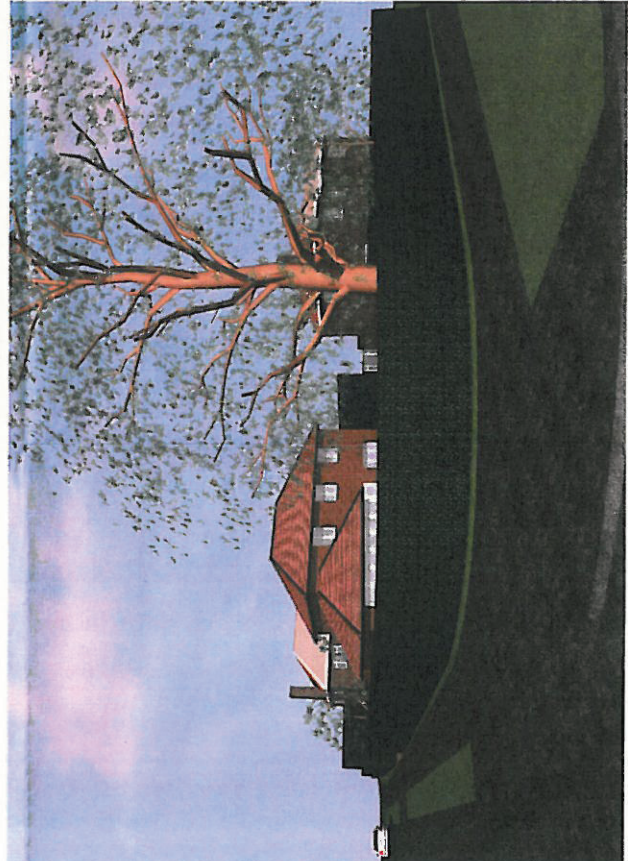
		Scheme Design Plans and Elevations	
General Construction Design & Build Ltd. 25, Brook Hill, Cambridge, CB1 3TE Tel: 01223 344699 Fax: 01223 344697	Date: 1/10/11 Drawn: December 2011 Scale: 1:100 Sheet: 3/1	Project No: Date: December 2011 Sheet: 3/1	Date: December 2011 Sheet: 3/1



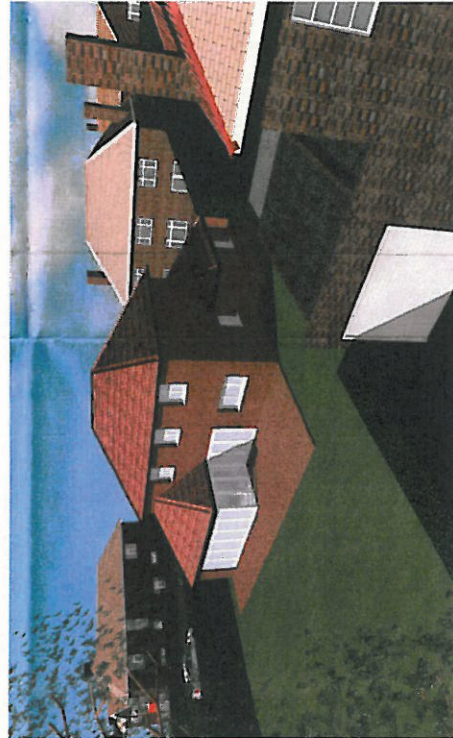
Aerial view from north west




Entrance view from Barton Close



Corner view from Barton Road



Aerial view from south east

	General Design Perspectives Views 10000 Woodbridge Road, Suite 200 Houston, TX 77055 Tel: (281) 412-1234 Fax: (281) 412-1234	Project Name 10000 Woodbridge Road	Scale 1:100	Date December 2011	Draw No. 08/01/11
	General Design Perspectives Views 10000 Woodbridge Road, Suite 200 Houston, TX 77055 Tel: (281) 412-1234 Fax: (281) 412-1234	Project Name 10000 Woodbridge Road	Scale 1:100	Date December 2011	Draw No. 08/01/11

This page is intentionally left blank



Appeal Decision

Site visit made 11 April 2011

by **Richard High BA MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 June 2011

Appeal Ref: APP/Q0505/A/11/2144941

36 Barton Road, Cambridge, Cambridgeshire, CB3 9LF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr David Qiu against Cambridge City Council.
 - The application Ref 10/0968/FUL, is dated 23 September 2010.
 - The development proposed is the erection of a new zero carbon house in the front garden of No.36 Barton Road, Cambridge.
-

Decision

1. I dismiss the appeal and refuse planning permission for the erection of a new zero carbon house in the front garden of No.36 Barton Road, Cambridge.

Procedural Matters

2. The application was not determined by the Council before the submission of the appeal. However, a report was presented to the Council's West/ Central Area Committee with a recommendation that "the committee agree that they would have been minded to refuse the application had the decision remained within the jurisdiction of the City Council". The committee agreed that the report with some amendments should form the council's case in the appeal. The first three of the main issues which I have identified relate to the reasons for this recommendation.
3. The report indicated that the appellant had submitted a unilateral undertaking to make contributions to community infrastructure in accordance with the Council's adopted Planning Obligations Strategy. However the appellant has indicated that the unilateral undertaking has been withdrawn and has claimed that the requirement for the obligation is not consistent with the guidance in Circular 5/2005.

Main issues

4. The main issues are:
 - 1) the principle of the development in the light of the changes to PPS3 announced in June 2010 and the Ministerial Statement of March relating to *Planning for Growth*;
-

- 2) the effect of the proposed development on the character and appearance of the area;
- 3) the effect of the proposed dwelling on the living conditions of the occupants of 34 and 36 Barton Road with regard to overbearance and loss of light;
- 4) whether the development should be allowed to proceed in the absence of a completed agreement to contribute to community infrastructure in accordance with the Council's Planning Obligations Strategy 2010.

Reasons

Principle of Development

5. The recent changes to PPS3 removed garden land from the definition of previously developed land and removed the minimum density requirement for residential development. In the recent appeal decision to which the Council refers, (APP/Q0505/A/10/2138679) the Inspector concluded that the effect of this was that "using garden land is no longer a priority". I do not accept the Council's interpretation of this that it follows that garden land is a low priority for development, particularly in the light of government's intention announced in the 2011 budget to remove the target for 60% of new houses to be built on previously developed land. It simply means that no more priority should be attached to the development of garden land than to other land, where development would be acceptable in principle.
6. Government guidance encouraging the efficient use of land and the location of new development in sustainable locations remains in force. I therefore do not accept that a special justification for the development of this site is necessary as a result of these changes.
7. Turning to the proposed presumption in favour of sustainable development announced in the recent Ministerial Statement *Planning for Growth*, clearly the low energy use and other sustainability features of the building such as water management are positive factors to which I have attached significant weight. I also acknowledge that the construction of the building would provide a small stimulus to the local economy, but because of the small scale of the development I can only attach slight weight to this.
8. I conclude on the first issue that the development of the site would be acceptable in principle and consistent with the recent changes to PPS3 and the Ministerial Statement on *Planning for Growth*.

Character and Appearance

9. Barton Road has a varied pattern of development including 3-4 storey flats and detached houses. For the most part there is a fairly spacious feel, with properties set well back in substantial gardens, but there are exceptions including the development immediately opposite the appeal site at Archway Court which stands close to the road. However, Barton Close and the north part of Barton Road on either side of it are characterised by substantial detached houses on large plots.

10. The relationship of 36 Barton Road to Barton Road is somewhat unusual in that it is accessed from Barton Close with its main entrance facing north away from Barton Road. What would normally be regarded as the rear of the house faces south towards the large garden which lies between the house and Barton Road. This pattern is not mirrored on the corner on the other side of the road where 38 Barton Road lies towards the front of the plot with a large garden to the rear. I note that occasional dwellings set a long way back from the road are a feature of Barton Road and contribute to its green and spacious character. This is maintained in Barton Close where some dwellings are quite close to the road and others are set well back from it, but all are on generous plots. It follows that any development of the site should be sensitive to that character.
11. The site of the proposed dwelling would be set slightly further back on the plot than No.34 and this would retain some of the existing spaciousness in front of the building and allow the retention of the oak and ash trees close to Barton Road. However, it would leave No.36 with a garden only 7.5m deep and, for a substantial dwelling, it would appear rather hemmed in and cramped in relation to its neighbours.
12. The appearance of the proposed dwelling would be distinctive and individual but that would not in itself be harmful. While the immediately neighbouring houses have pitched roofs characteristic of their period, there is no uniformity of style and several houses in both Barton Close and Barton Road have gable ended roofs. I also appreciate that the angle and expanse of the roof, particularly the south facing section, is a response to the requirement to accommodate photovoltaic panels.
13. However, the height width and depth of the house would make it appear rather bulky in relation to both the plot and its neighbours. Coupled with this, the substantial overhangs on the already bulky roof would lend a distinctly heavy appearance to the dwelling. All these features would give the building an assertive presence on the site that would not respect the more subdued character of the neighbouring development. I note that the Council's arboricultural officer considers that the large silver birch tree close to the boundary with Barton Close is over mature and not worthy of retention. However, its loss would contribute to the urbanising effect of the new dwelling. While replacement planting could be required by condition, it would be unlikely to soften the effect of the wide gable end of the building on the character of Barton Close, because the parking space would be to the side of the dwelling.
14. Because of the uncomfortably cramped relationship with No.36 and the overall bulk of the proposed dwelling in relation to the site and its neighbours I find that the proposed dwelling would be harmful to the character and appearance of the area. For this reason it would fail to comply with Saved Policies 3/4, 3/10 c and 3/12 a of the Cambridge City Local Plan 2006.

Living Conditions

15. The gable end of the proposed dwelling would directly face the small conservatory on the western side of 34 Barton Road. I accept that this appears to serve more as a greenhouse than a sitting area, but it is also the only source of light to the kitchen of No.34. I saw on my visit close to noon on a fairly bright day that the daylight into the kitchen was quite limited. The height and

proximity of the gable would reduce this further and cut out late afternoon and evening sunshine there. While the conservatory also has a window facing north into the back garden, this is of little benefit to the kitchen. The new dwelling would also reduce the light and sunlight available through the roof of the conservatory. The house would also be very overbearing in the outlook from the kitchen and conservatory. I am less concerned about the effect of the dwelling on the garden at No.34 as the very extensive vegetation to a height of around 4m along and inside the boundary with No.36 screens the garden and would itself cut out evening sunlight from the west.

16. I accept that the conservatory faces directly into the private garden of No.36, but that is an established historic arrangement where any harm has been limited by the length of the garden at No.36. It does not alter my assessment of the effect of the proposed dwelling.
17. The outlook from the main windows of No.36 would be the rear elevation of the proposed dwelling. There would be no harmful loss of privacy at No.36 because there would only be two ground floor windows in the rear elevation of the proposed dwelling, one serving an entrance lobby and one serving the study and the proposed 1.8m boundary wall would intervene.
18. The single storey element of the proposed dwelling would be only about 11m from No.36 but the stepped design of the north elevation would mean that the two storey element of the building would be set back a distance of about 15m. This would reduce the mass of the building but the outlook from the main windows of No.36 would be rather overbearing, particularly when compared to that hitherto enjoyed there.
19. I conclude that the proposed dwelling would be harmful to the living conditions at 34 Barton Road because of loss of light and harm to the outlook from the kitchen and conservatory. The effect on the outlook from No.36 would be less severe but would add to the harm I have found and would be a direct consequence of the rather cramped relationship between the two dwellings. For these reasons the development would fail to comply with Policy 3/10 (a).

