



## WEST / CENTRAL AREA COMMITTEE



### AGENDA

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

**County Councillors:** Brooks-Gordon, Nethsingha and Whitebread

*Dispatched: Wednesday, 15 August 2012*

**Date:** Thursday, 23 August 2012

**Time:** 7.00 pm

**Venue:** Selwyn Diamond Corner of Grange Road and Cranmer Road  
Cambridge CB3 9DQ

**Contact:** Toni Birkin

**Direct Dial:** 01223 457086

#### 1 APOLOGIES

#### 2 DECLARATIONS OF INTEREST (PLANNING)

**Development Plan Policy, Planning Guidance And Material Considerations**

#### 3 PLANNING APPLICATIONS

3a 12/0614/FUL - Radcliffe Court, Rose Crescent (*Pages 13 - 32*)

3b 12/0615/LBC - Radcliffe Court, Rose Crescent (*Pages 33 - 46*)

3c 12/0709/FUL - 108 Barton Road (*Pages 47 - 58*)

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

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

- 5 MINUTES** (*Pages 59 - 66*)  
To confirm the minutes of the meeting held on 21<sup>st</sup> June 2012. (*Pages 59 - 66*)
- 6 MATTERS AND ACTIONS ARISING FROM THE MINUTES**
- 7 OPEN FORUM**  
Refer to the 'Information for the Public' section for rules on speaking
- 8 STREET PARKING - EMERGENCY VEHICLE OBSTRUCTION**  
Jim Meikle, Community Fire Safety Officer.  
Deliberate Fire Reduction - Cambridge City & South Cambs Area
- The committee is asked to consider the following:
1. Support for publicity campaign/street surgery led by CFRS with partners to highlight risk to residents;
  2. Support for caution/enforcement action where highway obstruction occurs particularly at junctions;
  3. Request for County Highways to work with partners to identify risk areas and to report back to WAC possible solutions.
- 9 POLICING AND SAFER NEIGHBOURHOODS** Safer Communities Section Manager (*Pages 67 - 80*)
- 10 CANTERBURY STREET TRAFFIC CALMING ENVIRONMENTAL IMPROVEMENT PROGRAMME PROJECT** (*Pages 81 - 90*)  
To determine the way forward with the Canterbury St Traffic Calming scheme following the recent consultation. (*Pages 81 - 90*)

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

## Meeting Information

### Open Forum

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.

### Public Speaking on Planning Items

Area Committees consider planning applications and related matters. On very occasions some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the working day before** the meeting.

Public speakers 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.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

Further information is also available online at

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

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

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

## **Representations on Planning Applications**

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

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

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

## **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?NA ME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203](http://www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NA ME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203).

## **Fire Alarm**

In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

## **Facilities for disabled people**

Level access is available at all Area Committee Venues.

A loop system is available on request.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

## **Queries reports**

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

## **General Information**

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



## DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS

### 1.0 Central Government Advice

1.1 **National Planning Policy Framework (March 2012)** – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

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

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

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

(b) directly related to the development; and

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

### 2.0 East of England Plan 2008

SS1: Achieving Sustainable Development

SS2: Overall Spatial Strategy

SS3: Key Centres for Development and Change

SS6: City and Town Centres

E1: Job Growth

E2: Provision of Land for Employment

E3: Strategic Employment Locations

E4: Clusters

E5: Regional Structure of Town Centres

E6: Tourism

H1: Regional Housing Provision 2001to 2021

H2: Affordable Housing

C1: Cultural Development

T1: Regional Transport Strategy Objectives and Outcomes

T2: Changing Travel Behaviour

T3 Managing Traffic Demand

T4 Urban Transport

T5 Inter Urban Public Transport  
T8: Local Roads  
T9: Walking, Cycling and other Non-Motorised Transport  
T13 Public Transport Accessibility  
T14 Parking  
T15 Transport Investment Priorities

ENV1: Green Infrastructure  
ENV3: Biodiversity and Earth Heritage  
ENV6: The Historic Environment  
ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 2: Water Infrastructure  
WAT 4: Flood Risk Management

WM6: Waste Management in Development

CSR1: Strategy for the Sub-Region  
CSR2: Employment Generating Development  
CSR4: Transport Infrastructure

### 3.0 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision  
P9/8 Infrastructure Provision  
P9/9 Cambridge Sub-Region Transport Strategy

### 4.0 **Cambridge Local Plan 2006**

*3/1 Sustainable development*  
*3/3 Setting of the City*  
*3/4 Responding to context*  
*3/6 Ensuring coordinated development*  
3/7 Creating successful places  
3/9 Watercourses and other bodies of water  
3/10 Subdivision of existing plots  
3/11 The design of external spaces  
3/12 The design of new buildings  
3/13 Tall buildings and the skyline  
3/14 Extending buildings  
3/15 Shopfronts and signage

4/1 Green Belt  
4/2 Protection of open space  
4/3 Safeguarding features of amenity or nature conservation value



4/4 Trees  
4/6 Protection of sites of local nature conservation importance  
4/8 Local Biodiversity Action Plans  
4/9 Scheduled Ancient Monuments/Archaeological Areas  
4/10 Listed Buildings  
4/11 Conservation Areas  
4/12 Buildings of Local Interest  
4/13 Pollution and amenity  
4/14 Air Quality Management Areas  
4/15 Lighting

5/1 Housing provision  
5/2 Conversion of large properties  
5/3 Housing lost to other uses  
5/4 Loss of housing  
5/5 Meeting housing needs  
5/7 Supported housing/Housing in multiple occupation  
5/8 Travellers  
5/9 Housing for people with disabilities  
5/10 Dwelling mix  
5/11 Protection of community facilities  
5/12 New community facilities  
5/15 Addenbrookes

6/1 Protection of leisure facilities  
6/2 New leisure facilities  
6/3 Tourist accommodation  
6/4 Visitor attractions  
6/6 Change of use in the City Centre  
6/7 Shopping development and change of use in the District and Local Centres  
6/8 Convenience shopping  
6/9 Retail warehouses  
6/10 Food and drink outlets.

7/1 Employment provision  
7/2 Selective management of the Economy  
7/3 Protection of Industrial and Storage Space  
7/4 Promotion of cluster development  
7/5 Faculty development in the Central Area, University of Cambridge  
7/6 West Cambridge, South of Madingley Road  
7/7 College and University of Cambridge Staff and Student Housing  
7/8 Anglia Ruskin University East Road Campus  
7/9 Student hostels for Anglia Ruskin University  
7/10 Speculative Student Hostel Accommodation  
7/11 Language Schools

8/1 Spatial location of development  
8/2 Transport impact  
8/4 Walking and Cycling accessibility

8/6 Cycle parking  
8/8 Land for Public Transport  
8/9 Commercial vehicles and servicing  
8/10 Off-street car parking  
8/11 New roads  
8/12 Cambridge Airport  
8/13 Cambridge Airport Safety Zone  
8/14 Telecommunications development  
8/15 Mullard Radio Astronomy Observatory, Lords Bridge  
8/16 Renewable energy in major new developments  
8/17 Renewable energy  
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/7 Land between Madingley Road and Huntingdon Road  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area

10/1 Infrastructure improvements

#### Planning Obligation Related Policies

3/7 Creating successful places  
3/8 Open space and recreation provision through new development  
3/12 The Design of New Buildings (*waste and recycling*)  
4/2 Protection of open space  
5/13 Community facilities in Areas of Major Change  
5/14 Provision of community facilities through new development  
6/2 New leisure facilities  
8/3 Mitigating measures (*transport*)  
8/5 Pedestrian and cycle network  
8/7 Public transport accessibility  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area  
10/1 Infrastructure improvements (transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects)

## 5.0 Supplementary Planning Documents

### 5.1 Cambridge City Council (May 2007) – Sustainable Design and

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

- 5.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 5.3 **Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 5.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 5.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.
- 5.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

**Eastern Gate Supplementary Planning Document (October 2011)** Guidance on the redevelopment of the Eastern Gate site. The purpose

of this development framework (SPD) is threefold:

- To articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within
- the area and guide decisions (by the Council and others); and
- To identify a series of key projects, to attract and guide investment (by the Council and others) within the area.

## **6.0 Material Considerations**

### **Central Government Guidance**

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

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

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

Includes the following statement:

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

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

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

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

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

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

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

### 6.3 City Wide Guidance

**Arboricultural Strategy (2004)** - City-wide arboricultural strategy.

**Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001)** - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

**Cambridge Landscape and Character Assessment (2003)** – An analysis of the landscape and character of Cambridge.

**Cambridge City Nature Conservation Strategy (2006)** – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.

**Criteria for the Designation of Wildlife Sites (2005)** – Sets out the criteria for the designation of Wildlife Sites.

**Cambridge City Wildlife Sites Register (2005)** – Details of the City and County Wildlife Sites.

**Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)** - a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

**Strategic Flood Risk Assessment (2005)** – Study assessing the risk of flooding in Cambridge.

**Cambridge and Milton Surface Water Management Plan (2011)** – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

**Cambridge City Council (2011) - Open Space and Recreation Strategy:** Gives guidance on the provision of open space and recreation facilities through development. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study

in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.

The strategy:

- sets out the protection of existing open spaces;
- promotes the improvement of and creation of new facilities on existing open spaces;
- sets out the standards for open space and sports provision in and through new development;
- supports the implementation of Section 106 monies and future Community Infrastructure Levy monies

As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan

**Balanced and Mixed Communities – A Good Practice Guide (2006)** – Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

**A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Cambridge Sub-Region Culture and Arts Strategy (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Cambridgeshire Quality Charter for Growth (2008)** – Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

**Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)** - sets out in more detail how existing council policy can be applied to proposals for tall buildings or those of significant massing in the city.

**Cambridge Walking and Cycling Strategy (2002)** – A walking and cycling strategy for Cambridge.

**Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)** – Guidance on how development can help achieve the implementation of the cycle network.

**Cambridgeshire Design Guide For Streets and Public Realm (2007)**: The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

**Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

**Air Quality in Cambridge – Developers Guide (2008)** - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

**The Cambridge Shopfront Design Guide (1997)** – Guidance on new shopfronts.

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

**Modelling the Costs of Affordable Housing (2006)** – Toolkit to enable negotiations on affordable housing provision through planning proposals.

#### **6.4 Area Guidelines**

**Cambridge City Council (2003)–Northern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Southern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:**

**Cambridge City Council (2003)–Western Corridor Area Transport Plan:**

The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

**Buildings of Local Interest (2005)** – A schedule of buildings of local interest and associated guidance.

**Brooklands Avenue Conservation Area Appraisal (2002)**  
**Cambridge Historic Core Conservation Area Appraisal (2006)**  
**Storeys Way Conservation Area Appraisal (2008)**  
**Chesterton and Ferry Lane Conservation Area Appraisal (2009)**  
**Conduit Head Road Conservation Area Appraisal (2009)**  
**De Freville Conservation Area Appraisal (2009)**  
**Kite Area Conservation Area Appraisal (1996)**  
**Newnham Croft Conservation Area Appraisal (1999)**  
**Southacre Conservation Area Appraisal (2000)**  
**Trumpington Conservation Area Appraisal (2010)**  
**Mill Road Area Conservation Area Appraisal (2011)**  
**West Cambridge Conservation Area Appraisal (2011)**

a Guidance relating to development and the Conservation Area including  
review of the boundaries

**Jesus Green Conservation Plan (1998)**  
**Parkers Piece Conservation Plan (2001)**  
**Sheeps Green/Coe Fen Conservation Plan (2001)**  
**Christs Pieces/New Square Conservation Plan (2001)**

Historic open space guidance.

**Hills Road Suburbs and Approaches Study (March 2012)**  
**Long Road Suburbs and Approaches Study (March 2012)**  
**Barton Road Suburbs and Approaches Study (March 2009)**  
**Huntingdon Road Suburbs and Approaches Study (March 2009)**  
**Madingley Road Suburbs and Approaches Study (March 2009)**  
**Newmarket Road Suburbs and Approaches Study (October 2011)**

Provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

**Station Area Development Framework (2004)** – Sets out a vision and Planning Framework for the development of a high density mixed use area including new transport interchange and includes the **Station Area Conservation Appraisal**.

**Southern Fringe Area Development Framework (2006)** – Guidance which will help to direct the future planning of development in the Southern Fringe.

**West Cambridge Masterplan Design Guidelines and Legal Agreement (1999)** – Sets out how the West Cambridge site should be developed.

**Mitcham's Corner Area Strategic Planning and Development Brief (2003)** – Guidance on the development and improvement of Mitcham's Corner.



