



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, 2 January 2013

Date: Thursday, 10 January 2013

Time: 7.00 pm

Venue: Wesley Church Christ's Pieces Cambridge CB1 1LG

Contact: Toni Birkin

Direct Dial: 01223 457013

EXHIBITION - DOG CONTROL ORDERS

The City Council is currently consulting on the proposals for the introduction of Dog Control Orders under the Clean Neighbourhoods and Environment Act 2005.

There will be a display which will show proposals specific to the West Central area.

Members of the public have the opportunity tonight to look at the proposals for the area and discuss them with Officers and provide comments before the final proposals are formulated.

Times are included for guidance only and are subject to change.

1 APOLOGIES

7.00PM

2 DECLARATIONS OF INTEREST (PLANNING)

Members of the committee are asked to declare any interests in the items on the agenda. In the case of any doubt, the advice of the Head of Legal

should be sought **before the meeting.**

Development Plan Policy, Planning Guidance And Material Considerations Planning Items

3 PLANNING

3a 12/1443/FUI Land at Rear of 21-28 New Square Cambridge
(Pages 13 - 48)

3b 12/1441/CAC Land at Rear of 21-28 New Square Cambridge
(Pages 49 - 62)

3c 12/1446/LBC Land at Rear of 21-28 New Square Cambridge
(Pages 63 - 76)

4 DECLARATIONS OF INTEREST (MAIN AGENDA) 8.00PM

5 MINUTES (Pages 77 - 84)

To confirm the minutes of the meeting held on 1st November 2012. (Pages 77 - 84)

6 MATTERS AND ACTIONS ARISING FROM THE MINUTES

(Pages 85 - 86)

Action sheet attached. (Pages 85 - 86)

7 OPEN FORUM 8.10PM

8 POLICE AND CRIME COMMISSIONER: SIR GRAHAM BRIGHT 8.40PM

Presentation followed by an opportunity for public questions.

9 POLICING AND SAFER NEIGHBOURHOODS Safer 9.10PM
Communities Manager (Pages 87 - 98)

10 NEW AND REPLACEMENT BUS SHELTER PROGRAMME 9.40PM
Project Delivery & Environment Manager (Pages 99 - 108)

11 MEETING DATES FOR 2013 -2014 (Pages 109 - 110) 10.00PM

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.

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.

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.

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.

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.

General Information

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

APPENDIX 1 – 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.

Interim Planning Policy Guidance (IPPG) on the Protection of Public Houses in the City of Cambridge (2012) - sets out how applicants should justify their proposals for change of use, conversion or redevelopment of pub sites. It also lists the criteria that should be used in the assessment of the application for development proposals affecting the loss of a current or former public house on the safeguarded list of public house sites. The criteria include the public house to be marketed for 12 months as a public house free of tie and restrictive covenant, evidence to support diversification options have been explored and proven that it would not be economically viable to retain the building or site for its existing use and it has been otherwise demonstrated that the local community no longer needs the public house.

6.6 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)

Guidance relating to development and the Conservation Area including a 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.

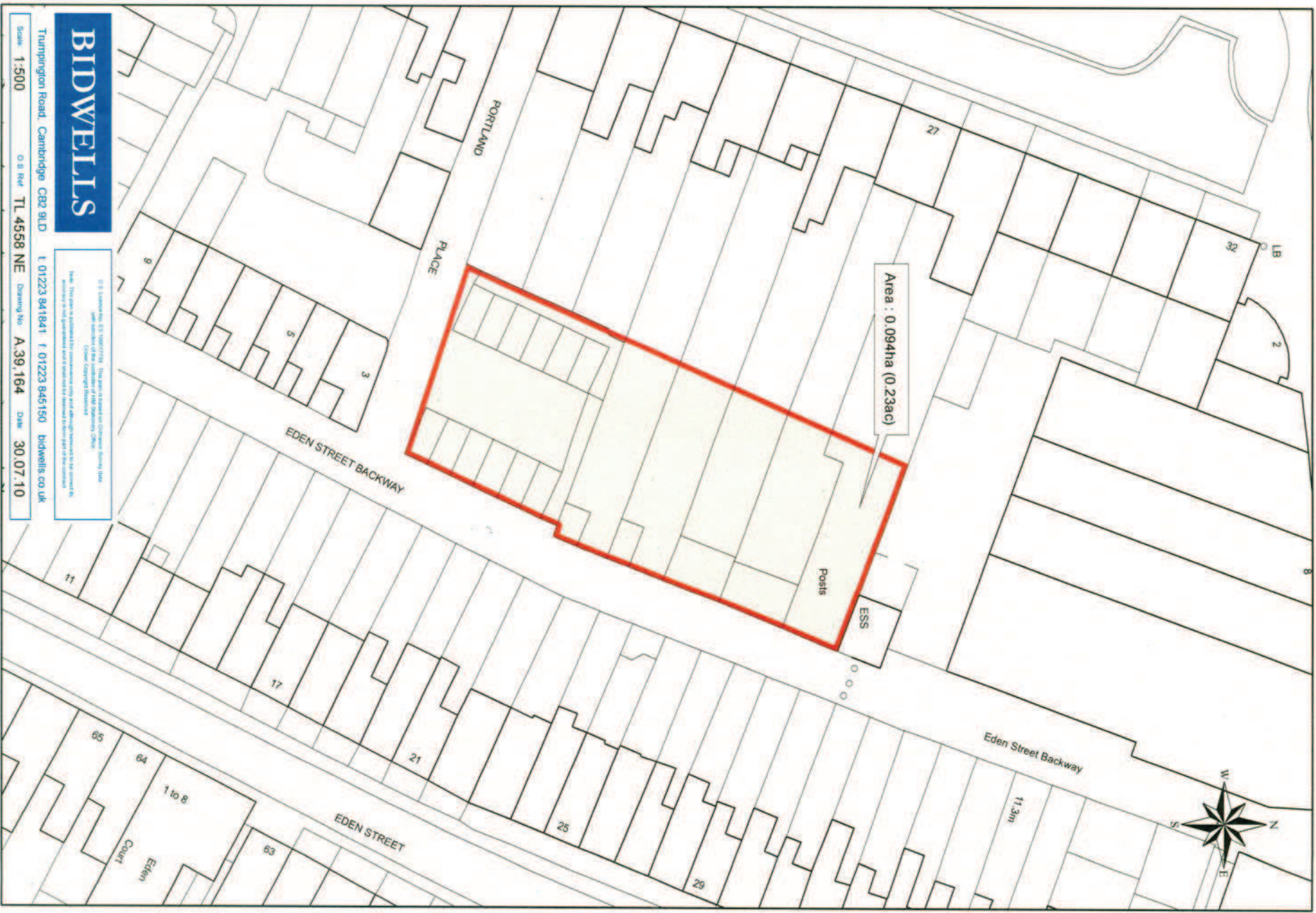
West Cambridge Masterplan Design Guidelines and Legal Agreement (1999) – Sets out how the West Cambridge site should be developed.