Contribution to Community Infrastructure

20. The appellant argues that the need for a unilateral undertaking to contribute towards the cost of open space and community facilities has not been demonstrated in a sufficiently specific way to satisfy the requirements in Circular 5/2005 that the undertaking is necessary to make the development acceptable in planning terms and directly related to the development. These tests are now statutory requirements through the Community Infrastructure Regulations 2010 (CIL Regulations).
21. Saved Policy 3/8 requires all residential developments to provide public open space and sports facilities in accordance with the Council's Open Space and Recreation Standards and Saved Policy 5/14 indicates similar requirements in relation to community facilities. The Council's Planning Obligations Strategy adopted as a Supplementary Planning Document in 2010 sets out clearly how the level of contributions will be calculated and Appendix A to the strategy clearly sets out the process for maintaining an audit trail linking the resources available from each planning obligations to individual projects. I am therefore satisfied that although the specific facilities which the contributions through the

unilateral undertaking would help to fund the obligation would be directly related to the development. I am, however unable to conclude that the obligation is necessary to make the proposal acceptable as I do not have sufficient information on the adequacy of existing local facilities or evidence to show that there is a deficiency that needs to be rectified.

Other Matters

22. Concern has been expressed regarding the implications of this decision for the future of No.36. However, I have attached very little weight to these as any future proposal would have to be considered on its own merits.

Conclusion

23. I have found no objection to the principle of the development of this site, and inadequate justification for an undertaking. The dwelling would also have many qualities that would contribute to sustainability and there would be a modest benefit to economic growth from the development. However, these factors are outweighed by the significant harm I have identified in relation to the effect of the proposed dwelling on the character and appearance of the area, and on the living conditions at 34 Barton Road and to a lesser extent those at No.36.
24. For these reasons and having considered all the other matters before me I conclude that the appeal should be dismissed.

Richard High

INSPECTOR

This page is intentionally left blank

Application Number	12/0130/FUL	Agenda Item	
Date Received	1st February 2012	Officer	Mr John Evans
Target Date	28th March 2012		
Ward	Market		
Site	Radcliffe Court Rose Crescent Cambridge CB2 3LR		
Proposal	Installation of new fixed walkway structure and seating areas within external courtyard area and other miscellaneous works including installation of fixed planters, rendering of walls and new signage.		
Applicant	c/o CBRE Investors 21 Bryanston Street London W1H 7PR		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed walkway decking and landscaping will not detract from the character and appearance of the Conservation Area. 2. The location of the decking will not create significant noise and disturbance to the current occupants of Radcliffe Court. 3. The decking will improve accessibility and the general level of amenity for Radcliffe Court.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to the 2 inner third floor courtyards of Radcliffe Court, situated on the northern side of Market Street.
- 1.2 The courtyards of Radcliffe Court serve as a circulation area and access for the upper level flats. The rooftop is bland and functional, surfaced with grey asphalt, with no defined amenity area or signage for residents or visitors.
- 1.3 The site falls within the Central Conservation Area.

2.0 THE PROPOSAL

- 2.1 The application seeks consent for installation of a new fixed walkway structure and landscaped seating area, within the 2 external courtyards. The landscaping will consist of 3 linked raised timber walkways and 2 square shaped amenity areas with artificial grass.
- 2.2 There are other minor works consist of new planter boxes and trellis to the eastern boundary of the courtyard and the rendering of several of the dwelling houses.
- 2.3 Concurrent applications were submitted for a proposed new entrance shopfront and associated Listed Building Consent. The applicant no longer wishes to progress with these alterations.
- 2.4 The application is accompanied by the following supporting information:
 1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
09/0070/FUL	Removal of existing glazing and doorway that currently forms the ground floor entrance to Radcliffe Court flats and	Refused

	replace with new entrance door and glazing.	
09/0006/LBC	Removal of existing glazing and doorway that currently forms the ground floor entrance to Radcliffe Court flats and replace with new entrance door and glazing which compliments the surrounding shopfronts.	Refused
12/0128/FUL	Replacement facade to the existing residential flats' common parts entrances at ground and second floor levels and associated refurbishment.	Withdrawn
12/0129/LBC	Replacement facade to the existing residential flats' common parts entrances at ground and second floor levels and associated refurbishment.	Withdrawn

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	ENV6 ENV7
Cambridgeshire and	P6/1 P9/8 P9/9

Peterborough Structure Plan 2003	
Cambridge Local Plan 2006	3/4 3/7 3/11 4/11

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Area Guidelines:</u> Conservation Area Appraisal: Cambridge Historic Core

6.0 CONSULTATIONS

Cambridge City Council Conservation Team

6.1 Support. All the amendments are unexceptionable and will have no impact on the Conservation Area.

Cambridgeshire County Council (Transport)

6.2 No comments.

Cambridge City Council Environmental Health

6.3 No comments.

Cambridge City Council Access Officer

6.4 The proposed decking will need to be tight boarded and with the appropriate dropped sections on those routes that wheelchair users may need.

Generally board walks provide wheelchair users a good surface. It will also provide visually impaired people a safe route in which they can wayfind due the texture of the surface, the defined edge and the sound that the surface makes.

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 Councillor Rosenstiel has commented on this application. I have set out his comments below:

The application is called to West Central Area Committee.

I do share some of the residents' concerns, whether the surface materials would be suitable in all weathers and why such large and bold numerals are needed on the flats.

The numerals would be unsuitable in the context of the 1960's dwellings in a conservation area.

7.2 The owners/occupiers of the following addresses have made representations: 1, 8, 14, 15 Radcliffe Court,

7.3 The representations can be summarised as follows:

Landscaping concerns

- There should be a full site context and needs assessment.
- The walkways will be dangerous when wet.
- The artificial grass is bad taste.
- The artificial grass will attract pigeons.

- Large flat identification numbers not appropriate.
- There should be more planting.
- The proposed walkways create an obstacle of for stepping up and down.

Amenity issues

- The proposed seating area would be closer to number 8 resulting in noise nuisance and cigarette pollution.
- The landlord has to provide free and unimpeded access to all tenants to the houses.

Other issues: crime

- The occupant of number 8 Radcliffe Court has submitted detailed logs of crime affecting Radcliffe Court.
- The survey plans are not accurate.

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

8.0 ASSESSMENT

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

1. Context of site, design and external spaces
2. Residential amenity
3. Disabled access
4. Third party representations

Context of site, design and external spaces

8.2 The key design issue is the impact of the new walkway decking and landscaping on the character and function of Radcliffe Court.

8.3 The development is secluded from the public domain within Radcliffe Court, so there will be no impact on the character and

appearance of the Conservation Area. The proposal is therefore compliant with Cambridge Local Plan 2006 policy 4/11.

- 8.4 I note concerns that the proposed design of the decking is inappropriate. I consider both its design and materials of construction appropriate in this context, in accordance with Local Plan policy 3/7. The decking and artificial grass area will in my view make a positive improvement to the quality of the courtyard landscaping. I recognise that the overall design concept may not be the preference of every current occupier of Radcliffe Court, but this is not sufficient justification to withhold planning permission.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Residential Amenity

- 8.6 Concerns have been raised that the proposed decking and seating area will create noise and disturbance for number 8 Radcliffe Court. At present, the courtyard is a communal roof top space with public and private space undefined. The proposed boarded walkways reflect existing pedestrian routes and desire lines across the space.
- 8.7 Sometimes decking can cause additional vibration through usage, which, if deliberately misused would cause more noise than a more solid floor. However, this is a tight knit community of dwellings and one must assume its use will be self regulating. I do not consider there to be any significant increased noise and disturbance to result from the new decking.
- 8.8 The areas of artificial grass have been positioned away from residential windows which will minimise noise and disturbance. The grassed areas will provide some visual relief to an otherwise bland surface. There may be increased use of these areas as they offer an additional amenity for Radcliff Court residents. I do not consider there to be significant noise and disturbance created by the use of these areas.
- 8.9 The proposed decking and landscaping will in my view make a positive improvement to the amenity of the currently unattractive rooftop of Radcliffe Court.

8.10 The applicant has confirmed that the decking will be treated with a slip resistant aggregate and/or grooving to aid walking. There will not therefore be any significant health and safety risk.

Disabled access

8.11 The Council's Access Officer considers the timber decking a positive improvement to the accessibility of the Courtyard. Decking is suitable for the partially sighted because routeways are easily navigable by the texture and sound of the surface.

8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/7.

Third Party Representations

Crime and Antisocial behaviour

I recognise that Radcliffe Court has been affected by crime and antisocial behaviour.

The previous planning application for a new shopfront to the premises has now been withdrawn. The specific arrangement for access, mail boxes and door locks is the responsibility of the landlord and is not within the planning remit of this application.

Survey plans inaccurate

The applicant has clarified the position of all flues and vents on the rooftop and the fire escape to the pasty shop. I do not consider the location of these features to affect the planning merits of the application.

Use of large bold numbering on the flats

I do not consider the numbering will detract from the character and appearance of the 1960's development. The numbering also has a practical benefit of being more legible for the partially sighted.

I do not consider that it is the role of the planning process to be overly prescriptive on such matters.

9.0 CONCLUSION

- 9.1 The proposed timber decking will not detract from the character and appearance of Radcliffe Court, the Conservation Area, or the amenities of residential properties within Radcliffe Court. The landscaping will make a positive improvement to the amenity of the north and south courtyards, and while not to everyone's taste, will give a sense of place to an otherwise bland residential environment. APPROVAL is recommended.

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.