**Mill Road Development Brief (Robert Sayle Warehouse and Co-Op site) (2007)** – Development Brief for Proposals Site 7.12 in the Cambridge Local Plan (2006)

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<b>Application Number</b>	12/0614/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	16th May 2012	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	17th July 2012		
<b>Ward</b>	Market		
<b>Site</b>	Radcliffe Court Rose Crescent Cambridge CB2 3LR		
<b>Proposal</b>	Replacement facade to the existing residential flats' common parts entrances at ground and second floor levels and associated refurbishment.		
<b>Applicant</b>	c/o CBRE Investors 21 Bryanston Street London W1H 7PR		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development does not accord with the Development Plan for the following reason:</p> <ol style="list-style-type: none"> <li>1. The proposed new entrances will not harm the character and appearance of the Listed Building or street scene.</li> <li>2. The design of the doorway has a recessed intercom panel to reduce the likelihood of anti social behaviour.</li> <li>3. The development will improve the amenity for residents.</li> </ol>
RECOMMENDATION	APPROVAL

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 Radcliffe Court lies within Rose Crescent close to Market Street and the Market Square. Rose Crescent is a pedestrian shopping street which links Market Street with Trinity Street. The buildings which line either side of the Crescent are Grade II listed and provide A1 and A3 uses on the ground floor, with a mixture of offices and residential accommodation on the upper floors.
- 1.2 The site lies on the eastern side of Rose Crescent just before the bend and consists of 18 residential flats. The site falls within the Central Conservation Area.

## **2.0 THE PROPOSAL**

- 2.1 Permission is sought for the replacement of the facade to the existing residential flats entrance at the ground and second floor level.
- 2.2 The new entrance frontage to Rose Crescent is traditional in style. The upper level new entrance to Radcliff Court is contemporary in appearance with full height glazing.
- 2.3 The internal corridors will also be redecorated.
- 2.4 Permission was granted for a new entrance in the style of a shopfront in 2010, but the applicant does not wish to implement this scheme.
- 2.5 The application is accompanied by the following supporting information:
1. Design and Access Statement

## **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
09/0070/FUL	Removal of existing glazing and doorway that currently forms the ground floor entrance to Radcliffe Court flats and replace with new entrance door	Refused

09/0006/LBC	and glazing. 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
10/0104/FUL	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.	Approved
10/0089/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.	Approved
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
12/0130/FUL	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.	Refused

The scheme **09/0070/FUL** was refused for the following reason:

The proposed alterations to the access to Radcliffe Court are unacceptable in that the design has not drawn inspiration from the

key characteristics of Rose Crescent and fails to provide a recess, leaving the bell plate in an exposed position where it is both unsightly and likely to be misused. The proposal will not preserve or enhance the character or appearance of the Conservation Area within which it is located. For these reasons the proposal constitutes poor design that is out of context and is contrary to policies 3/4 and 4/11 of the Cambridge Local Plan (2006).

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/15
	4/10 4/11

#### City Wide Guidance

The Cambridge Shopfront Design Guide (1997)

#### Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2006)

#### 6.0 CONSULTATIONS

##### Cambridgeshire County Council (Transport)

6.1 No objections.

##### Historic Environment Manager

6.2 No objections, traditional design acceptable.

##### Cambridge City Council Access Officer

6.3 The intercom should have a hearing loop and tactile buttons.

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

## 7.0 REPRESENTATIONS

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

*The concern I raised about the arrangement of the bell system is one that was a reason for the area committee refusing a previous application as it is likely to encourage anti-social behaviour by misuse of the bells. That seems a good reason to bring it back to the same committee. I believe there are others security concerns due to the glazed front encouraging attempts to break into the premises. So I am so requesting please.*

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

1 Radcliff Court, 8 Radcliff Court.

7.3 The representations can be summarised as follows:

### Design objections

- Unhappy with the Architectural design in the Conservation Area.
- The proposed 'bulkhead' over the street entrance is less bulky than at present.

### Crime and security concerns

- Timeline of crime and trespassing on 12/0128/FUL case still apply.
- Security is the concern, which has not been addressed.
- The glass needs to be frosted and the lettering needs to be smaller.
- On Friday and Saturday night jobs can see in and are tempted to break in.
- The rear access via McDonalds is never properly shut which is a security risk.
- Letter boxes are visible from outside and would be a reduction in security.

- The stairway pavilion is in green glass which is less in harmony than the original application.

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. Third party representations

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

8.2 The key design issue is the impact of the new entrance on the character and appearance of the Listed Building and Conservation Area.

8.3 The traditionally designed entrance to Rose Crescent reflects the uniformity which has been partially restored in recent years. While the entrance to the flats is not the same as a shop, maintaining the visual consistency from the street is important. The previously refused shopfront application (09/0070/FUL) failed to achieve this, by reason of its contrasting contemporary design.

8.4 This revised scheme is similar to the approved 10/0104/FUL application. This approval proposed an entrance similar in style to the adjacent shopfronts. The applicant does not wish to implement this scheme.

8.5 The Council's Conservation Officer supports the current proposal and I do not consider there to be any harm to the character and appearance of the Listed Building or Conservation Area, subject to joinery details being agreed.

8.6 I do not consider the glass to the main entrance needs to be frosted. This would have a negative appearance on the street



scene. I am unsure whether clear glass will necessarily encourage criminal behaviour and I give greater weight to achieving a satisfactory visual appearance in the street scene.

- 8.7 The contemporary designed upper floor entrance to Radcliff Court will improve the character and appearance of the concourse.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/15, 4/10 and 4/11.

## **Residential Amenity**

### Amenity for future occupiers of the site

- 8.9 The revised entrance and corridor refurbishment will improve the amenities of occupants of Radcliff Court, because of the new access code system. The redecorated corridors will also revive a tired and dilapidated interior.
- 8.10 The previous application 09/0070/FUL was refused due to the lack of a recess and concerns with misuse of the entry system. The entrance now has a recessed area for the door entry. In my view the design of the entrance has taken account of potential bell misuse and is acceptable.

## **Third Party Representations**

*On Friday and Saturday night jobs can see in and are tempted to break in.*

I do not believe that frosted glass will solve this issue.

Residents can request from their landlord that frosted panels be installed if that is their wish.

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.

*The rear access via McDonalds is never properly shut which is a security risk.*

This needs to be taken up with the landlord and cannot be resolved through this planning application.

## **9.0 CONCLUSION**

- 9.1 The proposed shopfront will not detract from the character and appearance of the Listed building or wider Conservation Area. 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:

Cambridge Local Plan (2006): 3/4, 3/15, 4/10, 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](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

## **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:

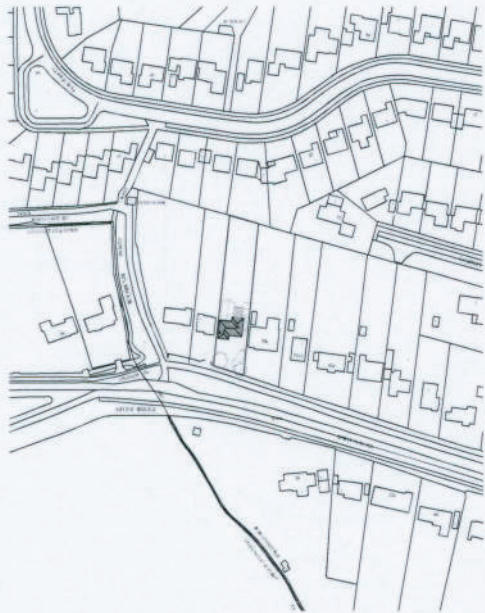
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received 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](http://www.cambridge.gov.uk/planningpublicaccess)

or by visiting the Customer Service Centre at Mandela House.

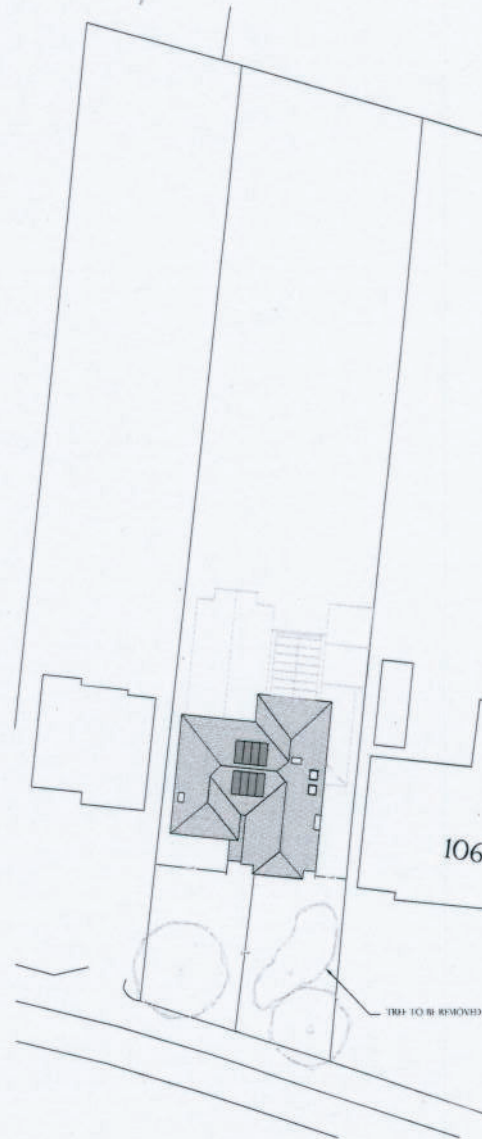
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SITE LOCATION PLAN  
SCALE 1:250



SITE PLAN  
SCALE 1:500



PROPOSED BLOCK PLAN  
SCALE 1:250

Notes:

1. All dimensions in millimetres unless otherwise stated.

**JPT DESIGN**  
 ARCHITECTURE & ENGINEERING  
 UNIT 1A, WEST MILL GARDENS, 108 BURTON ROAD, CAMBRIDGE, CB3 9JF  
 WWW.JPTDESIGN.CO.UK

Drawing Title -

SITE LOCATION PLANS & BLOCK PLAN  
 Client - Dr Madia  
 Address - 108 Burton Road, Cambridge  
 Scale - Various Date - July 10

Dwg. No. - JPT/MHA/0710/003 Rev - B

Notes:

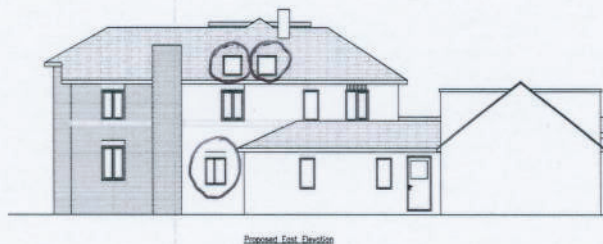
1. All dimensions in millimetres unless otherwise stated.
2. All dimensions to be checked on site.

changes from what was approved under 10/0805/FUL:

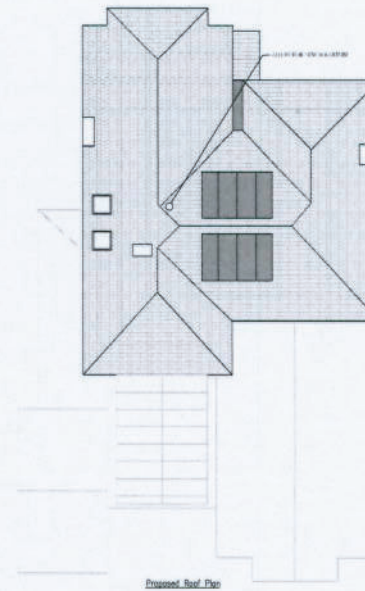
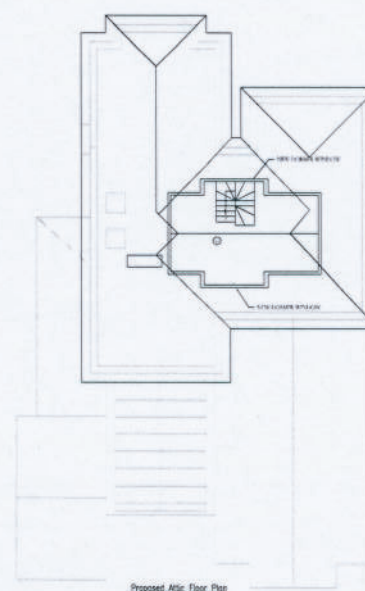
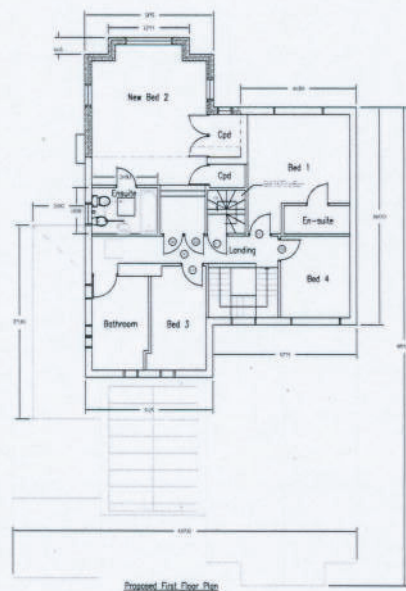
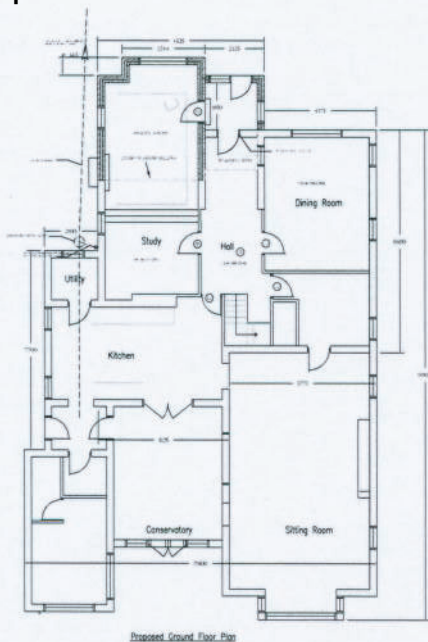
\* = new window style