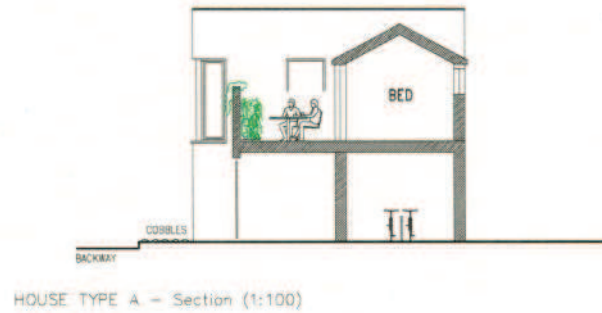
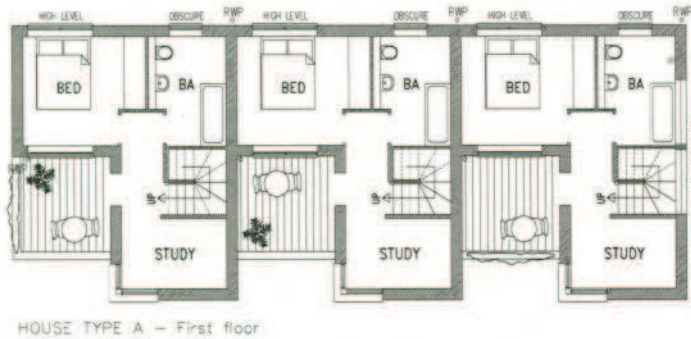
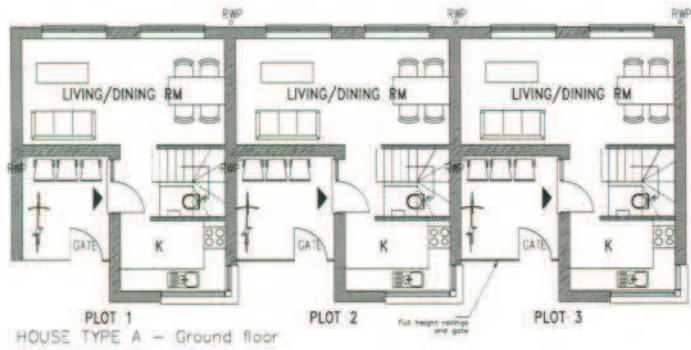
Mitcham's Corner Area Strategic Planning and Development Brief (2003) – Guidance on the development and improvement of Mitcham's Corner.

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)

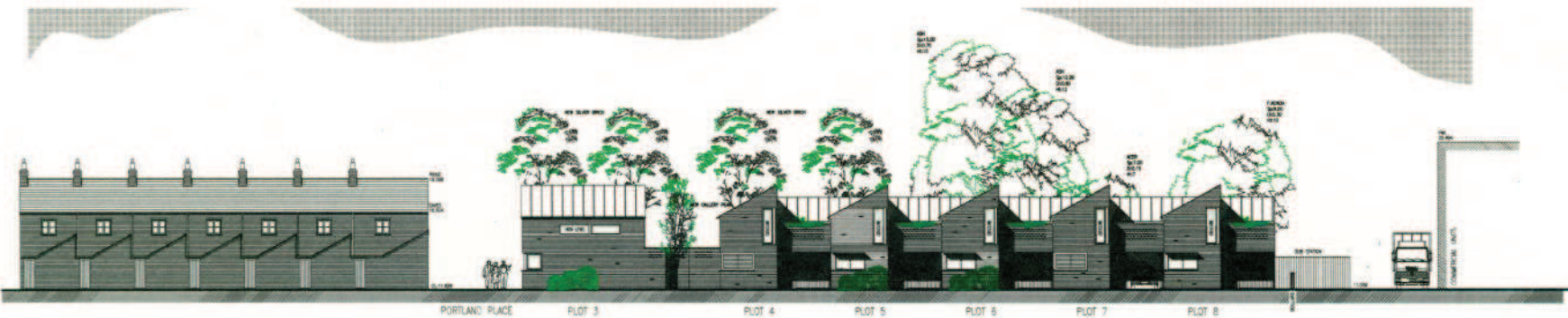
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Eden Street Backway, Cambridge





PLANNING



Eden Street Backway Street Section (1:200)

CLIENT Jesus College		
PROJECT Redevelopment r/o Jesus Terrace fronting Eden St Backway & Portland Place, Cambridge		
TITLE Proposed Plans House Type A, Plots 1-3		
DRAWING STATUS PLANNING		
DRAWN	CS	CHECKED
SCALE 1:100 @ A2		
DATE Nov '12		
<small>THE GALLERY 55 KING ST CAMBRIDGE CB1 1LN</small> 		
JOB NO.	DRAWING NUMBER	REV
281	PL (21)01	



Eden Street Backway,
Cambridge.

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Application Number	12/1443/FUL	Agenda Item	
Date Received	12th November 2012	Officer	Mr John Evans
Target Date	7th January 2013		
Ward	Market		
Site	Land Rear Of 21 - 28 New Square Cambridge Cambridgeshire		
Proposal	Demolition of existing garages, outbuilding and wall and erection of eight dwellings with associated landscaping, planting, access, parking, waste and storage and associated works at Eden Street Backway/Portland Place.		
Applicant	Jesus College C/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The development will make a positive contribution to the character and appearance of the Conservation Area. 2. No adverse harm to neighbouring amenity. 3. There will no be significant increased competition for car parking spaces in the CPZ.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot made up of 12 pre fabricated concrete lock up garages and the end section of gardens from numbers 21 – 28 New Square. The boundary to Eden Street Backway is defined with a 2m wall, wooden gates and a single storey brick built outbuilding.
- 1.2 The site has 2 road frontages, Portland Place and Eden Street Backway both of which have a back lane character. The area is characterised by terraced Victorian residential properties.
- 1.3 The site is within the Central Conservation Area. There are numerous mature trees on the site, which are protected from felling by reason of being within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the demolition of existing garages, outbuilding and wall and erection of eight dwellings with associated landscaping, planting, access, parking, waste and storage. Submitted alongside the application for planning permission are also two further applications for Conservation Area Consent and Listed Building Consent. These are for the existing garages, curtilage listed Coachhouse and wall. Separate assessments are provided for these. The recommendations are reliant on the positive determination of the residential proposal.
- 2.2 The dwellings form two new terraces, with five houses fronting Eden Street Backway and three houses fronting Portland place. The terraces are designed with a central core and projecting front and rear mono pitched wings. The eaves level of the front mono pitches stand at 4.4m and they have an overall height of 6.4m.
- 2.3 The proposed terraces are constructed with reclaimed buff bricks and a zinc standing seam roof.
- 2.4 Car parking, refuse and cycle storage is integrated within the decision of the houses.