Reasons for Approval

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

East of England plan 2008: ENV6, ENV7

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

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

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

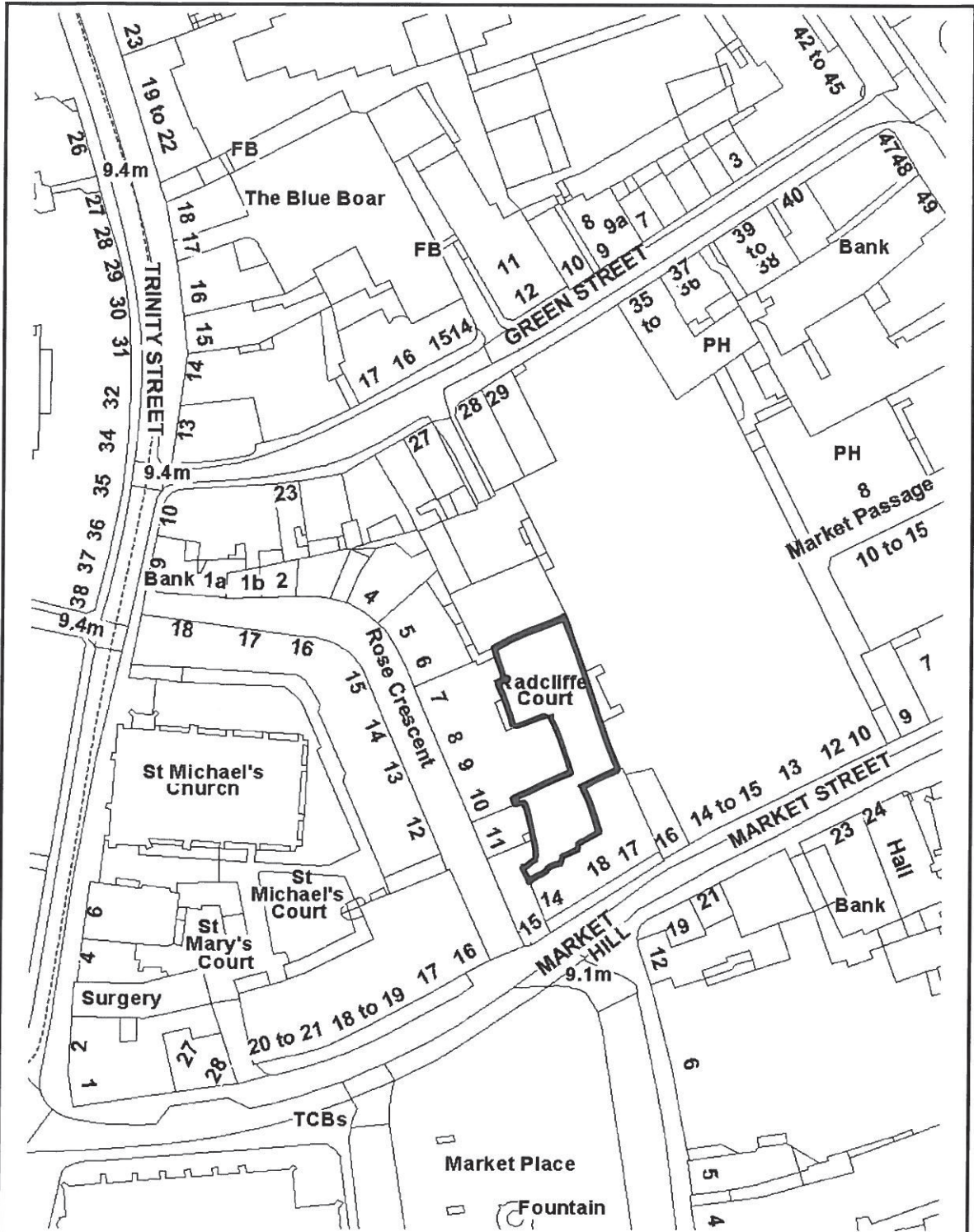
Under Section 100D of the Local Government Act 1972, the following are background papers for each report on a planning application:

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

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

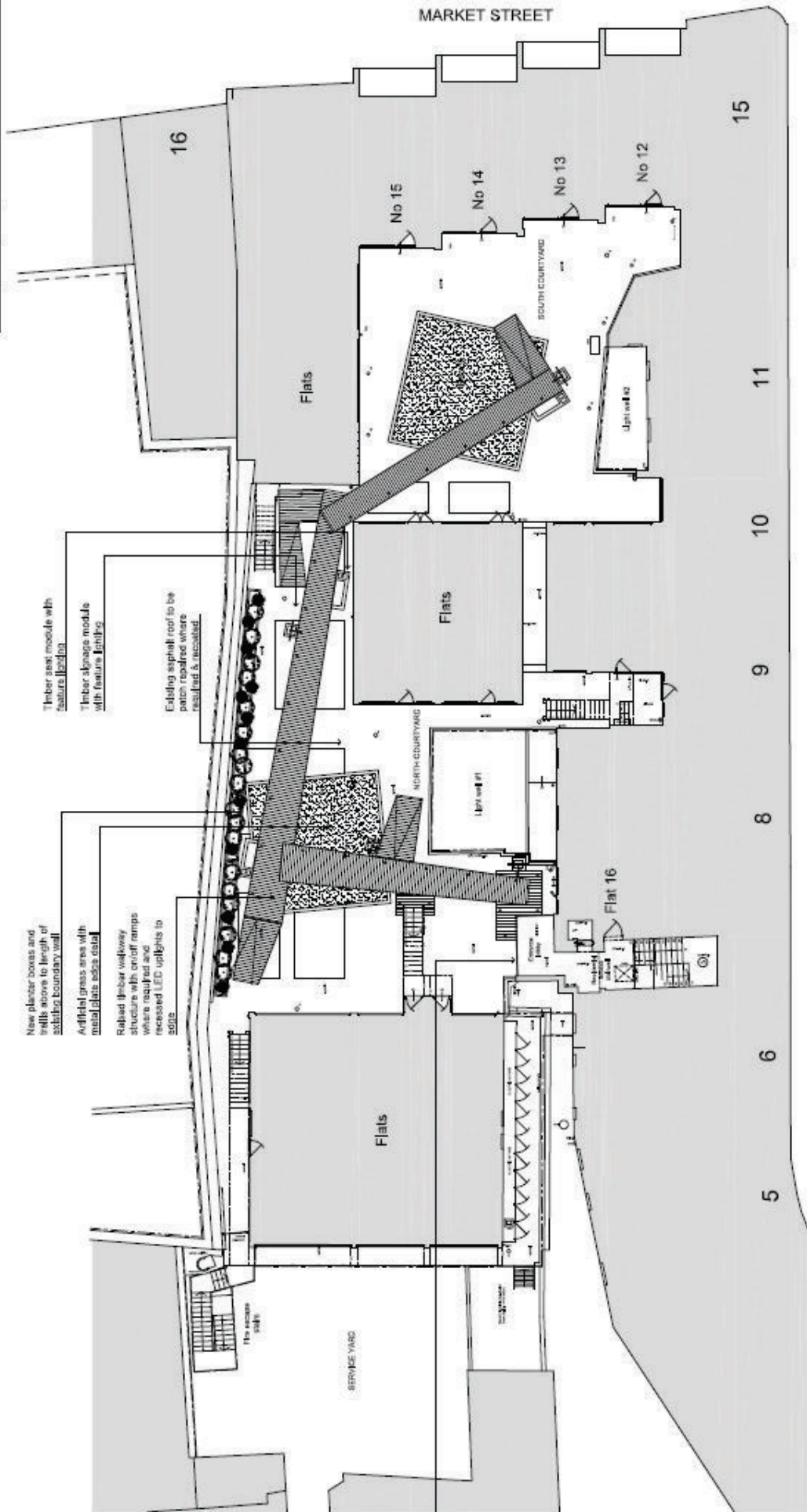
www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.



12/0130/FUL
Radcliffe Court Rose Crescent Cambridge CB2 3LR

This page is intentionally left blank



New planter boxes and trellis above to length of existing boundary wall.
 Additional green area with metal plate edge detail.
 Raised timber walkway structure with on/off ramps where required and recessed LED uplights to edge.

Timber seat module with features [hatched].

Timber signage module with features [hatched].

Existing asphalt roof to be patch repaired where residual is retained.

New utility and bins (with 3 separate electrical outlets).

This page is intentionally left blank

WEST / CENTRAL AREA COMMITTEE26 April 2012
7.00 - 11.00 pm

Present: City Councillors: Smith (Chair), Kightley (Vice-Chair), Bick, Cantrill, Hipkin, Reid, Reiner, Rosenstiel and Tucker,
County Councillors: Nethsingha and Whitebread
Also present: The Executive Councillor for Planning and Sustainable Transport, Councillor Ward.

Officers:

Principal Planning Officer: Toby Williams
Project Delivery and Environment Manager: Andy Preston
Safer Communities Manager: Lynda Kilkelly
Committee Manager Toni Birkin

Also in Attendance:

Head of Road Safety and Parking Services, Cambridgeshire County Council: Richard Preston
Chief Executive of Cambridgeshire Community Foundation: Jane Darlington
Police Inspector: Steve Poppitt
Police Sergeant: Andrea Gilbert
Police Community Engagement Manager: John Fuller
John Varah (Same Sky)

FOR THE INFORMATION OF THE COUNCIL**12/21/WAC Apologies**

Apologies were received from County Councillor Brooks-Gordon and Councillor Hipkin (Absent for planning items only).

12/22/WAC Declarations of Interest (Planning)

No interests were declared.

12/23/WAC Planning Applications

12/24/WAC 11/1578/FUL: 37 City Road

The committee received an application for the demolition of existing buildings and redevelopment of the site to provide three residential units.

Rick Leggatt addressed the committee on behalf of himself and the residents of neighbouring properties. He made the following points in objection to the application:

- I. The proposal is contrary to the Local Plan.
- II. Neighbours would suffer loss of privacy.
- III. Rear views would be lost.
- IV. The size and mass of the proposal is out of keeping with the area.
- V. There would be considerable and intrusive overlooking of 34 and 35 City Road.
- VI. Neighbours to the North West would be presented with a blank wall.
- VII. Parking would be problematic.

The applicant, Clair Downham addressed the committee in support of the application.

RESOLVED (unanimously) to reject the officer recommendation of approval.

RESOLVED (unanimously) to refuse the application contrary to the officer recommendations for the following reasons:

The proposed development would, by virtue of increases in massing, scale and footprint, the introduction of new residential uses into a relatively quiet rear garden area, the intensification of use that three residential units would create, the potential and perceived overlooking and subsequent loss of privacy into neighbouring properties, result in a dominant and un-neighbourly built form that, within a tightly constrained urban site, would be detrimental to the amenity of the occupants of 33 and 34 City Road and 60, 61 and 62 Eden Street. The proposal therefore fails to adequately respond to its context, achieve good interrelations between buildings and have a positive impact on its setting and is contrary to policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (2006) and National Planning Policy Framework guidance (2012).

12/25/WAC 11/1579/CAC: 37 City Road

The Officer's recommendation for the application for the demolition of existing buildings and redevelopment of the site to provide three residential units was

amended to that of refusal following the decision above. Item 4.11 of the Local Plan was applied, as there was no valid application in place.

RESOLVED (unanimously) to approve the Officer's recommendation to reject the application.

The proposed demolition is contrary to policy 4/11 of the Cambridge Local Plan (2006) and paragraph 136 of the National Planning Policy Framework 2012, in that in the absence of an approved redevelopment scheme that has a contract for redevelopment and which preserves or enhances the character or appearance of the Conservation Area by faithfully reflecting its context or providing a contrast with it, the demolition of the buildings would result in the loss of a heritage asset in the form of historical buildings which contribute positively to the character and appearance of the Conservation Area

12/26/WAC Declarations of Interest (Main Agenda)

No interests were declared.

12/27/WAC Minutes

The minutes of the 1st March 2012 meeting were approved and signed as a correct record.