⊙ = new window

○ = repositioned windows



- KEY
- ⊙ HARDWIRED INTERLINKED SMOKE DETECTORS
  - ⊕ FIRE DOORS REQUIRED AT THESE POINTS



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ARCHITECTURE & ENGINEERING  
UNIT 10, WEST HAVEN LANE, POLE HATCH, BOSTON, LINCOLN, LN4 3JH  
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Drawing Title -  
PROPOSED ELEVATIONS, ROOF PLAN, FLOOR PLANS

Client - Dr Madia  
Address - 108 Barton Road, Cambridge  
Scale - 1/100 Date - July 10

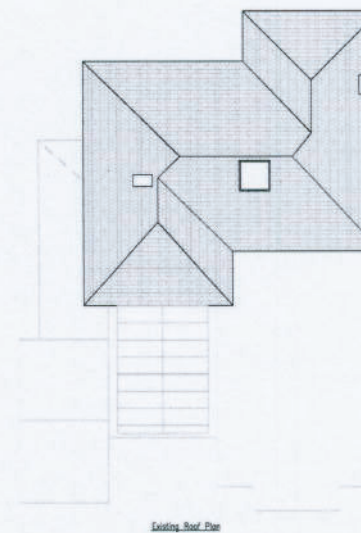
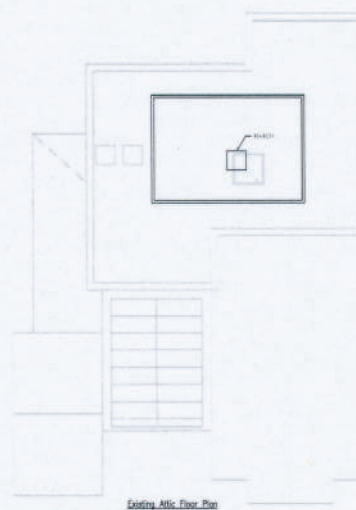
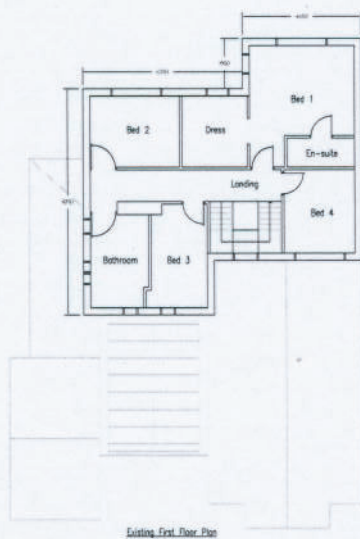
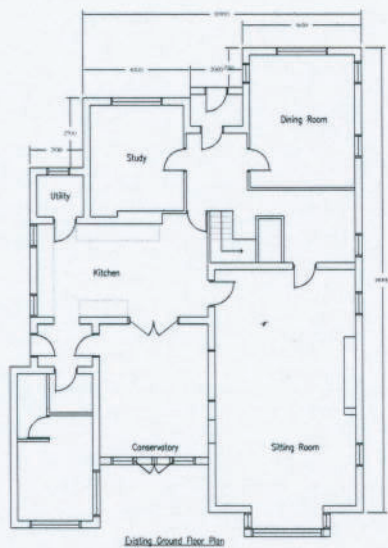
Dwg. No. - JPT/MA/0710/002 Rev. - D

Notes:

1. All dimensions in millimetres unless otherwise stated.



Page 25



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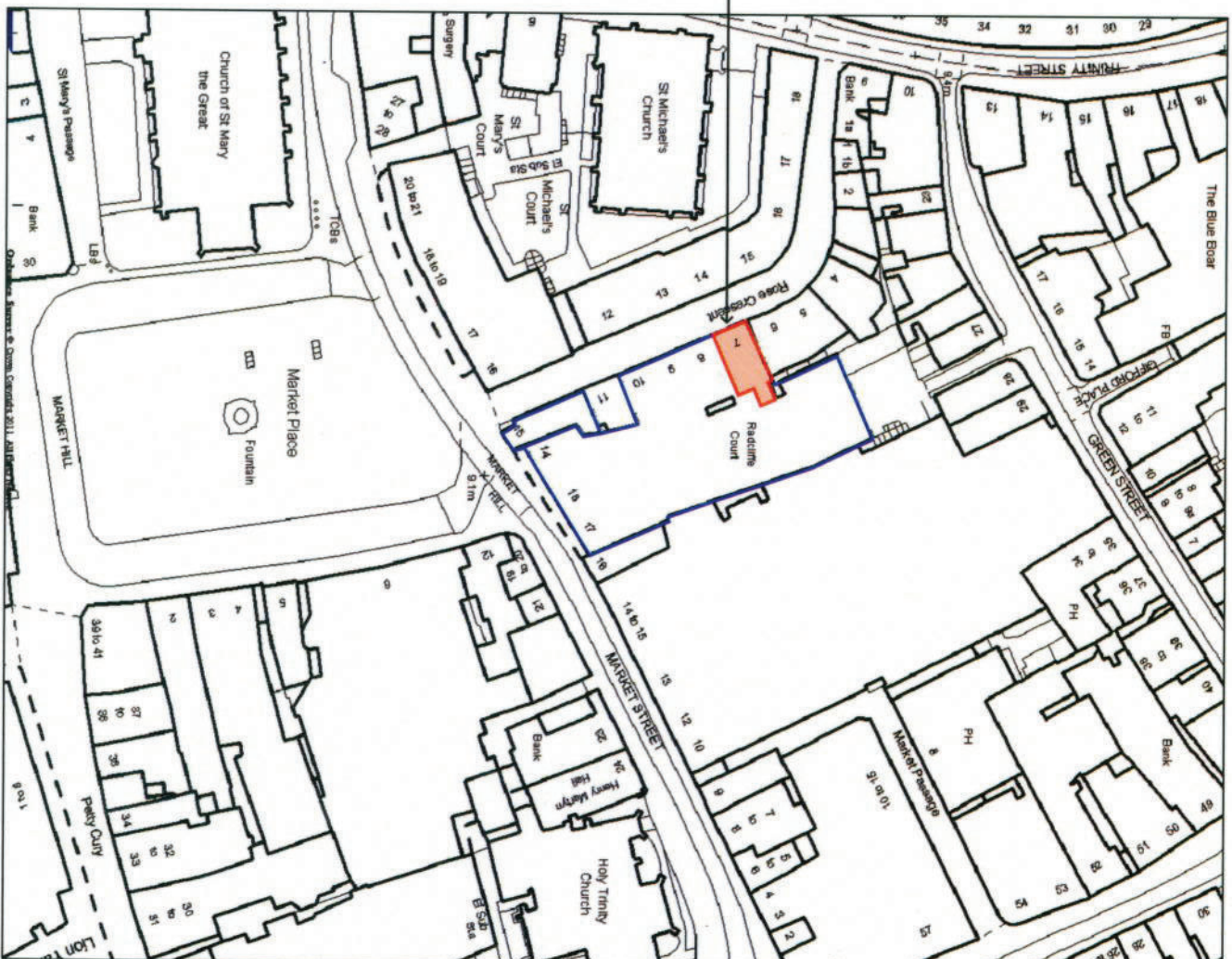
Drawing Title -  
 EXISTING ELEVATIONS, ROOF PLAN, FLOOR PLANS

Client - Dr Madia  
 Address - 108 Barton Road, Cambridge  
 Scale - 1/100 Date - July 10

Dep. No. - JPT/MHA/0710/001 Rev - B

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— SITE BOUNDARY  
 — LAND WITHIN SAME OWNERSHIP



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 PLANNING

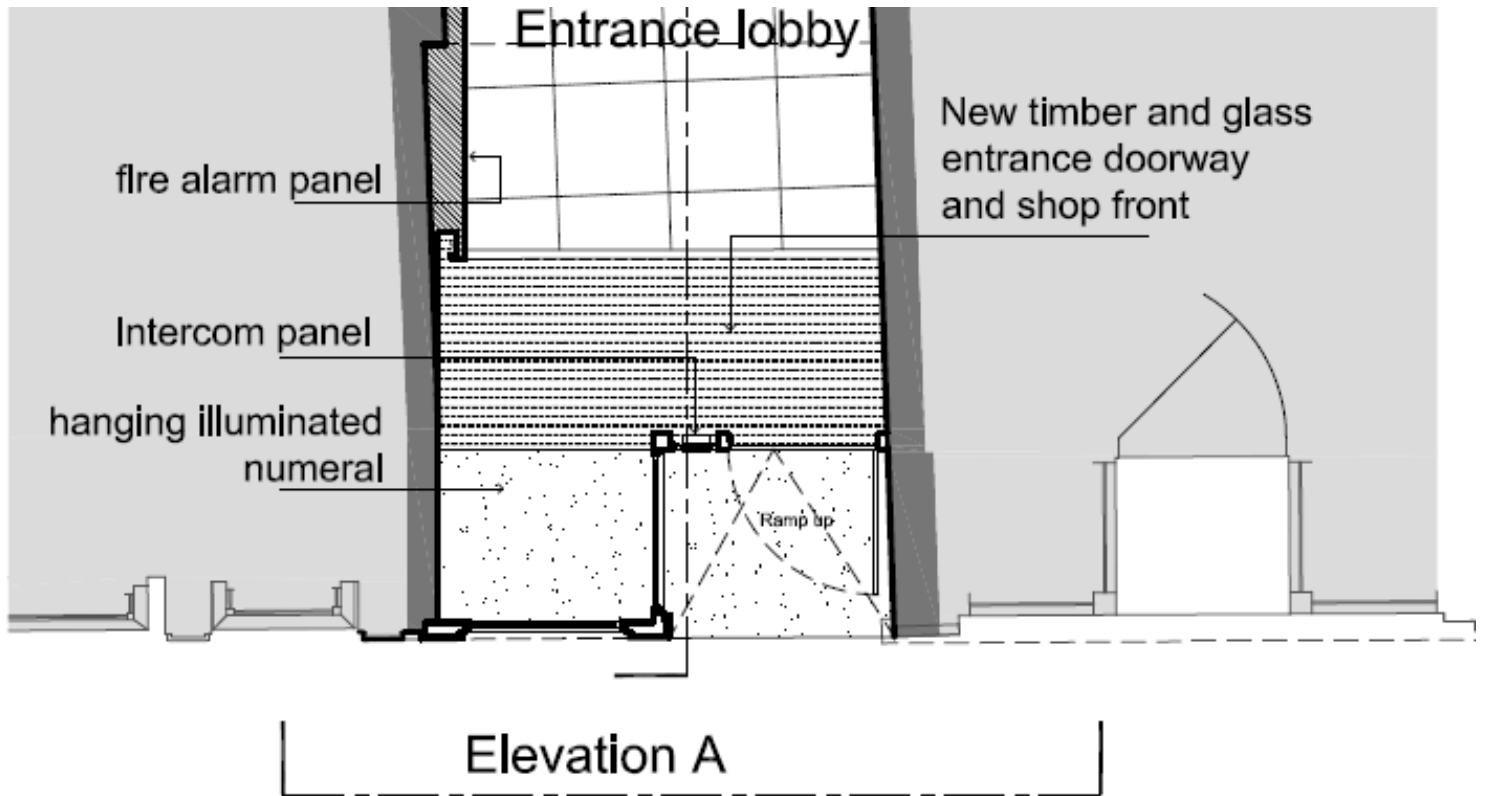


7 Rose Crescent, Radcliffe Court, Cambridge CB2

OS Site Location Plan

1:1250 @ A4 22.11.11 CDU  
 0810-D05-00 P1

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⊙ Schematic Plan - Proposed- Ground Floor (Part)

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Over panels to be refurbished and painted white

JACK WILLIS

New timber and glass entrance doorway and shop front

6 ROSE CRESCENT

RADCLIFFE COURT  
ENTRANCE

8 ROSE CRESCENT

Intercom panel  
to be frosted vinyl  
applied internally

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<b>Application Number</b>	12/0615/LBC	<b>Agenda Item</b>	
<b>Date Received</b>	22nd May 2012	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	17th July 2012		
<b>Ward</b>	Market		
<b>Site</b>	Radcliffe Court Rose Crescent Cambridge CB2 3LR		
<b>Proposal</b>	Replacement facade to the existing residential flats' common parts entrances at ground and second floor levels and associated refurbishment.		
<b>Applicant</b>	c/o CBRE Investors 21 Bryanston Street London W1H 7PR		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development does not accord with the Development Plan for the following reason:</p> <ol style="list-style-type: none"> <li>1. The proposed new entrances will not harm the character and appearance of the Listed Building or street scene.</li> </ol>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 Radcliffe Court lies within Rose Crescent close to Market Street and the Market Square. Rose Crescent is a pedestrian shopping street which links Market Street with Trinity Street. The buildings which line either side of the Crescent are Grade II listed and provide A1 and A3 uses on the ground floor, with a

mixture of offices and residential accommodation on the upper floors.