2.5 The application is accompanied by the following supporting information:

1. Planning Statement
2. Design and Access Statement
3. Arboricultural plan
4. Transport Statement
5. Archaeology Statement
6. Heritage impact assessment
7. Flood Risk Assessment
8. Bat Survey
9. CGI images

3.0 SITE HISTORY

No relevant history. See accompanying Conservation Area Consent and Listed Building Consent applications.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

2003	
Cambridge Local Plan 2006	3/4 3/6 3/7 3/10 3/11 3/12 4/4 4/10 4/11 4/13 5/1 8/2 8/6 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Open Space and Recreation Strategy
	<u>Area Guidelines:</u> Conservation Area Appraisal: Kite Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal removes any off-street parking provision for the existing dwelling units, whether currently used, or not and has potential to decant existing demand from local users onto the street in competition with other local residents.

The existing residential units will, under current protocols operated by the County Council, still qualify for Residents' parking permits and so the proposal has potential to increase competition for parking in the longer term.

The Residents' Parking Scheme in this area is already over-subscribed and, at times, residents experience difficulty in finding parking spaces. This proposal will exacerbate this situation, to the detriment of existing residential amenity.

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

Urban Design and Conservation Team

- 6.2 The applicant has taken cues from existing buildings in the locality when designing these buildings. There is an inherent rhythm to many of the terraces in the Kite area, especially the listed buildings. The mono-pitch roofs have taken their reference from the extensions to Portland Place Terrace and are at the same angle. The proposed properties are back of pavement edge, to replicate the feeling of narrowness of a secondary street which is part of the character of this part of the conservation area, but the building line is staggered, to reduce the massing. The scale of the proposal is also a reflection of the local area. The terraces around the local streets are generally small, two storey houses. By keeping to 1½ storeys, the new buildings will not compete in scale with the established

character. All of these elements will contribute positively to the preservation of the character of the area.

Provided that the conditions are discharged appropriately, this development will not be detrimental to the character and special interest of the listed buildings or the appearance of the conservation area. The applications comply with policies 4/10 and 4/11 of the Cambridge Local Plan 2006.

Head of Streets and Open Spaces (Tree Team)

- 6.3 While it is still my opinion that the development, if permitted, will have a detrimental impact on the area in terms of tree cover, I acknowledge that this may not be sufficient reason alone for refusal. The introduction of the planting pit along the Backway frontage will allow a small tree to help soften the hard lines of the development. With regard to species I would consider a variety of fruit trees or rowan.

Head of Streets and Open Spaces (Landscape Team)

- 6.4 Should this scheme be approved we require the following Conditions;
- We require fully detailed soft landscape proposals, to include detailed planting plans, written specifications (including plant schedule with size, spacing and densities of proposed plants), and an implementation programme.
 - We require fully detailed hard landscape proposals to include full construction details, levels, specifications of all hard surfacing materials, furniture, boundary treatments, lighting etc.
 - A maintenance plan for the entire site (to include a 5-year replacement-planting regime at least)

Design and Conservation Panel (Meeting of 14 March 2012)

- 6.5 The conclusions of the Panel meeting(s) were as follows:

Presentation – Land at Eden Street Backway & Portland Place (rear of New Square). The pre-application proposal for a residential redevelopment of pre-fabricated concrete garages and brick out-buildings to provide eight new dwellings - five to be accessed from Eden Street Backway and three from Portland Place. The dwellings are of a contemporary design

and are intended to respond positively to the character of the Conservation Area. The site is currently owned by Jesus College. Presentation by Michael Hendry of Bidwells with Chris Senior of DPA Architects.

The Panel's comments are as follows:

- Urban grain. This is an area without a consistent arrangement of dwelling fronts and backs. The majority view was that it was therefore acceptable for the Portland Place dwellings to have a different arrangement to those accessed from Eden St Backway. However, some of the Panel were troubled that this arrangement left some of the corner dwellings with very small gardens.
- Materials (brick). The design team are praised for proposing to use reclaimed bricks, although reclaimable materials are becoming increasingly rare.
- Materials (zinc roofing). The Panel would encourage the use of slate rather than zinc if the detailing is crisp, and noted that a slate roof does not need a concrete capping.
- The mews development. The road surface of Eden Street Backway is in poor condition. Its closure by bollards at one end offers an opportunity to explore the possibility of a shared surface area with planting used to help to define and soften the margins instead of hard paving and road markings. Although a private road, Willow Walk was suggested as an example to follow.
- On-street parking space. The Panel would welcome the relocation of the parking space but appreciate the difficulties of this constraint and note that the design team is discussing the issue with the Highways Authority. The relocation of this parking bay would be welcomed.
- Loss of off-street parking spaces. The Panel note the likely loss of car-parking spaces as the new dwellings will not be entitled to residents' parking permits.
- Trees. The existing trees make a contribution to the area and the Panel would welcome further information on the quality of these trees and a clear statement of the rationale for the removal of three mature trees.
- West facing rear garden walls. These high walls will appear stark, casting a shadow on the garden spaces. Smaller fences between properties should be considered, along with increased planting to create a softer edge.

- Sustainable credentials. The Panel note that the sustainable policy has yet to be finalised but is to achieve Code Level 4 and to include solar panels.
- Fenestration. The Panel thought that the fenestration needed further consideration, looking to existing windows in the area for inspiration, and that an additional window on the corner unit would improve surveillance of the road.

Conclusion

The Panel was generally sympathetic to the style of the proposed development but was concerned that the site was being overdeveloped. The Panel would welcome a statement on the rationale for removing the existing trees and further exploration of the rationale for the choice of this layout. In particular, the Panel would be interested to see the benefits of reducing by one the number of units and of trying a form of house-type without gardens on Portland Place.