12/28/WAC Matters and Actions arising from the Minutes

There were no matters arising from the last meeting. However, the feasibility of painting street signs onto the road surface remains outstanding from the meeting of the 5th January 2012. This issues will be addressed later in the meeting when the Police are in attendance.

12/29/WAC Open Forum

(Q1) Noel Kavanagh

Was a piece of land, part of Midsummer Common given to Midsummer House Restaurant? If so, when did this happen? Who was responsible for the decision? Is there a formal record?

Councillor Cantrill responded. In 2006, Midsummer House requested the use of a piece of land in order to provide access for a member of staff with a disability. Permission was granted and has been reviewed periodically. This was currently under review. The restaurant building was originally council property and the adjacent pound remains council owned.

(Q2) Bev Nicholson

Would it be possible for rubbish bins to be installed along Huntingdon Road as the footpath is well used and there is no bin until you reach the Shire Hall bus stop?

Councillor Cantrill responded. Funds had been allocated for additional bins and for the refurbishment of existing bins. Consultations on design and locations would happen in the near future and residents are encouraged to make suggestions.

(Q3) Richard Taylor

There is currently a consultation on a Conservation Area that is relevant to this committee. Why is it not highlighted on this agenda?

Members agreed that highlighting such consultations would be a good idea for the future. Social media could also be used to keep residents informed.

(Q4) Richard Chatterton

When will the results of the traffic survey carried out in relation to the Travel Lodge, Newmarket Road, be made public?

This matter would be investigated.

Action

(Q5) Hugh Kellett

What is the status of the 20 mph scheme in Cambridge, specifically regarding the timing of consultation and implementation stages. Who or what body is in overall control of the scheme and the funds? Who, or which consultants, is/are involved strategically in ensuring a "joined up" thinking approach, perhaps based on other cities' experiences? There appear to be many excuses for the lack of action and meanwhile 40% of all vehicles exceed the limit.

Councillor Ward (Executive Councillor of Planning and Sustainable Transport) responded. A City-wide 20mph limit would be a long term aspiration. To date there had been limited progress. A two year timeframe would appear to be

reasonable. A project lead would be appointed. The City would be in charge and would be funding this. The County Council would support the project and would lend their expertise. Lessons learnt in other areas, such as Portsmouth (the first City to introduce such a limit), would be considered.

Richard Preston, Head of Road Safety and Parking Services, added that the County Council was only able to fund safety measures that could demonstrably prevent accidents. A 20 mph limit was easy to introduce but hard to enforce.

(Q6) Bev Nicholson

Why are the Police reluctant to enforce the limit?

Inspector Poppitt stated that the Police are not reluctant but that enforcement was only part of the solution.

(Q7) Public Question

Cycle provision continues to be inadequate at the railway station. When will this be addressed? How has the station ended up with a 'not fit of purpose' bridge and when will this be resolved?

Councillor Bick responded. Network Rail were aware of the problems and were keen to address them. The station builders were not used to designing for such high volumes of cyclists as those found in Cambridge. The additional cycle racks had been delayed by the slow down in the construction industry which was regrettable. Councillor Reid confirmed that the new station operator was keen to make improvements.

(Q8) Public Question

Using Parkside as a coach station appears to be moving towards being a permanent arrangement. How much longer will this situation last?

Councillor Rosenstiel responded. The Kiosk had been given temporary planning consent and this had been extended for a further period. It would not be further extended. In the long term the coach boarding locations would be an operator decision although it was hoped that these would be in the area of the railway station.

(Q9) St Andrews Street Taxi Ranks

Members discussed concerns that had been raised by local residents about the proposal to move the taxi rank from St Andrew's Street. Concerns were

raised about the impact on those with mobility issues. Reinstating the shuttle bus was suggested.

12/30/WAC Police and Safer Neighbourhoods

The committee received a report from Inspector Poppitt regarding the policing and safer neighbourhoods trends.

The report outlined actions taken since the Committee on 5th January 2012. The current emerging issues/neighbourhood trends for each ward were also highlighted (see report for full details).

Existing Priority: Speed Enforcement in Support of the 20mph limit

Members were in favour of retaining this as a priority with the long-term solution being, a cultural change with consistent limits across the City, improved signage and consistent enforcement. Operation guidelines were discussed as per the report. The absence of an ability to send offenders on speed awareness training for offences involving a 20mph limit was discussed. Cllr Bick suggested that the possibility of introducing a local course could be investigated. This would be income generating.

Hugh Kellett

There would be no difference in a course for 20mph or 30mph offences. The Police have failed to act on a priority set by this committee.

Mr Bowen

The Police could be seen as holding the resolution of this committee in contempt in failing to act on this matter.

Barry Higgs

The wording of the report avoids the issue of poor signage.

Richard Preston confirmed that the current signage is sufficient to allow for prosecution. Speed cameras could be considered but there was no funding for these centrally and the County would only consider funding them where there was a risk of fatalities.

Mr Lawton

No progress on this matter in 18 months and the Police should be upholding the law. Speedwatch is ready to work with the Police on this matter.

Richard Taylor

I would not support local courses but would support introduction on national courses. Non-locals could be forced to travel long distances to attend local courses if introduced. However, does the number of people ignoring the 20 mph limit demonstrate that this speed limit is being pursued when there is not public support for it?

Members discussed the introduction of a city-wide 20mph limit. Councillor Cantrill confirmed that budget allocated had been made for this.

Members expressed their wish to see the police continue to enforce 20mph limits. Inspector Poppitt reminded members that their priorities are recommendations and that the final decisions were made by the Neighbourhood Action Group. This group of senior managers would decide if this priority was an effective use of police resources given the absence of any other supporting solutions.

Councillor Bick responded. Almost all recommendations agreed by this committee had been adopted and it would be regrettable if this situation changed. Councillor Hipkin requested that the committee acknowledge the Police advice when making their decisions.

RESOLVED (by 10 votes to 0 with one abstention) to reject to recommendation to discharge this priority.

Existing Priority: To reduce alcohol and group-related anti-social behaviour (ASB) in the City and Grafton areas.

Councillor Bick thanked the police for their hard work in this area and the success achieved. Some concerns were raised that ASB was seasonal and could return in the warmer months. Fast tracking a S30 order was discussed. Members stated that they would not be in favour of this but would be happy to attend an emergency meeting to discuss this should the need arise.

RESOLVED (by 10 votes to 0 with one abstention) to discharge this priority.

Existing Priority: Address anti-social cycling and reduce the incidence of cycle thefts across the area.

Members agreed that progress had been made on cycle thefts and were content to discharge this priority. The Serious Crime Squad would address large-scale cycle thefts.

Work to address anti-social cycling by improved signage was on-going and meetings were planned with the EIP team to see what could be achieved.

Councillor Whitebread requested improved signage in the Christ's Piece area. Councillor Cantrill would look into this.

Action: Councillor Cantrill

RESOLVED

Anti-social Cycling: Agreed (by 8 votes to 0 with three abstentions) to retain this as a priority.

Cycle thefts: Agreed (unanimously) to discharge as a priority.

Emerging issues

The emerging problem of thefts of mobile phones from evening venues was discussed and members expressed support for adding this as a priority.

RESOLVED (unanimously) additional priority of mobile phone thefts from City licensed premises.

Priorities agreed:

- I. Speed enforcement in support of the 20mph limit.
- II. Anti-social cycling in the West Central area.
- III. Mobile phone thefts from City licensed premises.

12/31/WAC Community Development and Leisure Grants

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

Councillor Cantrill encouraged local groups to apply for grants out of cycle for events such as Jubilee Celebrations or Olympic related projects.

Members considered applications for grants as set out in the Officer's report. The Chief Executive of Cambridgeshire Community Foundation responded to

member's questions about individual projects and what funding aimed to achieve.

RESOLVED (Unanimously) to award the following:

Group	Project	Award
Cambridge and County Folk Museum	to work with community groups to create special bunting based on people's memories of street parties.	£1,000
St Augustine's Church	to help fund a full programme of talks, concerts and social events for the local community.	£2,000
Friends of Histon Road Recreation Ground	to run a one day community event.	£2,261

12/32/WAC Community Olympic Public Art Commission

The committee received a presentation from the Director of Same Sky (project artist company) and Project Delivery & Environment Manager regarding the Community Olympics Public Art Project.

The presentation outlined:

- (i) Same Sky wished to work with local artists, schools and community groups as part of the event.
- (ii) Same Sky proposed to undertake public art and carnival projects to promote community cohesion.
- (iii) Same Sky wished to showcase the event through a free show (serving as a rehearsal for the Olympics event) at an earlier local event. Nominations for such an event were requested.

Councillor Cantrill encouraged young people to get involved in the project.

Mr Cooper

Is developer S106 contributions being used to fund this project?

Councillor Cantrill responded. The public art element of S106 funding was being used for this project.

Volunteers, suggestions for events that Same Sky can engage with, comments or queries should be addressed to:

Dan Lake
Project & Production Manager
Same Sky
www.samesky.co.uk

The meeting ended at 11.00 pm

CHAIR



To: West/Central Area Committee 21/06/2012

Report by: Simon Payne,
Director of Environment

Wards affected: Castle, Newnham and Market

ENVIRONMENTAL IMPROVEMENT PROGRAMME

1.0 Executive summary

- This report requests that the Committee determine which of the proposed EIP schemes are allocated funding as part of the 2012/13 Environmental Improvement Programme, from those listed in Appendix A of this report.

2.0 Recommendations

The West/Central Area Committee is recommended:

- 2.1 To allocate funding of up to £42,800 to the list of proposed projects in Appendix A of this report.
- 2.2 To approve those projects for implementation, subject to positive consultation and final approval by local Ward Councillors.
- 2.3 To note the progress of existing schemes listed in Appendix C of this report.

3.0 Background

- 3.1 Initial feasibility work has been carried out on all of the schemes that have been suggested for the 2012/13 Environmental Improvement Programme (EIP).
- 3.2 The table in Appendix A lists all of the schemes that could be feasibly delivered as part of this year's EIP Programme, should they be allocated funding by West/Central Area Committee.
- 3.3 Any scheme that involved the public highway was submitted to Cambridgeshire County Council, as Highway Authority, to apply for funding from the County Council's Minor Highway Works Budget.

- 3.4 The table in Appendix A highlights those schemes that have secured funding from this budget and/or from any other source.
- 3.5 The West/Central Area Committee has an annual budget of £42,800 to allocate to schemes from its Environmental Improvement Programme Budget.
- 3.6 Further details of each proposed scheme can be found in Appendix B of this report.
- 3.7 Some of the schemes that have been suggested for this year's programme have not been included in Appendix A, as they either require further assessment of their feasibility, are not deliverable or will be implemented by others. Table 1.0 below provides a summary of these schemes.