- 1.2 The site lies on the eastern side of Rose Crescent just before the bend and consists of 18 residential flats. The site falls within the Central Conservation Area.

## **2.0 THE PROPOSAL**

- 2.1 Listed Building consent is sought for the replacement of the facade to the existing residential flats entrance at the ground and second floor level.
- 2.2 The new entrance frontage to Rose Crescent is traditional in style. The upper level new entrance to Radcliff Court is contemporary in appearance with full height glazing.
- 2.3 The internal corridors will also be redecorated.
- 2.4 Permission was granted for a new entrance in the style of a shopfront in 2010, but the applicant does not wish to implement this scheme.
- 2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement

## **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
09/0070/FUL	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.	Refused
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



10/0104/FUL	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.	Approved
10/0089/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.	Approved
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
12/0130/FUL	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.	Refused

#### **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
Cambridge Local Plan 2006	3/4 3/15 4/10 4/11

### **City Wide Guidance**

The Cambridge Shopfront Design Guide (1997)

### **Area Guidelines**

Cambridge Historic Core Conservation Area Appraisal (2006)

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Transport)**

6.1 No objections.

### **Historic Environment Manager**

6.2 No objections, traditional design acceptable.

### **Cambridge City Council Access Officer**

6.3 The intercom should have a hearing loop and tactile buttons.

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

## 7.0 REPRESENTATIONS

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

*The concern I raised about the arrangement of the bell system is one that was a reason for the area committee refusing a previous application as it is likely to encourage anti-social behaviour by misuse of the bells. That seems a good reason to bring it back to the same committee. I believe there are others security concerns due to the glazed front encouraging attempts to break into the premises. So I am so requesting (Area Committee) please.*

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

1 Radcliff Court, 8 Radcliff Court.

7.3 The representations can be summarised as follows:

#### Design objections

- Unhappy with the Architectural design in the Conservation Area.
- The proposed 'bulkhead' over the street entrance is less bulky than at present.

#### Crime and security concerns

- Timeline of crime and trespassing on 12/0128/FUL case still apply.
- Security is the concern, which has not been addressed.
- The glass needs to be frosted and the lettering needs to be smaller.
- On Friday and Saturday night jobs can see in and are tempted to break in.
- The rear access via McDonalds is never properly shut which is a security risk.
- Letter boxes are visible from outside and would be a reduction in security.
- The stairway pavilion is in green glass which is less in harmony than the original application.

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 The key issue is the impact of the new entrance on the character and appearance of the Listed Building and Conservation Area.
- 8.2 The traditionally designed entrance to Rose Crescent reflects the uniformity which has been partially restored in recent years. While the entrance to the flats is not the same as a shop, maintaining the visual consistency from the street is important. The previously refused shopfront application (09/0070/FUL) failed to achieve this, but reason of its contrasting contemporary design.
- 8.3 This revised scheme is similar to the approved 10/0104/FUL application. This approval proposed an entrance similar in style to the adjacent shopfronts. The applicant does not wish to implement this scheme.
- 8.4 The Council's Conservation Officer supports the current proposal and I do not consider there to be any harm to the character and appearance of the Listed Building or Conservation Area, subject to joinery details being agreed.
- 8.5 I do not consider the glass to the main entrance needs to be frosted. This would have a negative appearance on the street scene. I am unsure whether clear glass will necessarily encourage criminal behaviour and I give greater weight to achieving a satisfactory visual appearance in the street scene.
- 8.6 The contemporary designed upper floor entrance to Radcliff Court will improve the character and appearance of the concourse.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/15, 4/10 and 4/11.

## **9.0 CONCLUSION**

- 9.1 The proposed shopfront will not detract from the character and appearance of the Listed building or wider Conservation Area. 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.

2. No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

### **Reasons for Approval**

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

Cambridge Local Plan (2006): 4/10, 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](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

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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"
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or by visiting the Customer Service Centre at Mandela House.



— SITE BOUNDARY  
 — LAND WITHIN SAME OWNERSHIP



PLANNING

Orbit Architects

7 Rose Crescent, Radcliffe Court, Cambridge CB2

OS Site Location Plan

1:1250 @ A4 22.11.11 CDU

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Intercom panel  
to be frosted vinyl  
applied internally



Over panels to be refurbished  
and painted white

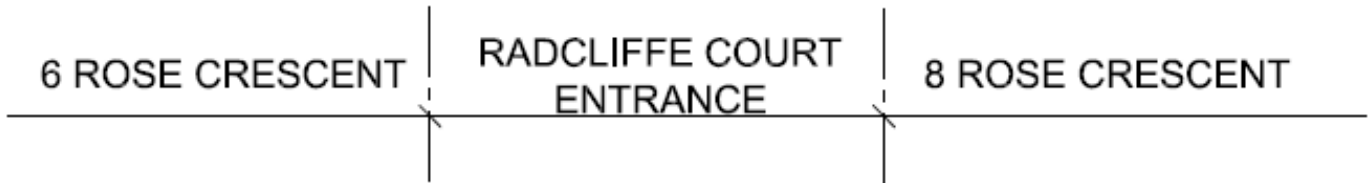
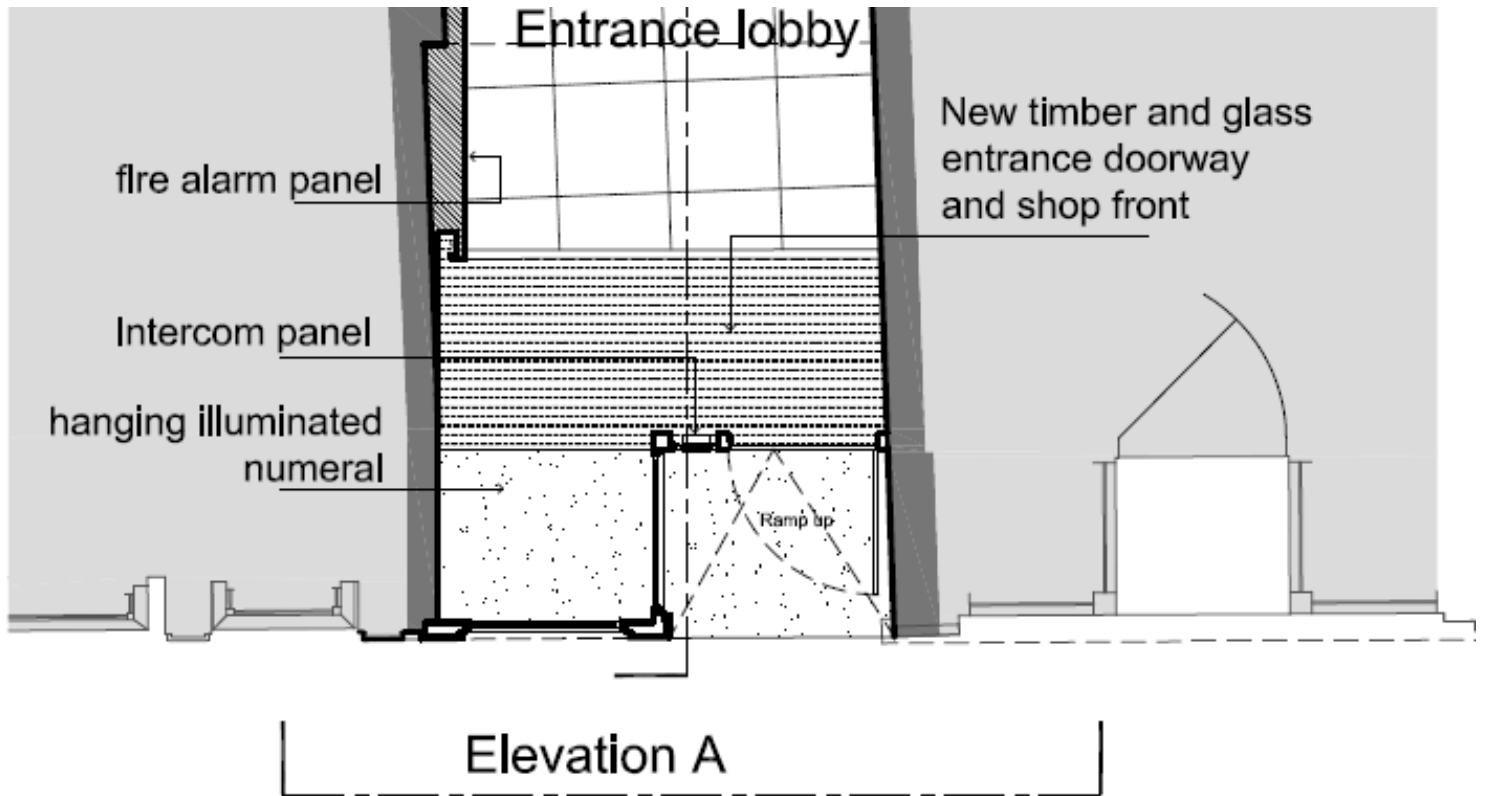
New timber and glass entrance  
doorway and shop front

6 ROSE CRESCENT

RADCLIFFE COURT  
ENTRANCE

8 ROSE CRESCENT

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⊙ Schematic Plan - Proposed- Ground Floor (Part)

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<b>Application Number</b>	12/0709/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	1st June 2012	<b>Officer</b>	Ms Lorna Gilbert
<b>Target Date</b>	27th July 2012		
<b>Ward</b>	Newnham		
<b>Site</b>	108 Barton Road Cambridge CB3 9LH		
<b>Proposal</b>	Amendment to existing application, (10/0805/FUL), relating specifically to the velux windows in the east elevation		
<b>Applicant</b>	Mr Madha 108 Barton Road Cambridge CB3 9LH		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p style="padding-left: 40px;">It is considered that the windows would complement the property in terms of their design and appearance.</p> <p style="padding-left: 40px;">It is considered there would not be an unreasonable loss of amenity to neighbouring properties as a result of the proposal.</p>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 108 Barton Road is a detached two-storey house on the northern side of this section of the road and on the western outskirts of the City. The property sits in spacious surroundings and the area is generally characterised by detached properties with large gardens. The dwelling has been extended previously by way of side and rear extensions, a rear conservatory and a garage conversion incorporating dormers to the front and rear roofslope. The property is finished in brown brickwork under a tiled roof.

- 1.2 The site is not within a conservation area or the Controlled Parking Zone.

## 2.0 THE PROPOSAL

- 2.1 The application relates to the alteration and addition of windows and doors to the property and extensions approved under planning permission reference 10/0805/FUL. The changes are listed below:

The rearrangement of two roof lights on the eastern elevation. They are now aligned horizontally rather than vertically. Each roof light measures 0.8m wide by 0.8m high. They have been installed at the property.

A ground floor window on the eastern elevation has been moved forward slightly.

There is an addition of a ground and first floor window on the south (front) elevation of the property. One is by the front door and the other is a circular window above the front door.

The balcony doors on the front elevation have been removed and replaced with windows to match the existing style.

The windows in the front and rear dormers are a different design to what was originally approved. They have one rather than two glazing bars.

The windows would be wooden framed and double glazed to match existing windows.

- 2.2 The application is brought before Committee at the request of Councillor Reid for the following reasons:

On the grounds of overlooking.