The Panel also considered that much of the success of the scheme would turn on the quality of the materials and their detailing, and hoped that the detailed design would deliver the crispness suggested by the presentation.

VERDICT – GREEN (6), AMBER (5)

Cambridgeshire County Council Archaeology

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

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.7 The application includes a Phase 1 habitat survey which recommended additional bats survey work. This was subsequently undertaken in July 2011. I would draw your attention to recommendation 4 within the Eden Street Backway, Cambridge – Bat Survey Report by MKA Ecology Ltd, September 2011, which states:

The results of this survey should be considered valid until Spring 2013. If works to the structure are planned beyond March 2013 then further survey effort should be employed to reassess the situation. If this is likely to be the case the tiles can be removed immediately and the building can be kept in an unsuitable condition for bats until the proposed works begin.

Could you confirm if the structure has been made unsuitable for bats or if spring 2013 surveys are planned?

I would welcome the additional recommendation for integral bat tubes within any proposed buildings and that exterior lighting is managed appropriately to encourage continued use of the site by foraging bat species.

Access Officer

6.8 Awaiting comments.

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. His comments are as follows:

Looking at the Statement of Community Involvement attached to the application I am most disturbed to find this statement appearing twice: "No visitor permits will be allowed.". That is the reverse of the County Council's position which is that all residents of the new homes will be entitled to purchased visitors' permits and is part of the problem also referred to below.

I also note that despite more than one consultee raising concerns about the loss of the 12 garages, the most the agents have to say about that is that the tenants will get 3 months notice. I find that an unbelievable refusal to consider the effect of the loss of garages, even though clearly spelt out by the consultees, e.g. by Respondent 5:

"My first concern regards parking spaces. If I understand it correctly, the proposal is to remove 12 garages that are currently leased out, and the three houses planned will have no parking associated with them.

It is well known that there are too few parking spaces already in the Kite area of Cambridge – in fact it was revealed last year, 375 residents' permits had been issued for only 257 [spaces]".

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

23 Eden Street
30 Eden Street
35 Eden Street

7.3 The representations can be summarised as follows:

Comments on the principle of development

- An old building will be demolished.
- Support improvement to scruffy appearance of the (1 letter).

Design Issues

- High density of development in an already overcrowded area.
- No soft landscaping along Eden Street backway creating a tunnel like affect.

Amenity Issues

- Overlooking of number 30 Eden Street.
- More traffic in a crowded area.
- Rear car parking area to number 30 obstructed.

Trees

- Established trees would be removed.
- Birds and squirrels live in this wildlife corridor.

Servicing

- Extra demand on refuse disposal.
- Inadequate provision for refuse collection.

Car parking

- Not enough car parking.
- Removal of garages will increase traffic in this enclosed area.
- Desperate shortage of car parking in the Kite area.
- Inconvenience of rented garage space being displaced.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The provision of higher density housing in sustainable locations is generally supported by central government advice contained in The National Planning Policy Framework 2012. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is a significant adverse impact on the amenities of neighbouring

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

- 8.4 Approximately a third of the site is currently used for car parking, with the remainder garden land. I do not consider the end section of the gardens of New Square to make a significant contribution to the open character of the Conservation Area. I consider adequate justification has been presented to develop this low priority garden land.
- 8.5 The application involves the removal of an existing cartshed outbuilding. The cartshed is the only building left along the road on this site that is of historic interest. It was not indicated in the Kite Conservation Area Appraisal as a Significant Building.
- 8.6 Under the Cambridge Local Plan 2006, policy 4/10 demolition of listed buildings sets out the relevant tests that have to be applied. The first is that the building is structurally unsound for reasons other than deliberate damage or neglect. Despite the application documents saying that the building has subsidence, there is no structural engineer's report to support this. Unless such a document is forthcoming, this cannot be used as a reason for the demolition of this building.
- 8.7 The second test is that the building cannot continue in its current use and there are no viable alternatives. The cartshed has not operated as such for many years and appears to have been used only for general storage for a long time.

- 8.8 The third test is that wider public benefits will accrue from redevelopment. Given that the cartshed is curtilage listed to the main property, 26 New Square, it was not considered of enough special interest when the appraisal was written for it to be highlighted on the map or mentioned in the text. It has no specific purpose as it stands, and therefore, provided that an approved scheme is forthcoming, the loss of the building may allow a redevelopment which will have wider public benefits. These benefits will be the loss of the unsightly 1950s garages and the implementation of a scheme which is appropriate for this location and which will see more pedestrian activity and natural surveillance in Eden Street Backway. The scheme will be an enhancement of the conservation area.
- 8.9 The garage adjacent to the cartshed is of no historic or architectural interest and therefore its demolition is supported.
- 8.10 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1, 3/10, 4/10 and 4/11.

Context of site, design and external spaces

- 8.11 The key design issue is the design and appearance of the new buildings in their setting within the Conservation Area.
- 8.12 The proposed development creates a new series of gardens and does not follow the existing garden plots of New Square. I do not consider the existing plots of such significance to the character and appearance of the Conservation Area as to constrain development. The end section of the gardens along New Square are unkempt and appear infrequently used. The boundaries of the site are logical and the reduced garden depth of the donor houses would not detract from the setting of the Listed Buildings of New Square.
- 8.13 I note comments from the Design and Conservation Panel regarding the overall density of the development. The density is however broadly similar to the existing terraces to the south west. The proposed three new terraces which address Portland Place will have relatively small rear gardens, but the plot layout will not be visible from the public domain. There will be no harm to the overall character and appearance of the Conservation Area.

- 8.14 The new terraces will make a positive improvement to the character and appearance of the street scene. This is because their scale and massing is appropriate in this context and their detailed design takes positive inspiration from surrounding buildings. The proposed mono pitch roofs reflect the extensions to the Portland Place terraces and are at the same angle, which will ensure a satisfactory contextual relationship with the back lane character of Eden Street. The T-shaped design of each house provides articulation and visual interest creating an attractive new street scene.
- 8.15 Internally, the Eden Street Backway terrace has been designed in a creative way to provide an integrated, secluded terrace area, with varied window openings. This results in an attractive, new active frontage along Eden Street Backway, providing natural surveillance at ground floor level.
- 8.16 In terms of materials the brickwork will be salvaged and reclaimed from the existing outbuildings and boundary wall. The pre painted standing seam zinc roof and corner windows will give the terrace a contemporary appearance. The proposed materials and detailing is high quality in accordance with Cambridge Local Plan policy 3/12.