Scheme	Position
South Green Road/Grantchester Meadows Car Park Resurfacing	Further investigation of ownership required as well as sourcing funding contributions due to the estimated high cost of delivering this scheme.
Burleigh/Fitzroy St Hanging Baskets	To be included in review of hanging basket funding across the city.
Lighting of path between Gough Way and Cranmer Road.	Discussion with private landowner required, including development of measures appropriate for this footpath. Issue of funding ongoing maintenance also needs to be considered.
Improvements to signal control at exit from Lammas Land Car Park Access Road.	Improvements to the detection function of this signal head will be carried out by the County Council.
Cycle Lane on Lammas Land adjacent to Car Park access road.	The demand for this facility does not outweigh the loss of highly valued green space. This scheme is therefore not feasible.
Widening and resurfacing of footway on Newnham Road between the Shell Garage and Malting Lane.	The County Council are responsible for the public highway and have been made aware of the maintenance concerns. The footway cannot be widened due to the narrowness of the highway through this section. Therefore no measures are proposed to be delivered through this programme.

a

Table 1.0; Schemes in development, to be delivered by others, or not feasible.

5.0 Background papers

None

6.0 Appendices

APPENDIX A

Summary of Feasible EIP Schemes for 2012/13.

APPENDIX B

Details of Proposed Schemes.

APPENDIX C

Progress of Existing EIP Schemes.

APPENDIX D

EIP Eligibility Criteria.

7. Inspection of papers

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

Author's Name: Andrew Preston
Author's Phone Number: 01223 457271
Author's Email: andrew.preston@cambridge.gov.uk

This page is intentionally left blank

SUMMARY OF FEASIBLE EIP SCHEMES FOR 2012/13

(CCMHW) = County Council Minor Highway Works Budget
(ESF) = Environmental Safety Fund

No.	Scheme Title	Scheme Description	Promoted by	Ward	Estimated Budget £	Secured funding contributions £	EIP Allocation requested	Estimated Completion Date	Risks to delivery
1	Maids Causeway & Newmarket Rd 20mph Signage	Improvements to the existing signage of the 20mph limit on Maids Causeway and Newmarket Road, between Victoria Avenue and Elizabeth Way roundabout.	Ward Cllrs	Market	7,500	3,000 (CCMHW)	4,500	Sep-12	Increased cost of works due to unforeseen traffic management costs.
2	Christchurch St Dropped Kerb	Cut back of existing hedge and extension of paving to create a dropped kerb access for cyclists accessing the area to the rear of the Grafton Centre from Christchurch St. This would prevent use of the footway, which currently takes place across the front of residential front doors.	Ward Cllrs	Market	5,000	2,000 (CCMHW)	3,000	Nov-12	Shallow location of utility services increasing costs or making the scheme undeliverable.
3	Parkers Piece Lighting	Provision of additional amenity lighting at the mid points of the paths across Parkers Piece following concerns over community safety.	Ward Cllrs	Market	£30,000	2,000 (CCMHW) 6,000 (ESF)	22,000	Winter 2012	Very sensitive green space. Fine balance between the intrusiveness of lighting equipment versus the improvement to lighting levels. Proposals may not lead to the majority in support. Securing the future maintenance and ongoing revenue implications will also need to be resolved.

APPENDIX A

No.	Scheme Title	Scheme Description	Promoted by	Ward	Estimated Budget £	Secured funding contributions £	EIP Allocation requested	Estimated Completion Date	Risks to delivery
4	City Centre Mobility Crossings	Provision of mobility crossings at the three highest priority locations in the city centre as determined by disability groups.	Ward Cllrs	Market	10,000	-	10,000	Dec-12	Shallow location of utility services increasing costs or making locations undeliverable.
5	Quayside Improvements	Public realm improvements to the Quayside area on Magdalene Street.	Magdalene College	Market	30,000	5,000 (Magdalene College) £5000 (Love Cambridge)	20,000	Dec-12	Location of underground services limiting the number of trees that can be planted.
6	Barton Road right turn restriction	Emphasis of the existing right turn ban restricting all vehicles from turning from Barton Road into Grantchester Street and the Lammas Land car park access road when travelling towards the city.	Ward Cllrs	Newnham	1,500	1,000 (CCMHW)	500	Sep-12	Existing Traffic Regulation Order required to be amended leading to increased cost and time delay.
7	Cycle Racks at Newnham Croft St/Derby St	Provision of cycle racks close to the shop at the junction of Newnham Croft St and Derby St. Would be required to be installed in the carriageway due to the lack of space and therefore lead to loss of parking.	Cllr Reid	Newnham	2,000	-	2,000	Sep-12	Lack of support for removal of onstreet parking spaces.
8	New seating on Grange Rd and to city centre for elderly.	Provision of benches at four bus stops along Grange Road and at two locations along the route into the city centre via Burrell's Walk.	Cllr Reid	Newnham	5,000	-	5,000	Sep-12	Lack of space for their installation and agreement from highway authority.

APPENDIX A

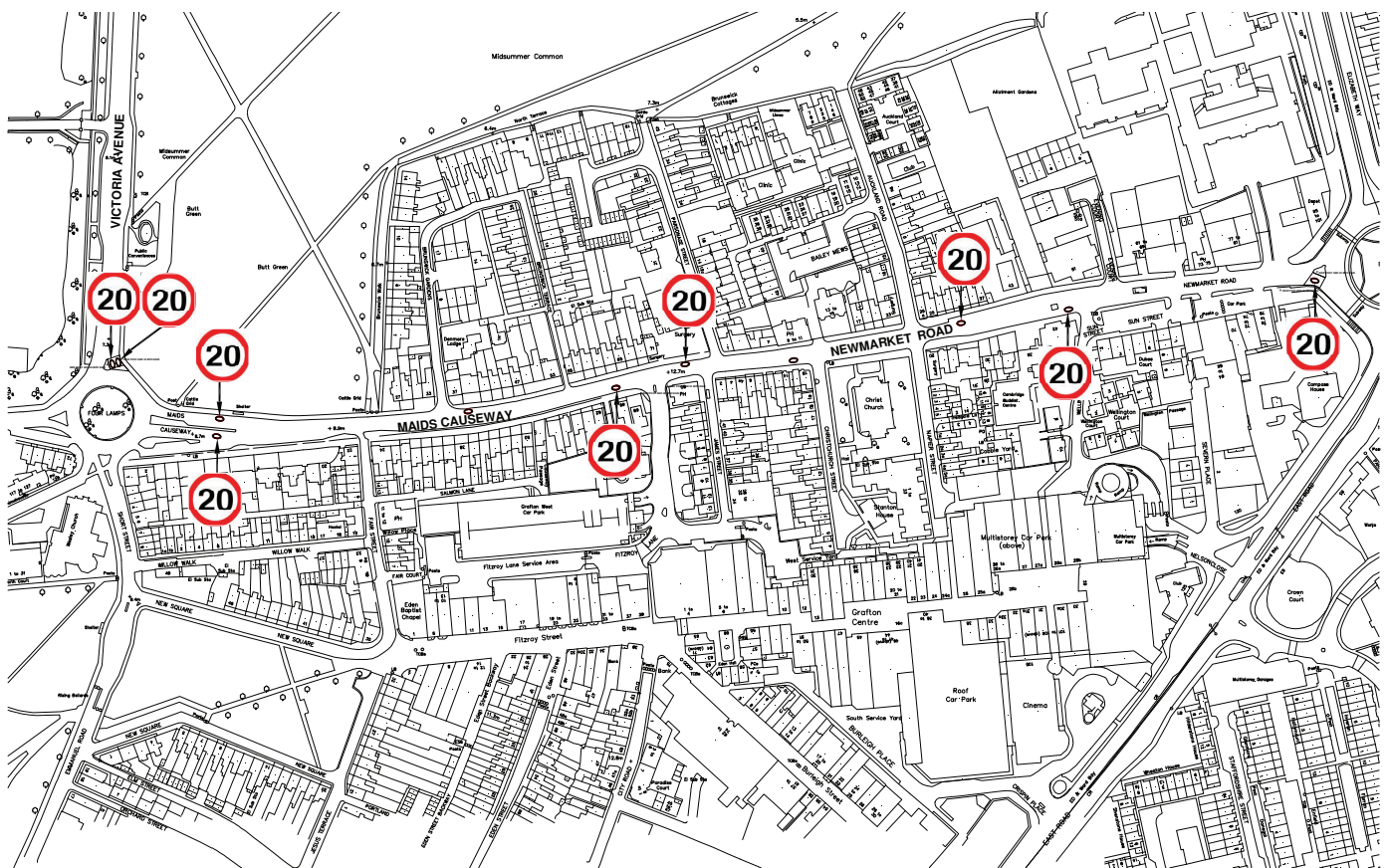
No.	Scheme Title	Scheme Description	Promoted by	Ward	Estimated Budget £	Secured funding contributions £	EIP Allocation requested	Estimated Completion Date	Risks to delivery
9	Wordsworth Grove near the junction of Ridley Rd	Thinning out and/or replanting of the area known as the Laurels on Wordsworth Grove, near its junction with Ridley Rd to improve local security.	Cllr Reid	Newnham	8,000	-	8,000	Nov-12	Lack of support from local residents?
10	Sculpted Oak Bench Grantchester Meadows.	Proposal for a bench that curves around the base of an existing tree at the corner of Eltisley Avenue and Marlowe Road on the route to Grantchester Meadows.	Cllr Reid	Newnham	3,000	-	3,000	Autumn-12	Not approved by the County Council as Highway Authority. Increased cost of installation due to unforeseen ground conditions.

This page is intentionally left blank

Scheme Number:	1
Scheme Title:	Maids Causeway & Newmarket Rd 20mph Signage
Scheme Description:	Improvements to the existing signage of the 20mph limit on Maids Causeway and Newmarket Road, between Victoria Avenue and Elizabeth Way Roundabout
Promoted by:	Ward Cllrs
Ward:	Market
Estimated Budget:	£7500
Estimated Completion Date:	Sept 2012
Risks to Delivery:	Increased cost of works due to unforeseen traffic managements costs.
Further Scheme Information:	The existing 20 mph speed limit on Maids Causeway and Newmarket Road is poorly signed. It is therefore proposed to install 20 mph roundels on the carriageway at specific points to remind road users of the speed limit. It is also proposed to improve the signing at the entrance points to the speed limit using a 20 mph sign with yellow backing and red surfacing on the carriageway to create a 'gateway' to the zone.