## 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
10/0805/FUL	Two storey front extension and installation of front and rear dormers.	Approved 6.1.11
08/0009/FUL	Conservatory to rear of house to infill between existing building.	Approved 8.2.08
05/0581/FUL	Dormer Window (changing	Approved

	approved rooflight to dormer window with obscure glass)	11.7.05
05/0009/FUL	Rear extension, garage conversion, side extension to kitchen and extension to the front.	Approved 4.2.05
04/0160/FUL	Erection of a two storey front, single storey rear, part single and part two storey side extensions (in place of existing carport)	Approved 8.4.04
C/00/0814	Amendment to planning approval ref: C/99/0735/FP for a part two storey,	Approved 26.9.00
C/99/0735	part single storey rear extension Erection of part two storey, part single storey rear extension	Approved 12.11.99
C/90/0915	Erection of garage (demolition of existing and rebuilding) (amended by drawings and letter dated 14/12/90)	Approved 18.1.91

#### **4.0 PUBLICITY**

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

#### **5.0 POLICY**

- 5.1 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
Cambridge Local Plan 2006	3/4 3/14

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

Central Government Guidance	National Planning Policy Framework March 2012  Circular 11/95
Supplementary Planning Documents	Sustainable Design and Construction
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>  Roof Extensions Design Guide

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

6.1 No comment.



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

## **7.0 REPRESENTATIONS**

7.1 The owners/occupiers of the following address has made representations: No.106 Barton Road

7.2 The representation can be summarised as follows:

7.3 *The new application plans submitted to the Council, as an amendment to existing application, 10/0805/FUL, provide no change whatsoever to the amenity and overlooking of our living room and patio. Indeed, the minor changes shown on the new plans might have made overlooking even worse.*

7.4 *The two Velux windows on the slope of the eastern elevation of No. 108 Barton Road, have been brought downwards in elevation and placed close to the line of the gutter. The other change involved the re-positioning of the south window where it has been moved northwards. The new position of the south window has provided a wider view of our living room and patio as it became closer to both of them.*

7.5 *The velux roof lights which have already been installed without a formal planning permission are glazed with clear glass and are openable. We strongly object to the current application which will greatly infringe on our privacy and appear to be a prelude to the roof void becoming a habitable floor.*

7.6 *This application appears to be following a similar pattern to what happened to the original garage, whereby a velux roof was subsequently changed into dormer window and a new floor inserted (which did not require planning permission).*

7.7 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 representation 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

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

- 8.2 The proposal involves the alteration and addition of windows at the property. These changes could normally be made without the need for planning permission, however the changes occurred during the construction works to implement planning permission reference 10/0805/FUL. The works were therefore not done in accordance with the approved plans and it means planning permission is needed for these changes. The rearrangement of the velux windows on the east elevation also requires planning permission because it is for an upper floor window located in a roof slope forming a side elevation of the house and is not obscure glazed.
- 8.3 Two windows would be added to the south elevation at ground and first floor levels. There would be some adjustment to the position of a ground floor window on the east elevation and two roof lights on the eastern side of the property.
- 8.4 The proposed windows on the south, north and east elevations match or complement those on the house in terms of their design and appearance. The windows are wooden framed double glazed units, the same as existing.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.6 No alterations would be made to the west elevation of the property. The proposed alterations would not harm the amenity of No.110 Barton Road because of their position and nature.
- 8.7 An alteration to the position of a ground floor flank window on the eastern elevation is proposed. The window has been installed and is set marginally closer to the front elevation of the house than what was approved under 10/0805/FUL. The neighbouring property of No.106 Barton Road has side ground

floor windows. There is a wooden fence along the boundary and there is a distance of 3.3m between the properties. The window has been installed and does not directly face the neighbour's windows. It is therefore considered that it would not result in an unreasonable loss of privacy.

- 8.8 The roof lights have been installed on the roof slope on the eastern side of the property. The windows are located above head height and it would not be possible to look out the windows when standing in the bathrooms. It is considered that the roof lights would not compromise the privacy of the neighbouring property.
- 8.9 The windows proposed would not cause a loss of light to neighbouring properties. The windows reflect the design and complement the existing windows at the property. It is considered they would not harm outlook from neighbouring properties.
- 8.10 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.

## **9.0 CONCLUSION**

- 9.1 The proposals are considered to be acceptable and approval is thus recommended.

## **10.0 RECOMMENDATION**

### **APPROVAL subject to the following conditions:**

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

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

## **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, 3/14

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

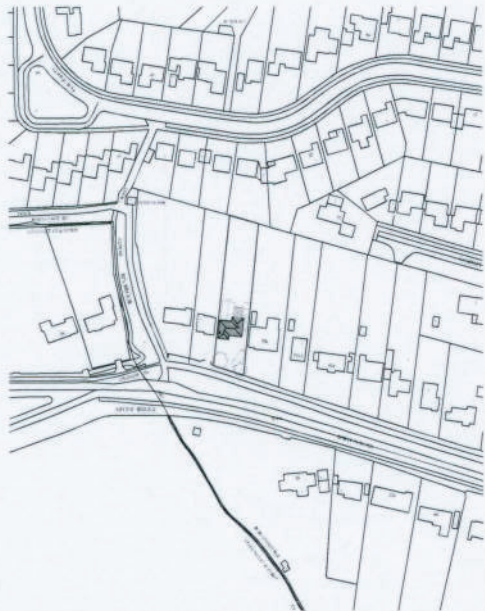
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre,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

## **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.

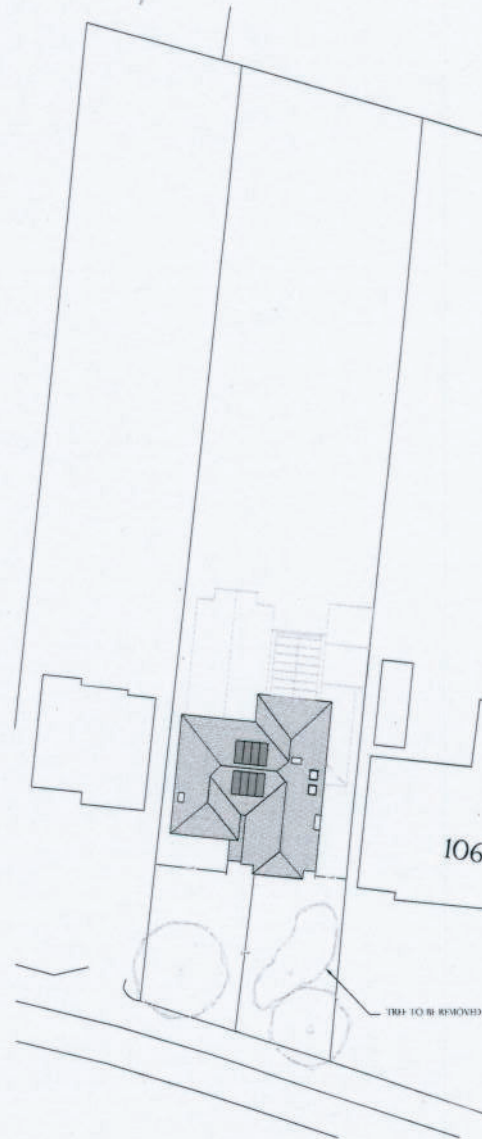
These papers may be inspected on the City Council website at: [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or by visiting the Customer Service Centre at Mandela House.



SITE LOCATION PLAN  
SCALE 1:250



SITE PLAN  
SCALE 1:500



PROPOSED BLOCK PLAN  
SCALE 1:250

Notes:

- 1. All dimensions in millimetres unless otherwise stated.

**JPT DESIGN**  
ARCHITECTURE & ENGINEERING  
UNIT 14, WEST MILL GARDENS, 108 BURTON ROAD, CAMBRIDGE, CB3 9JF  
WWW.JPTDESIGN.CO.UK

Drawing Title -

SITE LOCATION PLANS & BLOCK PLAN  
Client - Dr Madia  
Address - 108 Burton Road, Cambridge  
Scale - Various Date - July 10

Dwg. No. - JPT/MHA/0710/003 Rev - B

Notes:

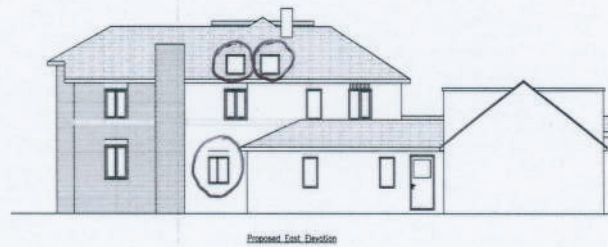
1. All dimensions in millimetres unless otherwise stated.
2. All dimensions to be checked on site.

changes from what was approved under 10/0805/FUL:

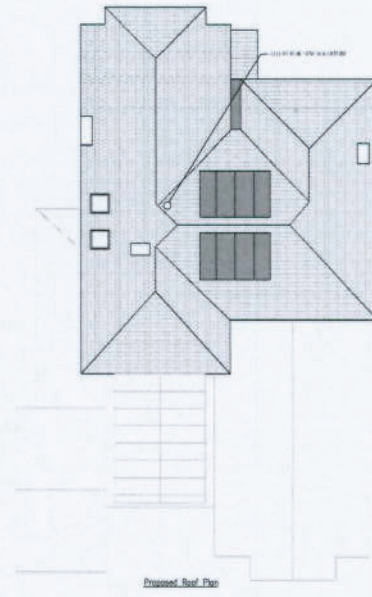
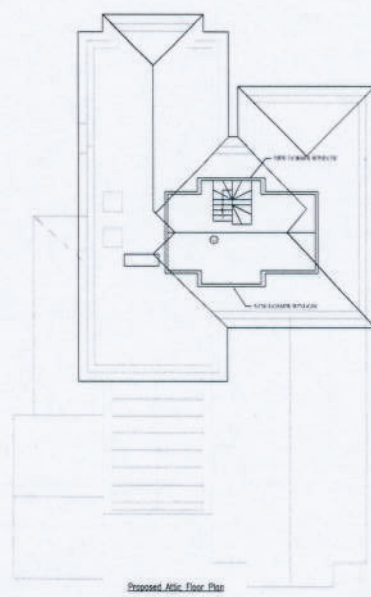
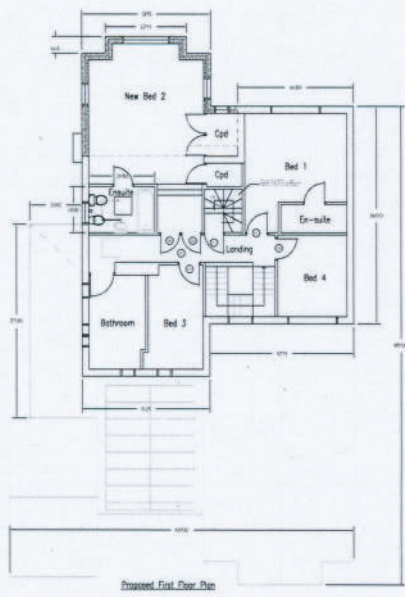
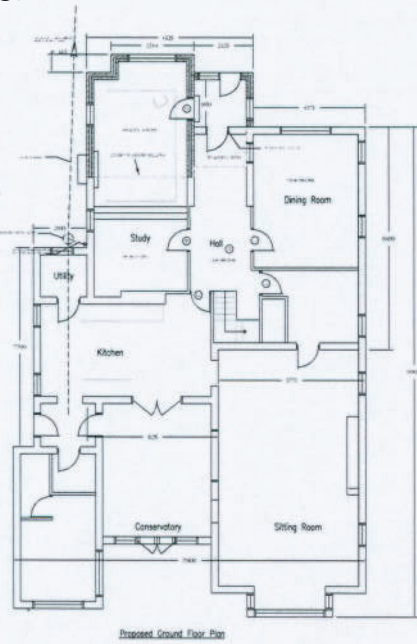
\* = new window style