External spaces and trees

- 8.17 The development will result in the loss of 9 trees, 3 of which (a Horse chestnut and two Ash) are considered to be category B specimens. The site could not be developed in a logical manner while retaining these trees. The Council's Arboriculture Officer accepts their loss in terms of the wider benefit accruing from development and suggests a number of replacement tree planting options which can be secured through the imposition of suitable planning conditions.
- 8.18 Concerns from Design and Conservation Panel regarding boundary treatment are noted. Appropriate low level fencing can be provided through the imposition of a suitable planning condition.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/10, 3/12, 4/4 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.20 The terraces have been designed to eliminate any overlooking. The proposed first floor windows are proposed to be fitted with obscure glass to prevent any overlooking of gardens to the south or the garden of number 3 Eden Street Backway. The proposed external terrace areas are secluded within the building by a front wall, ensuring the privacy of adjacent residential properties is maintained.
- 8.21 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.22 The proposed new terraces will be desirable accommodation offering a high level of amenity for future occupiers. In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.23 Refuse provision is successfully integrated into the development. The development would not place an unreasonable demand on refuse collection and a similar arrangement currently in operation for the servicing of the other Eden Street Backway properties would be employed. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

Car Parking

- 8.24 I note concerns raised that the development will place an additional demand for car parking in the Kite area. New residents would not qualify for permits within the CPZ, although they could purchase visitor permits. In addition, the existing

garages and rear garden parking, which would be removed, would potentially increase demand within the CPZ which is oversubscribed.

8.25 The current use of the site as garage lock ups is a poor use of land in the City centre. Whilst I recognise some residents will no longer enjoy the luxury and convenience of individual, secure private car parking in the City centre, this does not justify constraining development of the site. Three of the garages are rented by people living elsewhere in the City or abroad, which does not ease pressure locally for car parking.

8.26 I note the widespread concern regarding the availability of car parking in the Kite area with 375 residents' permits being issued for only 257 spaces. Also I am aware of the potential impact of new residential development at Parkside Place and allocation of visitor permits. However, demand for car parking is not spatially even across the Kite area, with some streets having a relatively high turnover and availability of spaces. The potential increase in demand resulting from this development is unlikely to have a significant impact on streets in the CPZ in the immediate locality. The shortfall of permits is a management issue of the CPZ and cannot be solved through the determination of this minor planning application for 8 houses.

8.27 The site is in a highly sustainable central location, in close proximity to excellent public transport and cycling links. Given the level of concern regarding car parking in the locality, on balance, I do not consider there to be an overprovision of car parking within the scheme.

Cycle Parking

8.28 Adequate cycle parking is provided and is successfully integrated within each new dwelling. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Disabled access

8.29 The development will be compliant with Part M of the Building Regulations. Ramped access has been provided to the entrances of each unit. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Ecology

- 8.30 No evidence of bats on the site. Follow up survey work can be secured through condition.

Third Party Representations

- 8.31 The above comments have been

Planning Obligations

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

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The proposed development triggers the requirement for the following community infrastructure:

Open Space

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

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476	8	3808
3-bed	3	238	714		
4-bed	4	238	952		
Total					3808

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538	8	4304
3-bed	3	269	807		
4-bed	4	269	1076		
Total					4304

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484	8	3872
3-bed	3	242	726		
4-bed	4	242	968		
Total					3872

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	8	5056
3-bed	3	316	948		
4-bed	4	316	1264		
Total					5056

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

Community Development

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

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	8	10,048
3-bed	1882		
4-bed	1882		
Total			10,048

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

Waste

8.37 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided

by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	8	600
Flat	150		
Total			600

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

Waste Management

A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per house for four new sites giving increased capacity as permanent replacements for the existing temporary site at Milton. A total contribution of £1520 is necessary.

- 8.39 Subject to the completion of a S106 planning obligation to secure the requirements of the RECAP Waste Management Design Guide SPD 2012, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 10/1 and the RECAP Waste Management Design Guide SPD 2012.

Education

- 8.40 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning

Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

8.41 In this case, 8 additional residential units are created. Contributions are therefore required on the following basis.

Pre-school education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+- beds	2		810	8	6480
Total					6480

Primary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+- beds	2		1350	8	10800
Total					10800

Secondary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2+- beds	2		1520	8	12160
Total					12160

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160		
2+- beds	2		160	8	1280
Total					1280

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

Transport

8.43 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The site lies within the Eastern Corridor Area Transport Plan where the contribution sought per trip is £229.

Eastern Corridor Area Transport Plan				
Existing daily trips (all modes)	Predicted future daily trips (all modes)	Total net additional trips	Contribution per trip	Total £
0	68	68	229	15,572

8.44 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1, P9/8 and P9/9, Cambridge Local Plan (2006) policies 8/3 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.45 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring

the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

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

9.0 CONCLUSION

- 9.1 The principle of demolishing the wall and cartlodge is acceptable. The scheme is a high quality, attractively designed residential scheme, which will not have an adverse impact on neighbouring amenity. Negligible impact on the availability of car parking spaces in the CPZ. APPROVAL is recommended.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 1 March 2013 and subject to the following conditions and reasons for approval:

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

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

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

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

3. No new walls shall be constructed until the details of the roof/wall junctions, including eaves, fascias and soffits, wall/floor junctions and wall/wall junctions have been submitted to and agreed in writing by the local planning authority. This includes junctions between historic and new work. Construction of walls shall thereafter take place only 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)

4. Prior to occupation of the development, a hard landscaping scheme and details of replacement trees, including full details of surface and boundary treatments, is to be submitted to and approved in writing by the Local Planning Authority. Landscape works shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11).

5. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan policy 4/13.

6. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan policy 4/13.

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

Reason: In the interests of neighbouring amenity, Cambridge Local Plan policy 4/13.

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

Reason: In the interests of neighbouring amenity, Cambridge Local Plan policy 4/13.

9. Noise Assessments and Mitigation/Insulation (BS 4142:1997)

a. Prior to the commencement of refurbishment/development works a noise report prepared in accordance with the provisions of British Standard (BS) 4142:1997, 'Method for rating industrial noise affecting mixed residential and industrial areas,' that considers the impact of industrial noise upon the proposed development shall be submitted in writing for consideration by the local planning authority.

b. Following the submission of a BS 4142:1997 noise report and prior to the commencement of refurbishment/development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the neighbouring industrial use shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and noise reduction for buildings-Code of Practice'. These levels shall be achieved with ventilation meeting both the background and summer cooling requirements.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

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

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

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

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

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

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

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

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

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

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

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

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

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

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

13. 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)

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

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

15. (The windows identified as having obscured glass on drawing number PL (21) 01 and on the south Portland Place elevation at first floor level shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use and shall be retained as such thereafter.