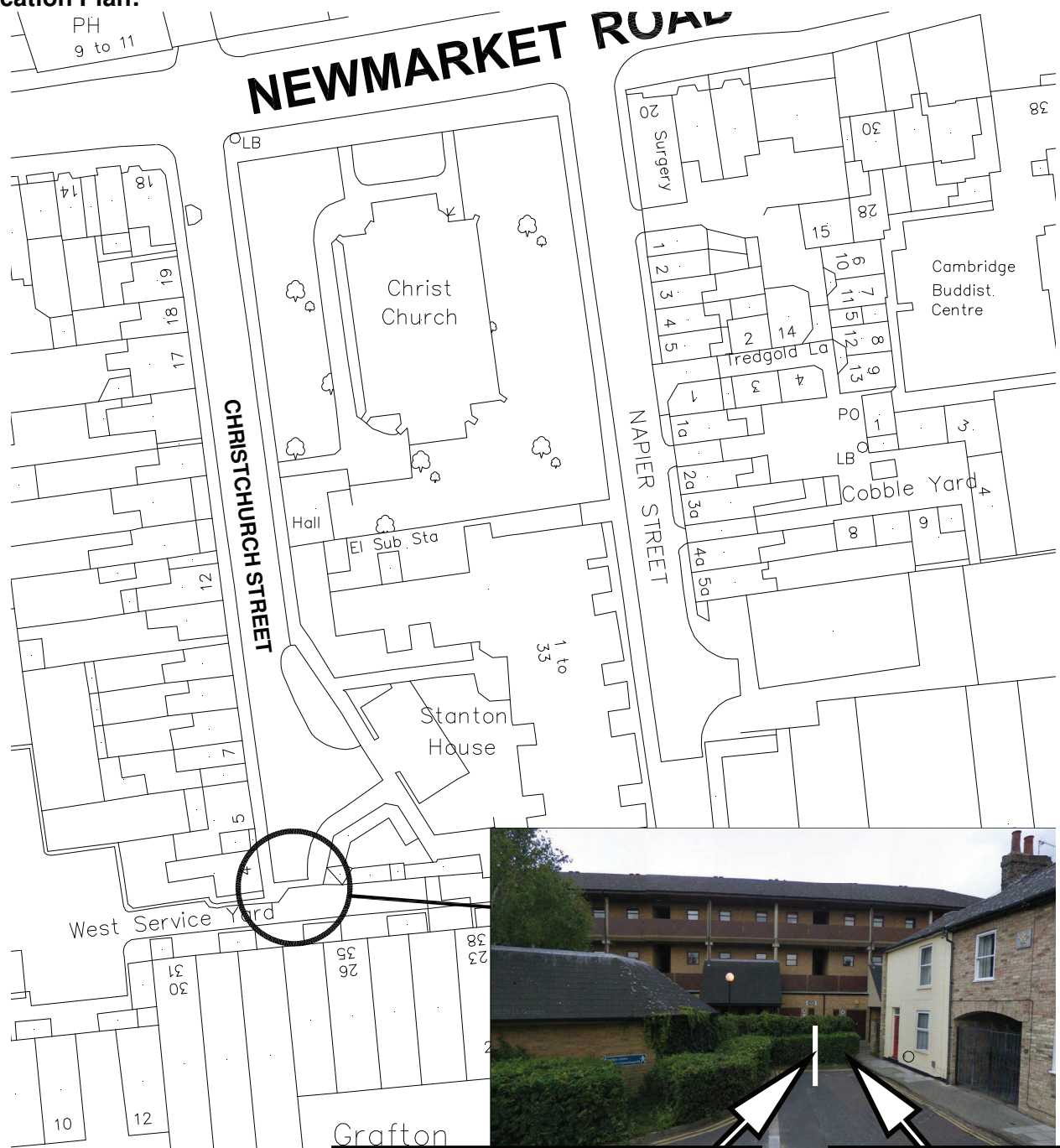
Location Plan:

Plan showing the approximate position of proposed 20 mph roundels on the carriageway



Scheme Number:	2
Scheme Title:	Christchurch Street Dropped Crossing
Scheme Description:	Cut back of existing hedge and extension of paving to create a dropped kerb access for cyclists accessing the area to the rear of the Grafton Centre from Christchurch Street.
Promoted by:	Ward Cllrs
Ward:	Market
Estimated Budget:	£5000
Estimated Completion Date:	November 2012
Risks to Delivery:	Shallow location of utility services increasing costs or making the scheme undeliverable
Further Scheme Information:	Improvement would prevent the use of the footway which currently takes place across the front of the residential front doors.

Location Plan:

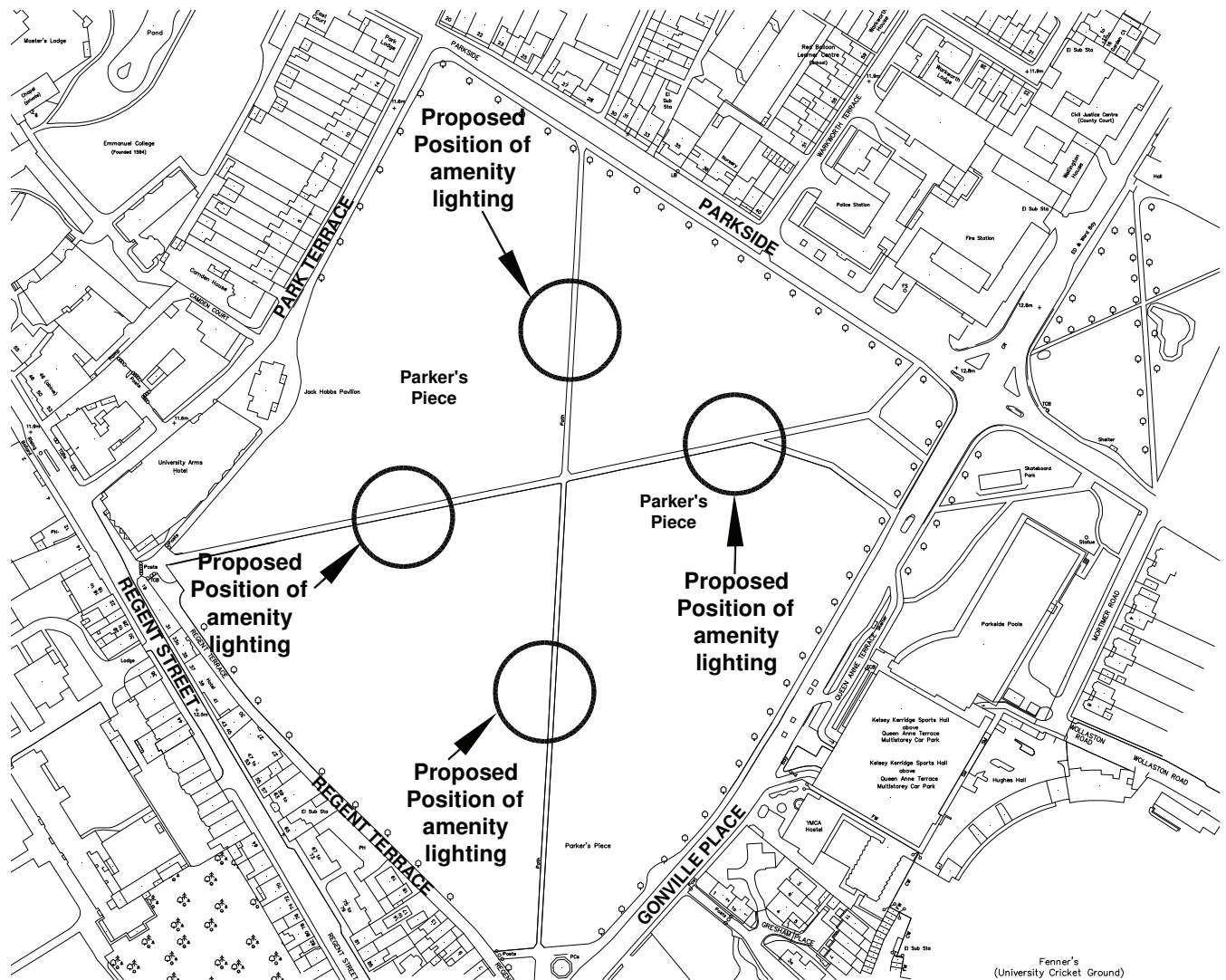


BUSH TO BE CUT BACK

DROPPED KERB TO BE INSTALLED

Scheme Number:	3
Scheme Title:	Parkers Piece Lighting
Scheme Description:	Provision of additional amenity lighting at the mid points of the paths across Parkers Piece following concerns over community safety.
Promoted by:	Ward Cllrs
Ward:	Market
Estimated Budget:	£30,000
Estimated Completion Date:	Winter 2012
Risks to Delivery:	Very sensitive green space. Fine balance between the intrusiveness of lighting equipment versus the improvement to lighting levels. Proposals may not lead to the majority in support. Securing the future maintenance and ongoing revenue implications will also need to be resolved.
Further Scheme Information:	

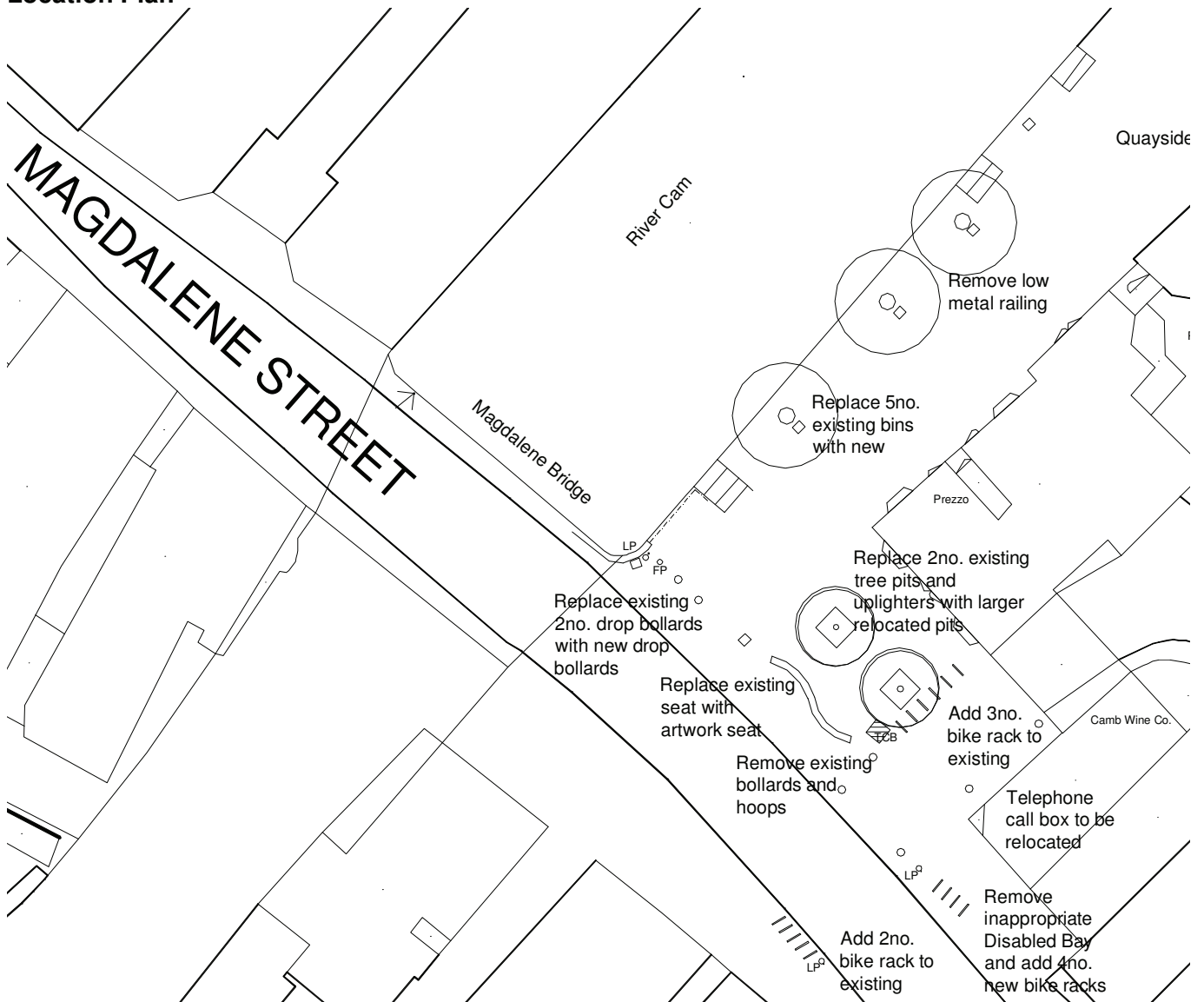
Location Plan:



Scheme Number:	4
Scheme Title:	City Centre Mobility Crossings
Scheme Description:	Provision of mobility crossings at the three highest priority locations in the city centre as determined by disability groups
Promoted by:	Ward Cllrs
Ward:	Market
Estimated Budget:	£10,000
Estimated Completion Date:	December 2012
Risks to Delivery:	Shallow location of utility services increasing costs or making locations undeliverable
Further Scheme Information:	A list of prioritised crossings will be determined by working with the Access Officer at Cambridge City Council and various disability groups. Consultation will be undertaken online using the internet and advertised within local neighbourhood centres and council offices in order to develop a list of potential mobility crossings from which the priority crossings can be selected.