⊙ = new window

○ = repositioned windows



- KEY
- ⊙ HARDWIRED INTERLINKED SMOKE DETECTORS
  - ⊕ FIRE DOORS REQUIRED AT THESE POINTS



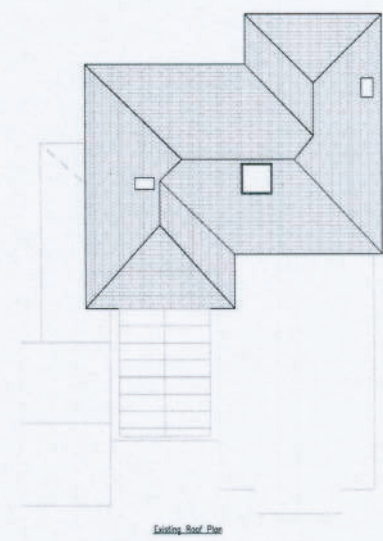
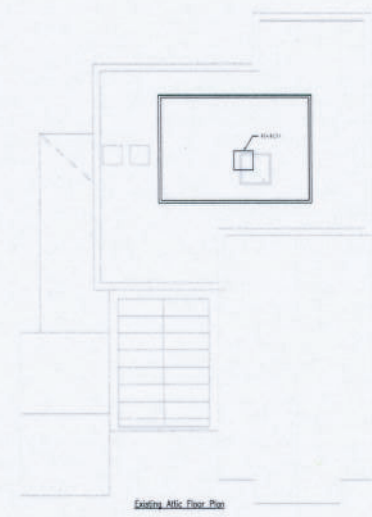
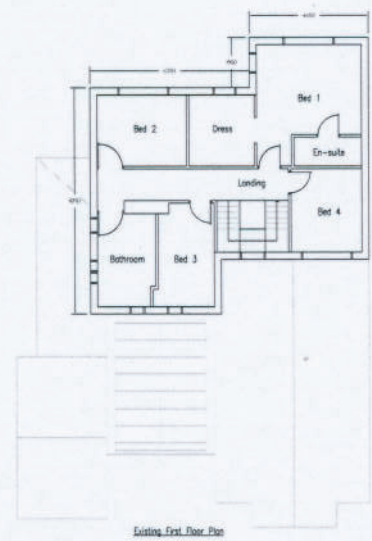
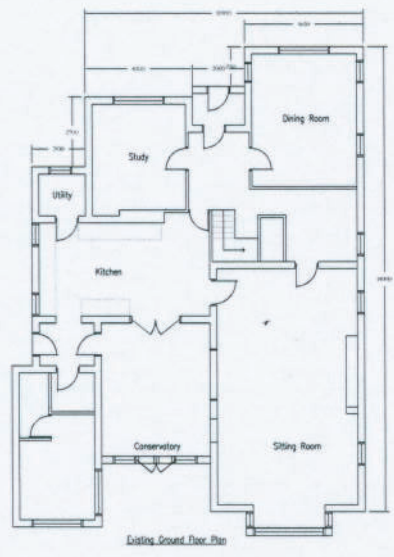
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UNIT 10, WEST HAVEN LANE, POLE HATCH, BOSTON, LINCOLN, LE15 2JH  
WWW.JPTDESIGN.CO.UK

Drawing Title -  
PROPOSED ELEVATIONS, ROOF PLAN, FLOOR PLANS  
Client - Dr Madh  
Address - 108 Barton Road, Cambridge  
Scale - 1/100 Date - July 10  
Dwg. No. - JPT/MEA/0710/002 Rev. - D

Notes:  
 1. All dimensions in millimetres unless otherwise stated.



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Drawing Title -  
 EXISTING ELEVATIONS, ROOF PLAN, FLOOR PLANS  
 Client - Dr Madia  
 Address - 108 Barton Road, Cambridge  
 Scale - 1/100 Date - July 10  
 Dwg. No. - JPT/MHA/0710/001 Rev - B

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**WEST / CENTRAL AREA COMMITTEE**21 June 2012  
7.00 - 10.20 pm

**Present:** Councillors Reiner (Chair), Kightley (Vice-Chair), Bick, Cantrill, Smith and Rosenstiel  
County Councillors Brooks-Gordon, Nethsingha and Whitebread

**Officers:**

Principal Planning Officer: Toby Williams  
Project Delivery and Environment Manager: Andy Preston  
Planning Policy Manager: Sara Saunders  
Committee Manager: Toni Birkin

**Also in Attendance:**

Transport Manager, Cambridgeshire County Council, Jeremy Smith.

**FOR THE INFORMATION OF THE COUNCIL****12/33/WAC Election of Chair and Vice Chair**

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

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

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

**12/34/WAC Apologies**

Apologies were received from Councillors Hipkin, Reid and Tucker

**12/35/WAC Declarations of Interest (Planning)**

There were no declarations of interest.

**12/36/WAC Planning Applications****4a 11/1582/CL2PD - 36 Barton Road**

This item was withdrawn.

**4b 11/1587/FUL - 36 Barton Road**

The committee received an application for the erection of a dwelling house on land adjacent to 36 Barton Road.

Dr Shailendra Vyakarnam, Chair of Barton Close Residents' Association 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 site has been the subject of a number of applications which had been rejected.
- II. There would be a significant adverse impact on neighbours.
- III. Loss of a trees and a mature hedge.
- IV. Loss of light.
- V. Out of keeping with the conservation area.
- VI. Insufficient parking.
- VII. Plot to build ratio was unacceptably large.

The applicant's agent, Steve Connell addressed the committee in support of the application.

**RESOLVED** (on the chairs casting vote) 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 its siting in the garden of 36 Barton Road, erode the spacious landscaped garden environment of this part of Barton Road and Barton Close to the detriment of the character and appearance of the West Cambridge Conservation Area contrary to Cambridge Local Plan (2006) policy 4/11.

The proposed development would, by virtue of the fragmentation of the existing garden of 36 Barton Road, result in a tightly constrained and inadequate rear garden area for the occupants of 36 Barton Road which would, for a substantial detached property in this part of the Conservation Area, be at odds with and detract from the prevailing spacious character of the rear garden environments prevalent in this part of Barton Road and Barton

Close, contrary to Cambridge Local Plan (2006) policy 3/10 (criteria b and c).

**4c 12/0130/FUL - Radcliffe Court, Rose Crescent**

The committee received an application for the installation of new walkway structures and seating areas within external courtyards and other miscellaneous works..

Kay Hardcastle addressed the committee and made the following points in objection to the application:

- VIII. The plan was inaccurate and omitted certain features.
- IX. The existing layout has pathways
- X. Residents currently respect each others space and avoid each others windows.
- XI. Proposed walkways would be unsafe; a trip hazard and a risk to wheelchair users.
- XII. Current central location of benches keeps noise to a minimum.
- XIII. Footfall on the new paths would increase noise levels.
- XIV. Proposed numeral are too large.

The applicant's agent, Mark Lucas addressed the committee in support of the application.

**RESOLVED** (by 4 votes to 1) to reject the officer recommendation of approval.

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

The proposed walkway structure, by virtue of its combined alignment and raised height would present an obstacle for residents of Radcliffe Court in their day-to-day use of and circulation through the courts and as such would fail to achieve a comprehensive design approach which achieves good interrelations and integrations between buildings, routes and spaces, a space which is safe and which is designed for ease of use by all users. The proposed development is therefore contrary to Cambridge Local Plan (2006) policy 3/7 (criteria a and f) and policy 3/11 (criteria c).

**12/37/WAC Declarations of Interest (Main Agenda Items)**

Name	Item	Interest
Councillor Smith	12/41/WAC	Personal: Member of love Cambridge

County Councillor Brooks- Gordon	12/41/WAC	Personal: Registered Disabled
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### **12/38/WAC Minutes**

The minutes of the meeting of the 26<sup>th</sup> April 2012 were approved and signed as a correct record subject to a minor correction. Open Forum Q 7 answer attributed to Councillor Bick corrected to read Councillor Ward.

### **12/39/WAC Matters and Actions arising from the Minutes**

12/29/WAC Q4

Mr Chatterton had been provided with information on the Newmarket Road traffic survey outside the meeting.

12/30/WAC

Councillor Cantrill to investigate Christ's Piece improved signage request. Carried forward.

**Action**

### **12/40/WAC Open Forum**

**(Q1) Michael Wiseman**

**Has due consideration been given to cyclist entering the service road colliding speeding cyclists travelling along the service road if dropped kerbs were installed in Christchurch Street ?**

Councillor Rosenstiel responded. This had been a long standing suggestion. The bollard was removed some time ago without problems. Any potential conflicts would be addressed in the detailed design process.

**(Q2) Jeremy Waller**

**What is the City Council's position regarding the CB bid? Is it correct that the Council can vote regarding its own units within the bid area? Is the proposal necessary and affordable?**

Councillor Smith responded. The proposal is linked to Love Cambridge and would be discussed at the Strategy and Resources Committee on the 9<sup>th</sup> July 2012. At this stage it is a preliminary discussion to gauge the level of support for the bid. A member of the Bid Taskforce, Mr Wiseman, was present and stated that the consultation process is on going. Local businesses were encouraged to engage in the consultation process. If agreed the process should lead to improvements for residents and would enhance the area. Existing provision would not be reduced.

Mr Waller requested that the Council vote no to the proposals.

**(Q3) Richard Taylor**

**Could ground level lighting, such as that used at the Cambridge Leisure Park, be considered for Parker's Piece and Jesus Green?**

Councillor Cantrill responded. Parker's Piece was a sensitive area with strong opinions both for and against. A range of options would be considered. There is no current bid for lighting on Jesus Green. However, the Tennis Courts had been improved.

**(Q4) Michael Wiseman**

**Why has the replacement of two trees in the Fitzroy / Burleigh Stree area taken six months? Will late planting compromise the establishment of the new trees? Will repairs to the paving take place at the same time?**

Councillor Bick responded. He shared residents' frustrations over delays. However, the timing is less crucial as the new trees would be mature trees. It was expected that the work would be completed over the summer and the paving would be done at the same time.

## **12/41/WAC Environmental Improvement Programme**

The committee received a report from the Project Delivery and Environment Manager regarding Environmental Improvement Programme. The Officer gave an update on the progress of projects. The Officer outlined alternative sources of funding that may be available to assist in delivering as many of the projects as possible.

Mr and Mrs Eisner presented a model of sculpted oak bench designed for Grantchester Meadows. This had been the result of community project involving 20 to 20 local residents. Members welcomed this project.

**Q1) Mr Lawton would like to be involved in the design of the Maids Causeway & Newmarket Rd 20mph signage improvements and suggested early consultation with the Police.**

**Q2) Beverly Nicholson expressed support for the provision of additional cycle racks.**

The Committee unanimously approved the implementation subject to positive consultation of the following schemes:

Scheme 1. Maids Causeway & Newmarket Rd 20mph signage improvements - £4,500

Scheme 4. City Centre Mobility Crossings - £10,000

Scheme 5. Quayside Improvements - £15,800

Scheme 6. Barton Rd right turn restriction - £500

Scheme 8. New seating on Grange Rd and to city centre for elderly - £5,000

Scheme 9. Wordsworth Grove near junction of Ridley Rd - £4,000

Scheme 10. Sculpted Oak Bench Grantchester Meadows - £3,000

Total Budget Allocated - £42,800

### **12/42/WAC Local Sustainable Transport Fund**

The committee received an oral report from Jeremy Smith, Transport Manager, Cambridgeshire County Council. He outlined consultation and delivery process. His department had achieved success in a number of funding bids.

The Officer made the following responses to members' questions

- i. The feasibility of a Park and Ride site to serve Huntingdon road would be investigated. Further consultation was needed.
- ii. Concerns were expressed that the larger projects in the bids would delay delivery of smaller projects and the Officer stated that this was unlikely.
- iii. Consultation was on-going regarding the re-location of the Taxi rank. Love Cambridge and other stakeholder groups would have the chance to comment.

### **12/43/WAC CAMBRIDGE LOCAL PLAN: ISSUES AND OPTIONS PRESENTATION**

The committee received a presentation from the Planning Policy Manager regarding the Cambridge Local Plan. She outlined the additional responsibilities regarding homes and employment. A joined up approach would be taken, working with South Cambs to deliver results across 10 locations.

The officer introduced the Issues and Options document and detailed the consultation process. Local residents were encouraged to visit the exhibitions around the City and to feed in their views to the consultation process.

Councillor Rosenstiel suggested that the previous Local Plan and omitted significant areas such as tall buildings and Public Houses and asked how gaps could be avoided in the new plan. The Officer stated that the plan would cover a lot of ground and it was hoped that the detailed consultations would highlight any omissions.

Members were concerned that the challenges of meeting housing needs while retaining the character of the area remained unresolved and suggested that this was key to the new Local Plan.

**Q1) Barry Higgs**

**Does the definition of Open Spaces and Green Spaces include open spaces around new housing sites? Parks and Open spaces in the City were subject to increasing demand for public events.**

The Local Plan includes protection of existing spaces and the creation of new open spaces. However, it did not include any controls over their use.

Members agreed that the plan would present food for thought including issues such as: population growth, the loss of farming land, erosion of green spaces and the need for employment opportunities in the area.