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

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

Reasons for Approval

1. This development has been approved, 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, 3/6, 3/7, 3/10, 3/11, 3/12, 4/4, 4/10, 4/11, 4/13, 8/2, 8/6, 10/1

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

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 1 March 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, transport mitigation measures, affordable housing, public realm improvements, public art, waste storage, waste management facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12, 5/14, 8/3 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the RECAP Waste Management Design Guide SPD 2012, the Open Space Standards Guidance for Interpretation and Implementation 2010 and the Eastern Corridor Area Transport Plan 2002.

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

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

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Application Number	12/1441/CAC	Agenda Item	
Date Received	12th November 2012	Officer	Mr John Evans
Target Date	7th January 2013		
Ward	Market		
Site	Land Rear Of 21 - 28 New Square Cambridge Cambridgeshire		
Proposal	Demolition of existing garages, outbuilding and wall and erection of eight dwellings with associated landscaping, planting, access, parking, waste and storage and associated works at Eden Street Backway/Portland Place.		
Applicant	Jesus College C/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The demolition of the curtilage Listed coach house, existing garages and wall will not be detrimental to the character and appearance of the Conservation Area.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a rectangular shaped plot made up of 12 pre fabricated concrete lock up garages and the end section of gardens from numbers 21 – 28 New Square. The boundary to Eden Street Backway is defined with a 2m wall, wooden gates and a single storey brick built outbuilding.

1.2 The site has 2 road frontages, Portland Place and Eden Street Backway both of which have a back lane character. The area is characterised by terraced Victorian residential properties.

1.3 The site is within the Central Conservation Area. There are numerous mature trees on the site, which are protected from felling by reason of being within a Conservation Area.

2.0 THE PROPOSAL

2.1 Conservation Area Consent is sought for the demolition of the curtilage listed cartshed, the existing pre fabricated garages and wall. The cartlodge is a single storey brick built building with a pantile roof. It fronts onto Eden Street Backway.

2.2 The application is accompanied by the following supporting information:

1. Planning Statement
2. Design and Access Statement
3. Arboricultural plan
4. Transport Statement
5. Archaeology Statement
6. Heritage impact assessment
7. Flood Risk Assessment
8. Bat Survey
9. CGI images

3.0 SITE HISTORY

No relevant history.

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge

Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	ENV6
Cambridge Local Plan 2006	4/10 4/11

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Open Space and Recreation Strategy

	<p><u>Area Guidelines:</u></p> <p>Conservation Area Appraisal: Kite Area</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal removes any off-street parking provision for the existing dwelling units, whether currently used, or not and has potential to decant existing demand from local users onto the street in competition with other local residents.

The existing residential units will, under current protocols operated by the County Council, still qualify for Residents' parking permits and so the proposal has potential to increase competition for parking in the longer term.

The Residents' Parking Scheme in this area is already over-subscribed and, at times, residents experience difficulty in finding parking spaces. This proposal will exacerbate this situation, to the detriment of existing residential amenity.

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

Urban Design and Conservation Team

- 6.2 The applicant has taken cues from existing buildings in the locality when designing these buildings. There is an inherent rhythm to many of the terraces in the Kite area, especially the listed buildings. The mono-pitch roofs have taken their reference from the extensions to Portland Place Terrace and are at the same angle. The proposed properties are back of pavement edge, to replicate the feeling of narrowness of a

secondary street which is part of the character of this part of the conservation area, but the building line is staggered, to reduce the massing. The scale of the proposal is also a reflection of the local area. The terraces around the local streets are generally small, two storey houses. By keeping to 1½ storeys, the new buildings will not compete in scale with the established character. All of these elements will contribute positively to the preservation of the character of the area.

Provided that the conditions are discharged appropriately, this development will not be detrimental to the character and special interest of the listed buildings or the appearance of the conservation area. The applications comply with policies 4/10 and 4/11 of the Cambridge Local Plan 2006.

Head of Streets and Open Spaces (Tree Team)

- 6.3 While it is still my opinion that the development, if permitted, will have a detrimental impact on the area in terms of tree cover, I acknowledge that this may not be sufficient reason alone for refusal. The introduction of the planting pit along the Backway frontage will allow a small tree to help soften the hard lines of the development. With regard to species I would consider a variety of fruit trees or rowan.

Head of Streets and Open Spaces (Landscape Team)

- 6.4 Should this scheme be approved we require the following Conditions;
- We require fully detailed soft landscape proposals, to include detailed planting plans, written specifications (including plant schedule with size, spacing and densities of proposed plants), and an implementation programme.
 - We require fully detailed hard landscape proposals to include full construction details, levels, specifications of all hard surfacing materials, furniture, boundary treatments, lighting etc.
 - A maintenance plan for the entire site (to include a 5-year replacement-planting regime at least)

Design and Conservation Panel (Meeting of 14 March 2012)

6.5 The conclusions of the Panel meeting(s) were as follows:

Presentation – Land at Eden Street Backway & Portland Place (rear of New Square). The pre-application proposal for a residential redevelopment of pre-fabricated concrete garages and brick out-buildings to provide eight new dwellings - five to be accessed from Eden Street Backway and three from Portland Place. The dwellings are of a contemporary design and are intended to respond positively to the character of the Conservation Area. The site is currently owned by Jesus College. Presentation by Michael Hendry of Bidwells with Chris Senior of DPA Architects.

The Panel's comments are as follows:

- Urban grain. This is an area without a consistent arrangement of dwelling fronts and backs. The majority view was that it was therefore acceptable for the Portland Place dwellings to have a different arrangement to those accessed from Eden St Backway. However, some of the Panel were troubled that this arrangement left some of the corner dwellings with very small gardens.
- Materials (brick). The design team are praised for proposing to use reclaimed bricks, although reclaimable materials are becoming increasingly rare.
- Materials (zinc roofing). The Panel would encourage the use of slate rather than zinc if the detailing is crisp, and noted that a slate roof does not need a concrete capping.
- The mews development. The road surface of Eden Street Backway is in poor condition. Its closure by bollards at one end offers an opportunity to explore the possibility of a shared surface area with planting used to help to define and soften the margins instead of hard paving and road markings. Although a private road, Willow Walk was suggested as an example to follow.
- On-street parking space. The Panel would welcome the relocation of the parking space but appreciate the difficulties of this constraint and note that the design team is discussing the issue with the Highways Authority. The relocation of this parking bay would be welcomed.