Scheme Number:	5
Scheme Title:	Quayside Improvements, Magdalene Street
Scheme Description:	Public realm improvements to the Quayside area on Magdalene Street
Promoted by:	Magdalene Collage
Ward:	Market
Estimated Budget:	£30,000
Estimated Completion Date:	December 2012
Risks to Delivery:	Location of underground services limiting the number of trees that can be planted.
Further Scheme Information:	Proposal includes replacing existing litter bins, replacing two existing tree pits with larger relocated pits and the installation of additional cycle racks and trees. Proposal also includes replacing an existing seat with artwork in the form of a seat which will potentially be funded elsewhere and therefore not included in the estimated budget figure.

Location Plan





*From the Senior Bursar
S. J. Morris, BA, FCA, IPFA*

*Telephone (01223) 332158
Fax (01223) 363637
Email senior.bursar@magd.cam.ac.uk*

A Preston Esq
Project Delivery & Environment Manager
Cambridge City Council
Floor 2, Room 20
The Guildhall
CAMBRIDGE
CB2 0JH

Our Ref: SJM/SJP

30 March 2012

Dear Mr Preston

Quayside Environmental Project

I write on behalf of Magdalene College to express strong support for the Quayside Environmental Improvement Scheme (the "Gateway" Project). Quayside, being one of the principal destinations within the City for residents and visitors alike, must be of key strategic interest to the City Council both in terms of its economic importance and its public profile.

As I understand it, the outline improvement scheme seeks to address the current tired appearance and rather shabby condition of this important "entrance point". Presently, this area is characterised by damaged street furniture, a worn-out seat and some temporary surfacing following the removal of two dead trees. It has been over ten years since the improvements to the highway in Magdalene Street/Bridge Street were made and it now seems timely to make some further modest investment.

The proposed improvement scheme would help to sustain the vitality of this important leisure and tourist area for the benefit of the local economy. The simplicity of the proposed scheme is to be commended as it seeks to "de-clutter" this area and introduce some attractive feature seating. It is envisaged that the latter of which could symbolise some of the qualities of this popular destination.

Whilst I understand the cost of the scheme is significant for the Area Committee's budget it is relatively modest overall and it comes with partnership funding. The partners being: the County Council; Love Cambridge; and Magdalene College as well as a contribution from the Section 106 Public Art Funds. Presumably this partnership approach is a welcome development and could act as an exemplar for other future capital projects.

I would be grateful if you could make this letter available to members of the Area Committee when they are considering the prospective schemes for the forthcoming financial year.

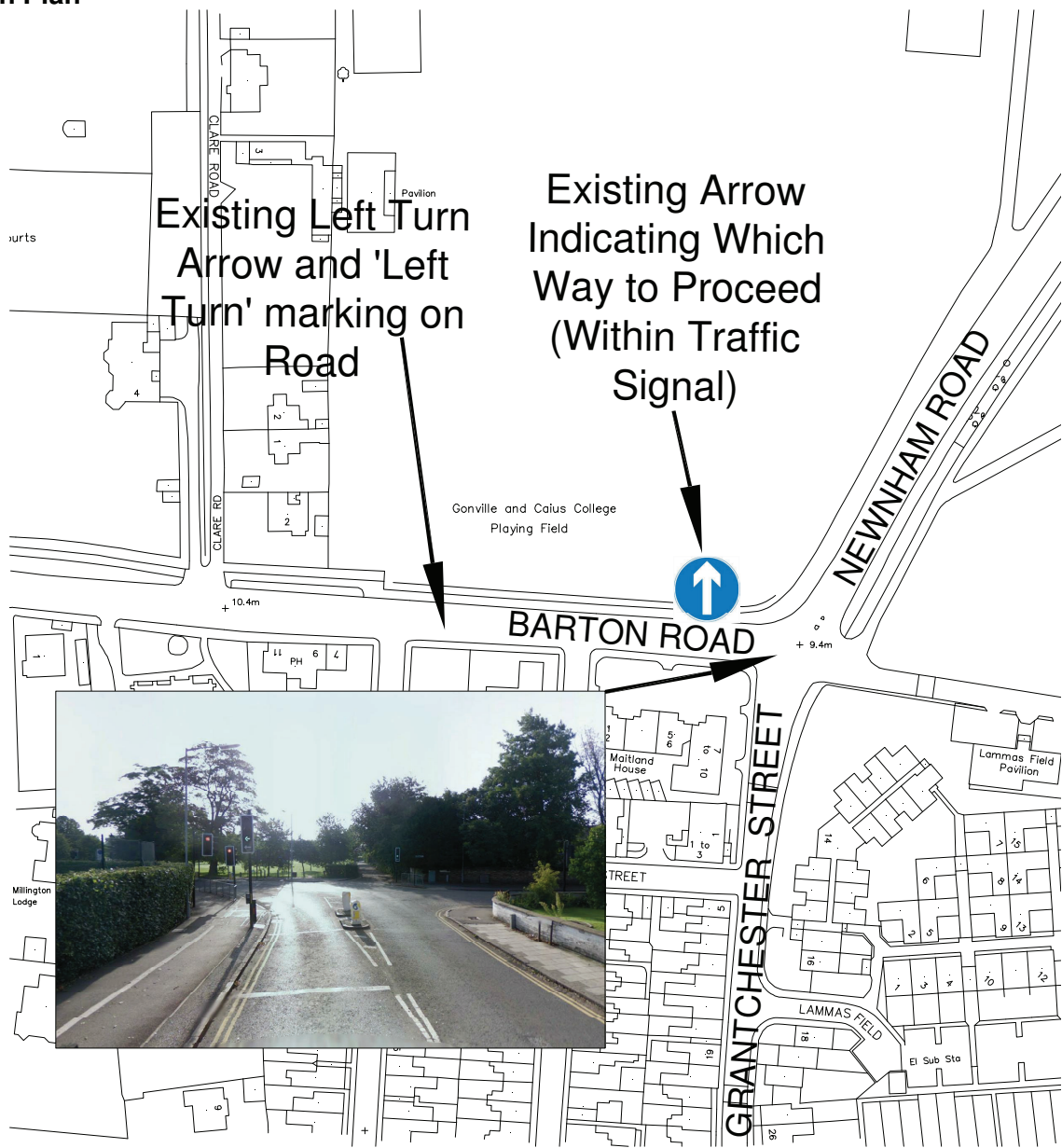
If, in the meantime, you require any further information from me then do please get in touch.

Yours sincerely

S J Morris
Senior Bursar

Scheme Number:	6
Scheme Title:	Barton Road Right Turn Restriction
Scheme Description:	The existing left turn only restriction that indicates that all vehicles must turn left from Barton Road into Newnham Road and not turn right into Grantchester Street when travelling towards the city needs to be emphasised.
Promoted by:	Ward Cllrs
Ward:	Newnham
Estimated Budget:	£1500
Estimated Completion Date:	September 2012
Risks to Delivery:	Existing Traffic Regulation Order required to be amended leading to increased costs and time delay.
Further Scheme Information:	Provision of additional signage to identify that a right turn movement from Barton Road is prohibited including additional lining at the junction to further highlight the restriction.

Location Plan



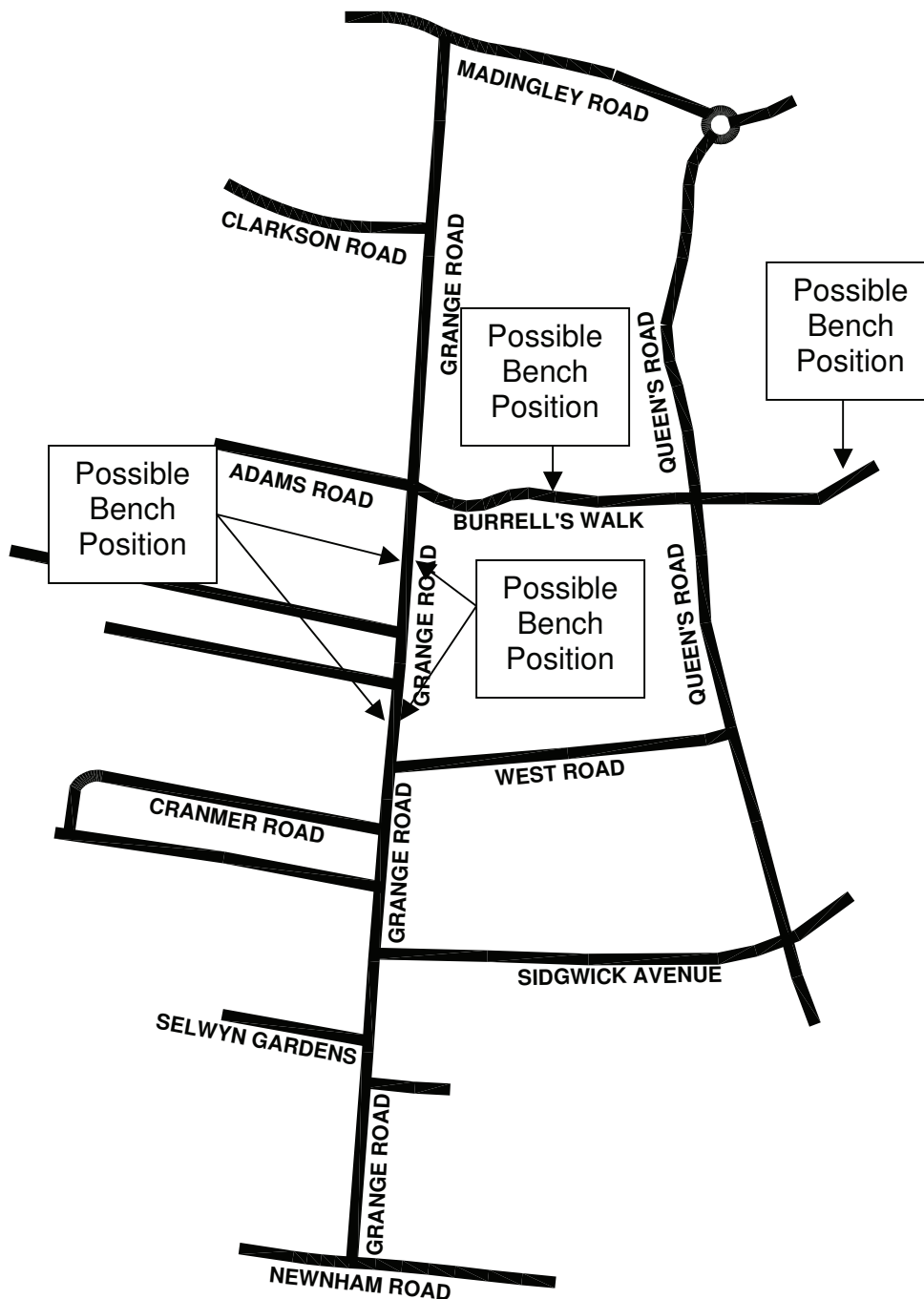
Scheme Number:	7
Scheme Title:	Cycle Racks at Newnham Croft St/ Derby St
Scheme Description:	Provision of cycle racks close to the shop at the junction of Newnham Croft St and Derby St. Would be required to be installed in the carriageway due to the lack of space and would therefore lead to the loss of parking.
Promoted by:	Cllr Reid
Ward:	Newnham
Estimated Budget:	£2000
Estimated Completion Date:	September 2012
Risks to Delivery:	Lack of support for the removal of on-street parking spaces.
Further Scheme Information:	Proposal is to install the cycle racks on Derby Street as per the location plan below.