The meeting ended at 10.20 pm

**CHAIR**

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## Neighbourhood Profile Update Cambridge City West/Central Neighbourhood

August 2012



**Steve Poppitt, Safer  
Neighbourhoods  
Inspector**

**Lynda KilKelly, Safer  
Communities Manager,  
Cambridge City Council**



Creating a safer  
Cambridgeshire



**CAMBRIDGE  
CITY COUNCIL**

<b>1</b>	<b>INTRODUCTION</b>	<b>2</b>
	Aim	2
	Methodology	2
<b>2</b>	<b>PREVIOUS PRIORITIES</b>	<b>3</b>
<b>3</b>	<b>CURRENT CRIME &amp; INCIDENT LEVELS BY WARD</b>	<b>6</b>
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<b>5</b>	<b>PRO-ACTIVE WORK &amp; EMERGING ISSUES</b>	<b>8</b>
<b>6</b>	<b>RECOMMENDATIONS</b>	<b>10</b>

## **1 INTRODUCTION**

### **Aim**

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

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

### **Methodology**

This document was produced using the following data sources:

- Cambridgeshire Constabulary crime and incident data for April to July 2012, compared to the previous reporting period (December 2011 to March 2012) and the same reporting period in 2011;
- City Council environmental services data for April to July 2012 compared to the same reporting period in 2011; and
- Information provided by the Neighbourhood Policing Teams and the City Council ASB Team.

## 2 PREVIOUS PRIORITIES

At the West Area Committee meeting on 26<sup>th</sup> of April 2012, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities that were set:

<b>Speed enforcement in support of the 20mph limit</b>	
<b>Objective</b>	Speed enforcement in support of the 20mph limit
<b>Action Taken</b>	<p>Enforcement activity focused on those areas which police professional opinion indicated either presented the most risk to vulnerable road users or which in other respects conformed more closely than others to Department of Transport guidance on urban speed management. Those that did not were, at this time, not subject to enforcement.</p> <p>16 hours of officer time has been spent on speed enforcement. Enforcement activity has taken place in Park Terrace, Jesus Lane, Pembroke Street, Tennis Court Road, Downing Street, Trumpington Street and Emmanuel Road. A total of 43 Endorseable Fixed Penalty tickets have been issued for excess speed. The slowest offender was travelling at 24mph and the fastest at 36mph.</p>
<b>Current Situation</b>	<p>Motorists continue to speed in the 20mph areas. No improvements have been made to signage, road engineering or education. Until 20mph roads are largely self-enforcing then it is wholly unrealistic to expect police activity alone to bring speed down. This is not an objective the police alone can achieve and is therefore not an efficient use of their resources to expect them to do so.</p> <p>Simply altering a sign without making it clear to all drivers who may use the road will risk high levels of offending and many unaware of their behaviour, who may well have complied if made aware.</p> <p>National guidance to local authorities on installing adequately engineered 20mph limits/zones is unambiguous in not supporting unclear or inappropriate 20mph limit/zone or an increased demand on police forces to carry out routine enforcement where there is, in the opinion of the police, insufficient interventions to make the limit obvious to visiting motorists and achieve a high level of self-enforcement.</p>
<b>Continue or Discharge?</b>	<p><b>Discharge</b> Discharge as a police priority until the Citywide consultation regarding extension of the 20mph limits has been concluded.</p>

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<b>Anti-social cycling in the West/Central area</b>	
<b>Objective</b>	Take positive action against anti-social cycling
<b>Action Taken</b>	<p>3 surgeries have been held in the West area of the City. 20-30 members of the public attended each and advice was provided regarding cycle crime, safer cycling and cycling offences.</p> <p>Patrols targeting cyclists have been carried out across the City as officers believe that the safety of all cyclists is a concern not just those in the West area of Cambridge. To ensure that the West area has had its priority addressed additional patrols have been carried out in Grange Road, Magdalene Street, Castle Street and Sidgwick Avenue. These additional patrols concentrated on the junctions that officers have identified as being most problematic in relation to cyclists ignoring the lights or deeming themselves to be pedestrians and crossing as such. These patrols resulted in 28 tickets being issued for cycling on footpaths, 39 tickets for failing to adhere to a red light and 17 tickets for failing to display lights after dark.</p> <p>The West team have worked with the police Casualty Reduction Officer who has attended meetings in colleges and schools to promote safer cycling. This work will continue as university and college students arrive for the new academic year.</p> <p>Following consultation with Cambridge Cycling Campaign and Cambridge City Council, the police have launched the 'Lights Instead of Tickets' (LIT) campaign. This campaign has been launched to coincide with the evenings drawing in and therefore has only been running since 1<sup>st</sup> August 2012. The campaign is aimed at using enforcement to educate cyclists to make them safer whilst cycling rather than just issuing them with a fine. Any cyclist issued with a ticket for failing to display lights will have the opportunity to have the ticket voided providing they purchase and fit a set of cycle lights to their cycle. The results of this campaign will be fed back at the next West Area meeting.</p>
<b>Current Situation</b>	The nights are beginning to draw in and the potential for cyclists cycling after dark coming to harm will increase. New students will arrive from September through to October and will bring an influx of new cyclists to the City. The LIT campaign has only been running for a short period and needs to be given the opportunity to have its impact felt.

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<b>Continue or Discharge?</b>	<b>Continue</b>
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<b>Mobile phone thefts from City licensed premises</b>	
<b>Objective</b>	Reduce mobile phone thefts from City licensed premises
<b>Action Taken</b>	In addition to local resources that have conducted high visibility patrols both inside and outside licensed premises, specialist plain-clothes teams have been working on this priority. Four pro-active arrests have been made of offenders who have either been from the London or Midlands area. Good partnership working has taken place with Cambridge Business Against Crime, CCTV and local licensed premises both to educate potential victims and to spot likely offenders. Posters are in premises warning customers of mobile phone thefts.
<b>Current Situation</b>	Although the thefts continue their number is decreasing from approximately 219 in the previous reporting period to 102 in this period.
<b>Continue or Discharge?</b>	<b>Continue</b>

**NOT PROTECTIVELY MARKED**

**3 CURRENT CRIME & INCIDENT LEVELS BY WARD**

<b>N'hood</b>	<b>City West/Central</b>	<b>Newnham</b>	<b>Castle</b>	<b>Market</b>
	April 12 – July 12	April 12 – July 12	April 12 – July 12	April 12 – July 12
	April 11 – July 11	April 11 – July 11	April 11 – July 11	April 11 – July 11
	Dec 11 – March 12	Dec 11 – March 12	Dec 11 – March 12	Dec 11 – March 12
	6	6	6	6
	7	7	7	7
	25	25	25	25
	225	225	225	225
	5	5	5	5
	6	6	6	6
	27	27	27	27
	295	295	295	295
	201	201	201	201
	79	79	79	79
	534	534	534	534
	1412	1412	1412	1412
	403	403	403	403
	29	29	29	29
	42	42	42	42
	263	263	263	263
	6	6	6	6
	5	5	5	5
	26	26	26	26
	348	348	348	348
	246	246	246	246
	101	101	101	101
	539	539	539	539
	1605	1605	1605	1605
	573	573	573	573
	25	25	25	25
	30	30	30	30
	156	156	156	156
	4	4	4	4
	6	6	6	6
	45	45	45	45
	199	199	199	199
	251	251	251	251
	98	98	98	98
	537	537	537	537
	1351	1351	1351	1351
	388	388	388	388
	6	6	6	6
	9	9	9	9
	14	14	14	14
	47	47	47	47
	0	0	0	0
	6	6	6	6
	1	1	1	1
	48	48	48	48
	1	1	1	1
	34	34	34	34
	0	0	0	0
	15	15	15	15
	24	24	24	24
	116	116	116	116
	17	17	17	17
	1	1	1	1
	2	2	2	2
	6	6	6	6
	11	11	11	11
	3	3	3	3
	2	2	2	2
	8	8	8	8
	56	56	56	56
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	28	28	28	28
	2	2	2	2
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	25	25	25	25
	103	103	103	103
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	8	8	8	8
	16	16	16	16
	208	208	208	208
	5	5	5	5
	2	2	2	2
	9	9	9	9
	219	219	219	219
	200	200	200	200
	69	69	69	69
	461	461	461	461
	1197	1197	1197	1197
	343	343	343	343
	10	10	10	10
	20	20	20	20
	244	244	244	244
	3	3	3	3
	2	2	2	2
	12	12	12	12
	241	241	241	241
	78	78	78	78
	470	470	470	470
	1324	1324	1324	1324
	471	471	471	471
	6	6	6	6
	22	22	22	22
	146	146	146	146
	4	4	4	4
	2	2	2	2
	12	12	12	12
	249	249	249	249
	66	66	66	66
	488	488	488	488
	1132	1132	1132	1132
	343	343	343	343

## 4 ENVIRONMENTAL SERVICES DATA

### **Newnham**

Between April 2012 and July 2012, there were 12 reports of abandoned vehicles in the ward compared with 14 during the same period the previous year. This included 5 vehicles, which were not on site following inspection and 2, which were subsequently claimed by their owners.

Between April 2012 and July 2012, there were 5 reports of fly tipping in the ward compared with 5 during the same period the previous year.

Between April 2012 and July 2012, 12 derelict cycles were dealt with compared with 9 during the same period the previous year. Barton Road (3) was the main hotspot during the current reporting period.

Between April 2012 and July 2012, no needles were reported compared with none during the same period the previous year.

### **Castle**

Between April 2012 and July 2012, there were 8 reports of abandoned vehicles in the ward compared with 4 during the same period the previous year. This included 6 vehicles, which were not on site following inspection and 1, which was subsequently claimed by their owners. 1 additional vehicle is also currently pending further investigation. There were no specific hotspots during either period.

Between April 2012 and July 2012, there were 2 reports of fly tipping in the ward compared with 15 during the same period the previous year. Castle Row (3) and Pound Hill (3) were the main hotspots during the previous year.

Between April and July 2012, 13 derelict cycles were dealt with compared with 13 during the same period the previous year. Windsor Road (4) was the main hotspot during the current reporting period.

Between April and July 2012, 2 needles were reported compared with 9 during the same period the previous year.

### **Market**

Between April 2012 and July 2012, there were 5 reports of abandoned vehicles in the ward compared with 7 during the same period the previous year. This included 3 vehicles, which were not on site following inspection. In addition, 1 CLE26 notice was issued to offenders on behalf of the DVLA for not displaying road tax on a public highway, which will result in a fine issued by the DVLA. There were no specific hotspots during either period.

## NOT PROTECTIVELY MARKED

Between April 2012 and July 2012, there were 62 reports of fly tipping in the ward compared with 89 during the same period the previous year. There was sufficient evidence to issue 6 formal warning letters to domestic offenders and 4 formal warning letters to trade offenders. In addition, 4 verbal warnings were issued. Adam & Eve Street (4), King's Parade (4), Park Street (3) were the main hotspots during the current reporting period. Adam & Eve Street (5) was the main hotspot during the previous year.

Between April 2012 and July, 725 derelict cycles were dealt with compared with 408 during the same period the previous year. City Centre (104) was the main hotspot during the current reporting period. Trinity Street (40) was the main hotspot during the previous year.

Between April 2012 and July 2012, 10 needles were reported compared with 43 during the same period the previous year. 3 were removed from Grafton West car park. During the previous reporting period 24 needles were removed from Midsummer Common.

## 5 PRO-ACTIVE WORK & EMERGING ISSUES

### Deliberate Fires

The number of deliberate fires in the West/Central area, particularly those involving bins, refuse and vehicles during the night time economy have significantly reduced from the levels that occurred last year in the same period. The most significant factor likely to produce such an impact is the adverse weather reducing the presence in the streets.

The statistics are as follows:

- Business premises – 2
- Refuse in street – 1
- Bin contents – 1
- Vehicle – 1
- Residential building – 0
- Other – 0

There have been two house/accommodation fires in the Newnham & Castle Wards. Fire Service crews have reported access difficulties in the Newnham area bounded by Barton Road, Granchester Street, Road and Meadows. Appliance response times to house fires could be adversely impeded should they occur in the above area. Separate agenda item relating to this issue seeking the support of the committee for appropriate control measures to alleviate the issue.



## **Punting**

The police have been working with the Cam Conservators and City Council to stop illegal punt tours from Garret Hostel Lane. 6 people have been issued a summons for having unlicensed boats on the river. Her Majesty's Revenue & Customs have commenced an investigation into the Income Tax and National Insurance contributions of the touts. The number of touts has reduced on Kings Parade.

## **Taxis**

Enforcement activity on over-ranking in St. Andrews Street has been hugely increased. Drivers will receive a Fixed Penalty Notice for obstruction if they over-rank. An operation is also planned to target private hire vehicles picking up unlicensed fares.

## **Shoplifting**

Plain clothes and uniform patrols have been conducted to tackle shoplifting. The police work closely with Cambridge Business Against Crime to share information about offenders. This excellent working relationship has led to the arrest of shoplifters caught in the act and has led to several prolific offenders being served "banning notices" from City Centre stores.