- Loss of off-street parking spaces. The Panel note the likely loss of car-parking spaces as the new dwellings will not be entitled to residents' parking permits.
- Trees. The existing trees make a contribution to the area and the Panel would welcome further information on the quality of these trees and a clear statement of the rationale for the removal of three mature trees.
- West facing rear garden walls. These high walls will appear stark, casting a shadow on the garden spaces. Smaller fences between properties should be considered, along with increased planting to create a softer edge.
- Sustainable credentials. The Panel note that the sustainable policy has yet to be finalised but is to achieve Code Level 4 and to include solar panels.
- Fenestration. The Panel thought that the fenestration needed further consideration, looking to existing windows in the area for inspiration, and that an additional window on the corner unit would improve surveillance of the road.

Conclusion

The Panel was generally sympathetic to the style of the proposed development but was concerned that the site was being overdeveloped. The Panel would welcome a statement on the rational for removing the existing trees and further exploration of the rational for the choice of this layout. In particular, the Panel would be interested to see the benefits of reducing by one the number of units and of trying a form of house-type without gardens on Portland Place.

The Panel also considered that much of the success of the scheme would turn on the quality of the materials and their detailing, and hoped that the detailed design would deliver the crispness suggested by the presentation.

VERDICT – GREEN (6), AMBER (5)

Cambridgeshire County Council Archaeology

- 6.6 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has

been submitted by the applicant and approved in writing by the local planning authority.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.7 The application includes a Phase 1 habitat survey which recommended additional bats survey work. This was subsequently undertaken in July 2011. I would draw your attention to recommendation 4 within the Eden Street Backway, Cambridge – Bat Survey Report by MKA Ecology Ltd, September 2011, which states:

The results of this survey should be considered valid until Spring 2013. If works to the structure are planned beyond March 2013 then further survey effort should be employed to reassess the situation. If this is likely to be the case the tiles can be removed immediately and the building can be kept in an unsuitable condition for bats until the proposed works begin.

Could you confirm if the structure has been made unsuitable for bats or if spring 2013 surveys are planned?

I would welcome the additional recommendation for integral bat tubes within any proposed buildings and that exterior lighting is managed appropriately to encourage continued use of the site by foraging bat species.

Access Officer

- 6.8 Awaiting comments.

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. His comments are as follows:

Looking at the Statement of Community Involvement attached to the application I am most disturbed to find this statement appearing twice: "No visitor permits will be allowed.". That is the

reverse of the County Council's position which is that all residents of the new homes will be entitled to purchased visitors' permits and is part of the problem also referred to below.

I also note that despite more than one consultee raising concerns about the loss of the 12 garages, the most the agents have to say about that is that the tenants will get 3 months notice. I find that an unbelievable refusal to consider the effect of the loss of garages, even though clearly spelt out by the consultees, e.g. by Respondent 5:

"My first concern regards parking spaces. If I understand it correctly, the proposal is to remove 12 garages that are currently leased out, and the three houses planned will have no parking associated with them.

It is well known that there are too few parking spaces already in the Kite area of Cambridge – in fact it was revealed last year, 375 residents' permits had been issued for only 257 [spaces]".

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

23 Eden Street
30 Eden Street
35 Eden Street

7.3 The representations can be summarised as follows:

Comments on the principle of development

- An old building will be demolished.
- Support improvement to scruffy appearance of the (1 letter).

Design Issues

- High density of development in an already overcrowded area.
- No soft landscaping along Eden Street backway creating a tunnel like affect.

Amenity Issues

- Overlooking of number 30 Eden Street.

- More traffic in a crowded area.
- Rear car parking area to number 30 obstructed.

Trees

- Established trees would be removed.
- Birds and squirrels live in this wildlife corridor.

Servicing

- Extra demand on refuse disposal.
- Inadequate provision for refuse collection.

Car parking

- Not enough car parking.
- Removal of garages will increase traffic in this enclosed area.
- Desperate shortage of car parking in the Kite area.
- Inconvenience of rented garage space being displaced.

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 I consider the main issue is to be the impact on the character and appearance of the Conservation Area.

8.2 The cartshed is the only building left along the road on this site that is of historic interest. It was not indicated in the Kite Conservation Area Appraisal as a Significant Building.

8.3 Under the Cambridge Local Plan 2006, policy 4/10 demolition of listed buildings sets out the relevant tests that have to be applied. The first is that the building is structurally unsound for reasons other than deliberate damage or neglect. Despite the application documents saying that the building has subsidence, there is no structural engineer's report to support this. Unless such a document is forthcoming, this cannot be used as a reason for the demolition of this building.

8.4 The second test is that the building cannot continue in its current use and there are no viable alternatives. The cartshed

has not operated as such for many years and appears to have been used only for general storage for a long time.

- 8.5 The third test is that wider public benefits will accrue from redevelopment. Given that the cartshed is curtilage listed to the main property, 26 New Square, it was not considered of enough special interest when the appraisal was written for it to be highlighted on the map or mentioned in the text. It has no specific purpose as it stands, and therefore, provided that an approved scheme is forthcoming, the loss of the building may allow a redevelopment which will have wider public benefits. These benefits will be the loss of the unsightly 1950s garages and the implementation of a scheme which is appropriate for this location and which will see more pedestrian activity and natural surveillance in Eden Street Backway. The scheme will be an enhancement of the conservation area.
- 8.6 The garage adjacent to the cartshed is of no historic or architectural interest and therefore its demolition is supported. The brickwork will be salvaged and used in the construction of the new terraces. The imposition of a suitable planning condition can ensure the cartlodge is recorded and details placed in the public record. In my view the demolition of the cartilage is justified in accordance with Cambridge Local Plan policies 4/10 and 4/11.
- 8.7 The removal of the boundary wall is acceptable. The loss of historic fabric is outweighed by the wider benefits accruing from redevelopment. Bricks will be salvaged and reused for the proposed new terraces.
- 8.8 The existing pre fabricated lock up garages detract from the character and appearance of the Conservation Area. Their demolition is supported.

9.0 CONCLUSION

- 9.1 The principle of demolishing the cartlodge, wall and lock up garages is justified and their loss is outweighed by the wider benefits that will accrue from redevelopment. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and reasons for approval:

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

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

2. **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

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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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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:

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or by visiting the Customer Service Centre at Mandela House.