Location Plan



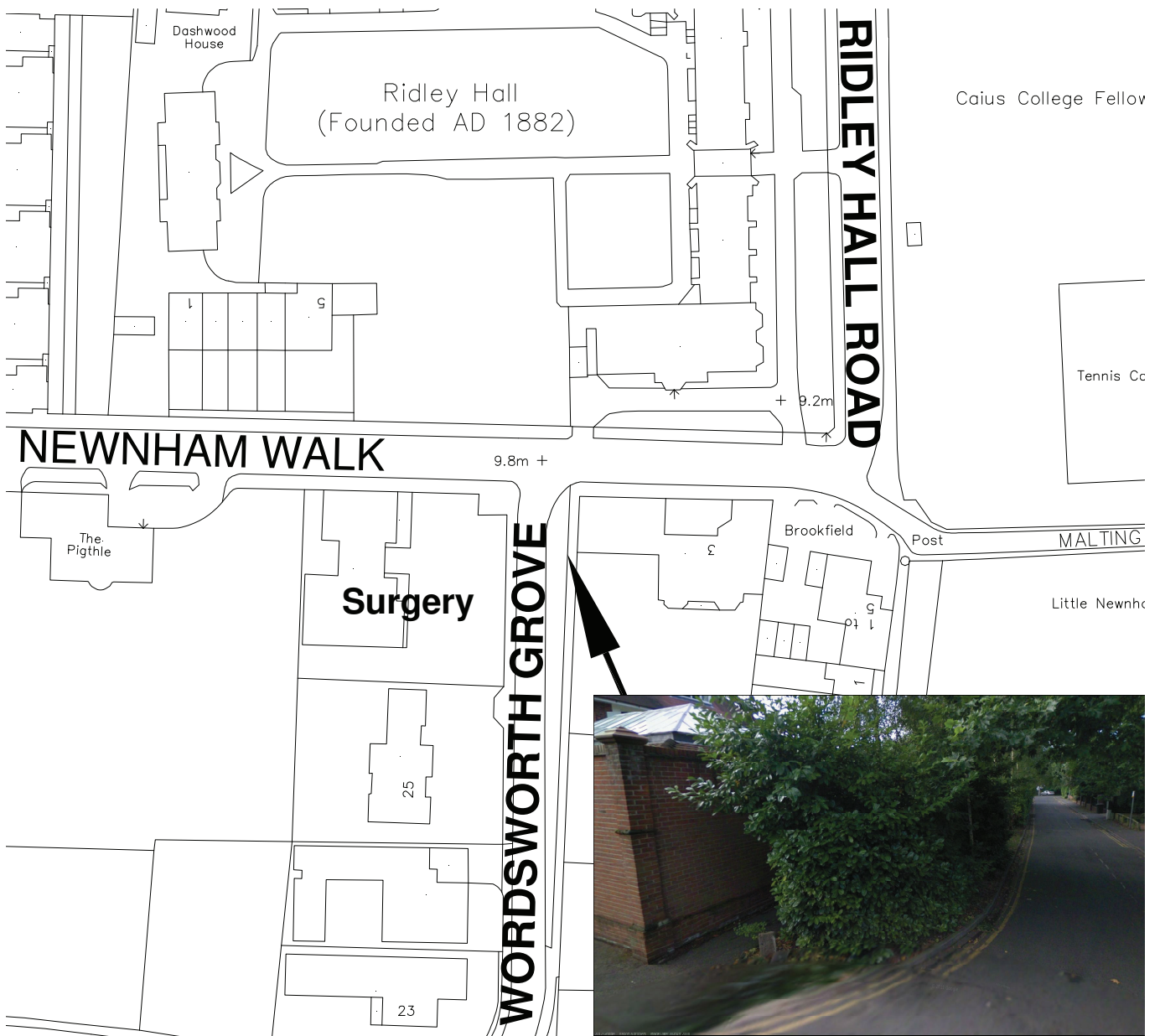
Scheme Number:	8
Scheme Title:	New Seating Grange Rd and to the City Centre for the Elderly
Scheme Description:	Provision of benches at the four bus stops along Grange Road and at the two locations along the route into the city centre via Burrell's Walk.
Promoted by:	Cllr Reid
Ward:	Newnham
Estimated Budget:	£5000
Estimated Completion Date:	September 2012
Risks to Delivery:	Lack of space for their installation and agreement from the Highway Authority.
Further Scheme Information:	

Location Plan



Scheme Number:	9
Scheme Title:	Wordsworth Grove near the Junction of Ridley Hall Road
Scheme Description:	Thinning out and/or replanting of the area known as the Laurels on Wordsworth Grove, near its junction with Ridley Hall Rd to improve local security.
Promoted by:	Cllr Reid
Ward:	Newmham
Estimated Budget:	£8000
Estimated Completion Date:	November 2012
Risks to Delivery:	Lack of support from local residents?
Further Scheme Information:	

Location Plan



Scheme Number:	10
Scheme Title:	Sculpted Oak Bench, Grantchester Meadows
Scheme Description:	Proposal for a bench that curves around the base of an existing tree at the corner of Eltisley Avenue and Marlowe Rad on the route to Grantchester Meadows
Promoted by:	Cllr Reid
Ward:	Newnham
Estimated Budget:	£3000
Estimated Completion Date:	Autumn 2012
Risks to Delivery:	Not approved by the County Council as Highway Authority. Increased cost due to unforeseen ground conditions.
Further Scheme Information:	<p>Key features:</p> <ul style="list-style-type: none"> • Locally sourced (Norfolk) green oak • Long lasting and minimal maintenance - only requires linseed oil every few years to maximise life (could be done by residents) • Designed for use by children and adults of all capacities/abilities - bench narrows at one end where ground is higher and the bench will therefore be lower (for children), other end is normal adult height, with arm rest for older/disabled people to help them get up • Multi-use: can be used as bench, for climbing, for play, and for children's 'lemonade/bake sales' in summer • Located on the heavily used path to Grantchester Meadows - many walkers pass by in all seasons, but minimal traffic because of dead-end

Location Plan



Image of Existing Tree



Model of Proposed Bench



PROGRESS OF EXISTING EIP SCHEMES

No.	Scheme Title	Scheme Description	Promoted by	Ward	Approved Budget £	Completion Expected	Comments
1	Fitzroy/Burleigh St Improvements	Improvements to existing street furniture layout, provision of additional cycle racks, new tree planting and paving.	Cllr Bick	Market	100,000	Summer 2012	New tree planting on Bureligh St and replacement of trees on Fitzroy Street is due to be carried out shortly. The County Council are also planning to complete some maintenance work to the paving surfaces on Fitzroy Street.
2	Holy Trinity War Memorial Renovation	Renovation of the War Memorial on Sidney Street in the City Centre.	Ward Cllrs	Market	9,000	Complete	This scheme was completed earlier this month and re-opened by the Mayor of Cambridge for use by all during the daytime.
3	Grantchester Road Traffic Calming	Measures to reduce the speed of traffic using Grantchester Road and provide improved facilities for pedestrians and cyclists crossing from Fulbrooke Rd to Selwyn Rd.	Cllr Reid	Newnham	£22,000	Winter 2012	A further consultation is currently under way on the latest proposals for this scheme and due to finish at the end of the month.
4	Prospect Row Traffic Calming	Installation of speed cushions in a bid to reduce the speed of vehicles using Prospect Row.	Cllr Rosenstiel	Market	12,000	Complete	
5	Manor St/King St Improvements	Installation of wall mounted cycle racks and improvement to surrounding paved area.	Cllr Rosenstiel	Market	12,000	Complete	This scheme is complete with a small area of planting planned for October and the start of the planting season.
6	Gough Way Footpath Footbridge.	Replacement of the wooden bridge on the footpath that connects Gough Way and Cranmer Road.	Cllr Reid	Newnham	25,000	Jul-12	New bridge currently being fabricated for installation in July.
7	Central Area Mobility Crossings	Provision of three mobility crossings in the city centre as prioritised by disability groups and users of the city centre.	Cllr Bick	Market	10,000	Jul-12	
8	Canterbury Street Traffic Calming	Measures to reduce the speed of traffic using Canterbury Street.	Ward Cllrs	Castle	15,000	TBC	Current proposals not favoured by local residents following recent consultation. Further discussion was Ward Councillors required.

APPENDIX C

No.	Scheme Title	Scheme Description	Promoted by	Ward	Approved Budget £	Completion Expected	Comments
9	North Terrace Gates	Improvements to access on to Midsummer Common.	FoMSC	Market	5,000	Complete	
10	Huntingdon Rd 30mph speed limit extension.	Extension of the 30mph speed limit from Storey's Way to Girton Road.	Clr Kightley	Castle	2,000	Autumn 2012	Recent consultation returned a positive response to this proposal. The statutory process of advertising the traffic regulation order is now underway. Any formal objections will be presented to the Cambridge Area Joint Committee.

APPENDIX D

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

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

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

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

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

Categories of scheme ineligible for funding:

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

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

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

This page is intentionally left blank