## **Alcohol related crime**

A *YouTube* video has been made aimed at all students studying in Cambridge. It advises them about the hazards of excessive alcohol consumption, personal safety, medical care and how to avoid being a victim of crime. This will be shown to all students during Freshers Week. A task group has also been set up to ensure the correct messages are given to students during Freshers Week. Operation Sodium has been re-launched to focus on night-time economy licensing and alcohol related crime. The operation will ensure that there is a high profile police presence in the City Centre at key times during the evening and early hours. Regular visits to licensed premises and early intervention to stop trouble escalating are amongst the tactics to reduce the number of alcohol related crimes and incidents.

## **ASB Team activity**

The ASB Team received a number of complaints about ASB associated with the street life community in and around the Fair Street and Willow Walk area. A meeting was organised by the local community and held at the Hopbine public house. Representatives from the ASB Team, Willow Walk hostel and Cllr. Bick attended to listen to the concerns and advised on what action could be taken. An application has been put in for redeployable CCTV in the area and it is expected to be in place end of August. Willow Walk is looking at their procedures for dealing with ASB that occurs outside of the hostel.

## NOT PROTECTIVELY MARKED

The police and ASB Team received reports about youth-related ASB in Radcliffe Court. Young people were getting into the private residential area via fire escapes and various access points and then hanging around causing a nuisance to residents. Visits were carried out to the area and advice was given with regard to reporting incidents. Flyers were delivered to all flats detailing how to report incidents. Since the visit, the situation appears to have improved.

### **6 RECOMMENDATIONS**

- Continue with action against anti-social cycling
- Continue with mobile phone theft reduction
- Unlicensed punt operators

**Extract from minutes of 26<sup>th</sup> April 2012**  
**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 5<sup>th</sup> 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 ongoing 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.

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**To:** West/Central Area Committee 23/08/2012

**Report by:** Andrew Preston,  
Project Delivery and Environment Manager

**Wards affected:** Castle, Newnham and Market

## **ENVIRONMENTAL IMPROVEMENT PROGRAMME**

### **1.0 Executive summary**

- This report requests that the Committee decide whether to implement the Canterbury Street Traffic Calming Project, taking into account the result of the recent public consultation. Two options for the layout of a narrowing on Canterbury St, between Histon Road and North Street, were included in this consultation. The consultation received a mixed response, with no clear support for the measures proposed. In many cases residents also felt that there wasn't a problem with rat running or speeding vehicles.

### **2.0 Recommendations**

The West/Central Area Committee is recommended:

- 2.1 To request that Cambridgeshire County Council, as Highway Authority, carry out a traffic analysis of the wider area and implement any necessary highway measures in mitigation of any issues, in order to achieve a more strategic approach to traffic management.
- 2.2 To reassign the allocated EIP funding to new schemes.

### **3.0 Background**

- 3.1 This is the second time a Canterbury Street traffic management scheme has been brought forward as an Environmental Improvement Project. Measures were consulted on back in 2008, which included the closure of Canterbury St between Histon Rd and North St and the introduction of a 20mph speed limit.
- 3.2 The majority supported the introduction of a 20mph speed limit, which was approved by West/Central Area Committee and subsequently implemented.

- 3.3 The issue was brought back to West/Central Area Committee and has been allocated a further £15,000 from its 2012/13 EIP Programme.
- 3.4 This new consultation was based on the potential construction of a narrowing on Canterbury Street, between Histon Rd and North St, in order to deter 'rat running' vehicles and reduce traffic speeds.
- 3.5 The consultation document in Appendix A of this report provides more details on the proposed measures and includes layout plans for the two options.
- 3.6 Approximately 500 leaflets were distributed to the area shown in Appendix B of this report and the questionnaire was available to complete online through the City Council website.
- 3.7 The three local residents associations were also consulted directly.
- 3.8 A total of 40 responses were received, of which 21 disagreed with the proposals, 14 agreed and 5 were undecided.
- 3.9 The negative comments are summarised as follows:
- Some thought it a waste of money, and the Council was trying to address a problem that isn't severe enough to justify the expense of implementing traffic calming.
  - Some felt that the proposals would have little to no affect as a deterrent.
  - Some thought that the traffic calming feature would displace the 'rat running' onto other roads in the area, a similar traffic calming feature on Windsor Road only serves to push the 'rat-running' to Oxford and Richmond Road.
  - Some raised the point that there hasn't been sufficient evidence presented in support of the measure, nor further evidence proving the effectiveness of the measure once implemented.
  - The Windsor Road Residents' Association, Richmond Road Residents' Association and Oxford Road Residents' Association, expressed the added concern that the proposals could have an impact on their areas, and reflected on the above comment of evidence and effectiveness.
  - The proposed site is already very constricted and this feature would only serve to restrict large emergency vehicles from being able to attend an incident.
  - One resident felt that the underlying problem was not being addressed, which is the timing of the traffic lights at the junction of Huntingdon / Victoria / Histon Road and Castle Street, which in turn promotes 'rat-running'.
  - One questioned whether the proposal was to the benefit of the neighbourhood or just to spite motorists trying to save time.



- 3.10 Positive comments welcomed the scheme and supported any attempt to regulate traffic flow and vehicular speed, the positive comments are summarised below:
- Some felt that they would prefer the road to be fully closed at the junction of Histon Road and Canterbury Street as originally proposed in 2008.
  - Most were glad that the problem was being addressed.
- 3.11 Due to the overall lack of support for the measures proposed, it is recommended that any proposals for further traffic calming measures be abandoned at this stage.
- 3.12 It is suggested that a more strategic review of traffic management across a wider area be carried out by Cambridgeshire County Council.
- 3.13 This would establish whether any significant issues currently exist and how any proposed mitigation measures would impact on the surrounding area.

#### **4.0 Background papers**

None

#### **5.0 Appendices**

##### APPENDIX A

Canterbury Street Consultation Leaflet

##### APPENDIX B

Canterbury Street Consultation Distribution Area.

##### APPENDIX C

EIP Eligibility Criteria.

#### **6.0 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](mailto:andrew.preston@cambridge.gov.uk)

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## ENVIRONMENT STREETS AND OPEN SPACES

### **CANTERBURY STREET TRAFFIC CALMING INTRODUCTION OF TRAFFIC CALMING MEASURE ON CANTERBURY STREET.**

#### **A RESIDENTS' CONSULTATION**

#### **WHAT IS PROPOSED?**

The County and City Council Ward Members are proposing to introduce a Traffic Calming Measure on Canterbury Street within the carriageway outside Numbers 1 to 7.

Overleaf is a plan showing two proposed options, Option 1 includes a build-out on the northern kerb-line and give-way markings for vehicles heading towards Histon Road and a stop-line for vehicles turning into North Street, Option 2 is similar in design to Option 1 but the build out is on both the north and south kerb lines.

#### **WHY?**

It has been observed that during peak hours of the day (08.00-09.30hrs & 15.30-18.00hrs) there is an increased level of vehicles using Canterbury Street as a cut through to Huntingdon Road and Histon Road, once the feature is in place it is expected to deter vehicles from using Canterbury Street.

If you have any comments then please contact:

**Neil Bradley** on **01223-457135**, alternatively you can e-mail [neil.bradley@cambridge.gov.uk](mailto:neil.bradley@cambridge.gov.uk), write to **Neil Bradley, Streets and Open Spaces, (2<sup>nd</sup> Floor, Guildhall), Cambridge City Council, PO Box 700, Cambridge, CB1 0JH**, or fill in our on-line questionnaire at: <http://www.cambridge.gov.uk/ccm/content/consultations/canterbury-street-traffic-calming-survey.en>



**ENVIRONMENT DEPARTMENT**  
**PROJECT DELIVERY & ENVIRONMENT**

Simon Payne  
 Director of Environment  
 CAMBRIDGE CITY COUNCIL  
 PO BOX 700, Cambridge, CB1 0JH  
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Key Date	By	CHK	App	Drawn

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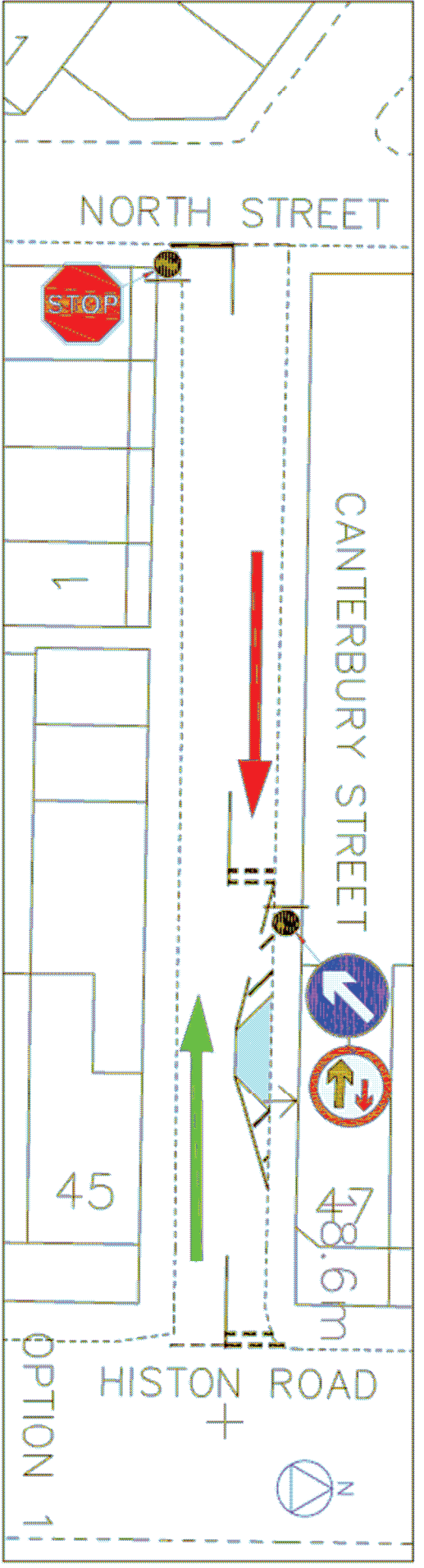
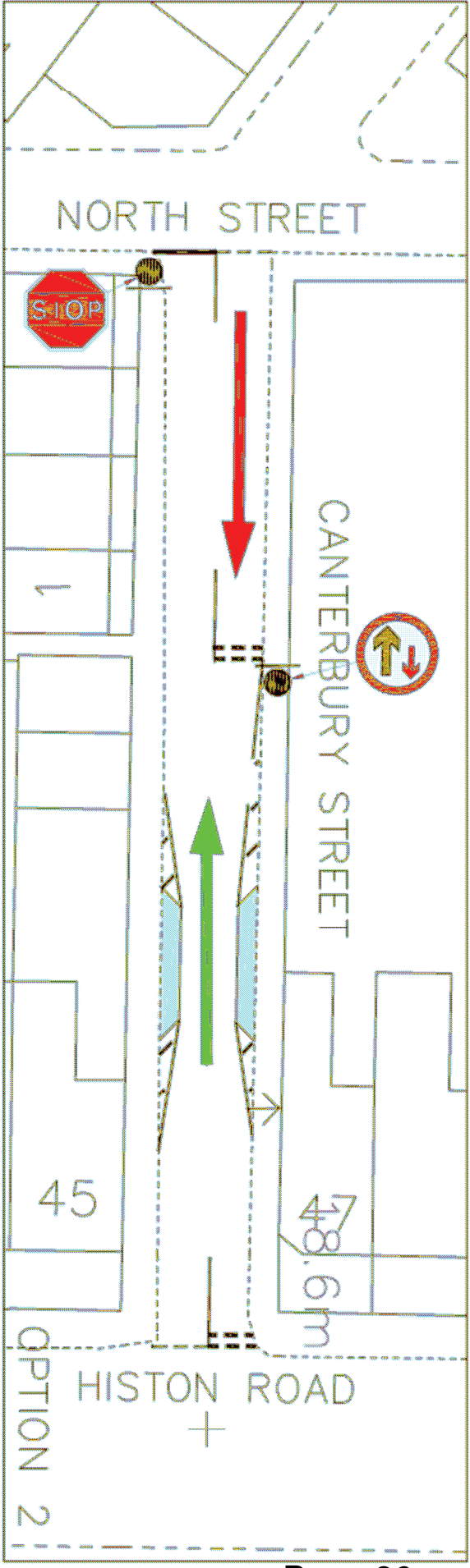
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Project: CANTERBURY STREET  
 TRAFFIC CALMING

Drawing: PUBLIC CONSULTATION:  
 TRAFFIC CALMING OPTION  
 1 & 2

Job Ref / Date: 020-111  
 Revision: -



Appendix B



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### **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.

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