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WEST/CENTRAL AREA COMMITTEE

10th January 2013

Application Number	12/1446/LBC	Agenda Item	
Date Received	12th November 2012	Officer	Mr John Evans
Target Date	7th January 2013		
Ward	Market		
Site	Land Rear Of 21 - 28 New Square Cambridge Cambridgeshire		
Proposal	Demolition of curtilage listed dis-used Coach House rear of 26 New Square.		
Applicant	Jesus College C/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The demolition of the curtilage Listed coach house will not be detrimental to the character and appearance of the Conservation Area.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot made up of 12 pre fabricated concrete lock up garages and the end section of gardens from numbers 21 – 28 New Square. The boundary to Eden Street Backway is defined with a 2m wall, wooden gates and a single storey brick built outbuilding.
- 1.2 The site has 2 road frontages, Portland Place and Eden Street Backway both of which have a back lane character. The area is characterised by terraced Victorian residential properties.
- 1.3 The site is within the Central Conservation Area. There are numerous mature trees on the site, which are protected from felling by reason of being within a Conservation Area.

2.0 THE PROPOSAL

2.1 Listed Building consent is sought for the demolition of the curtilage listed cartshed. It is a single storey brick built building with a pantile roof. It fronts onto Eden Street Backway.

2.2 The application is accompanied by the following supporting information:

1. Planning Statement
2. Design and Access Statement
3. Arboricultural plan
4. Transport Statement
5. Archaeology Statement
6. Heritage impact assessment
7. Flood Risk Assessment
8. Bat Survey
9. CGI images

3.0 SITE HISTORY

No relevant history.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	ENV6
Cambridge Local Plan 2006	4/10 4/11

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Open Space and Recreation Strategy
	<u>Area Guidelines:</u> Conservation Area Appraisal: Kite Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal removes any off-street parking provision for the existing dwelling units, whether currently used, or not and has potential to decant existing demand from local users onto the street in competition with other local residents.

The existing residential units will, under current protocols operated by the County Council, still qualify for Residents' parking permits and so the proposal has potential to increase competition for parking in the longer term.

The Residents' Parking Scheme in this area is already over-subscribed and, at times, residents experience difficulty in finding parking spaces. This proposal will exacerbate this situation, to the detriment of existing residential amenity.

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

Urban Design and Conservation Team

- 6.2 The applicant has taken cues from existing buildings in the locality when designing these buildings. There is an inherent rhythm to many of the terraces in the Kite area, especially the listed buildings. The mono-pitch roofs have taken their reference from the extensions to Portland Place Terrace and are at the same angle. The proposed properties are back of pavement edge, to replicate the feeling of narrowness of a secondary street which is part of the character of this part of the conservation area, but the building line is staggered, to reduce the massing. The scale of the proposal is also a reflection of the local area. The terraces around the local streets are generally small, two storey houses. By keeping to 1½ storeys, the new buildings will not compete in scale with the established

character. All of these elements will contribute positively to the preservation of the character of the area.

Provided that the conditions are discharged appropriately, this development will not be detrimental to the character and special interest of the listed buildings or the appearance of the conservation area. The applications comply with policies 4/10 and 4/11 of the Cambridge Local Plan 2006.

Head of Streets and Open Spaces (Tree Team)

- 6.3 While it is still my opinion that the development, if permitted, will have a detrimental impact on the area in terms of tree cover, I acknowledge that this may not be sufficient reason alone for refusal. The introduction of the planting pit along the Backway frontage will allow a small tree to help soften the hard lines of the development. With regard to species I would consider a variety of fruit trees or rowan.

Head of Streets and Open Spaces (Landscape Team)

- 6.4 Should this scheme be approved we require the following Conditions;
- We require fully detailed soft landscape proposals, to include detailed planting plans, written specifications (including plant schedule with size, spacing and densities of proposed plants), and an implementation programme.
 - We require fully detailed hard landscape proposals to include full construction details, levels, specifications of all hard surfacing materials, furniture, boundary treatments, lighting etc.
 - A maintenance plan for the entire site (to include a 5-year replacement-planting regime at least)

Design and Conservation Panel (Meeting of 14 March 2012)

- 6.5 The conclusions of the Panel meeting(s) were as follows:

Presentation – Land at Eden Street Backway & Portland Place (rear of New Square). The pre-application proposal for a residential redevelopment of pre-fabricated concrete garages and brick out-buildings to provide eight new dwellings - five to be accessed from Eden Street Backway and three from Portland Place. The dwellings are of a contemporary design

and are intended to respond positively to the character of the Conservation Area. The site is currently owned by Jesus College. Presentation by Michael Hendry of Bidwells with Chris Senior of DPA Architects.

The Panel's comments are as follows:

- Urban grain. This is an area without a consistent arrangement of dwelling fronts and backs. The majority view was that it was therefore acceptable for the Portland Place dwellings to have a different arrangement to those accessed from Eden St Backway. However, some of the Panel were troubled that this arrangement left some of the corner dwellings with very small gardens.
- Materials (brick). The design team are praised for proposing to use reclaimed bricks, although reclaimable materials are becoming increasingly rare.
- Materials (zinc roofing). The Panel would encourage the use of slate rather than zinc if the detailing is crisp, and noted that a slate roof does not need a concrete capping.
- The mews development. The road surface of Eden Street Backway is in poor condition. Its closure by bollards at one end offers an opportunity to explore the possibility of a shared surface area with planting used to help to define and soften the margins instead of hard paving and road markings. Although a private road, Willow Walk was suggested as an example to follow.
- On-street parking space. The Panel would welcome the relocation of the parking space but appreciate the difficulties of this constraint and note that the design team is discussing the issue with the Highways Authority. The relocation of this parking bay would be welcomed.
- Loss of off-street parking spaces. The Panel note the likely loss of car-parking spaces as the new dwellings will not be entitled to residents' parking permits.
- Trees. The existing trees make a contribution to the area and the Panel would welcome further information on the quality of these trees and a clear statement of the rationale for the removal of three mature trees.
- West facing rear garden walls. These high walls will appear stark, casting a shadow on the garden spaces. Smaller fences between properties should be considered, along with increased planting to create a softer edge.

- Sustainable credentials. The Panel note that the sustainable policy has yet to be finalised but is to achieve Code Level 4 and to include solar panels.
- Fenestration. The Panel thought that the fenestration needed further consideration, looking to existing windows in the area for inspiration, and that an additional window on the corner unit would improve surveillance of the road.

Conclusion

The Panel was generally sympathetic to the style of the proposed development but was concerned that the site was being overdeveloped. The Panel would welcome a statement on the rationale for removing the existing trees and further exploration of the rationale for the choice of this layout. In particular, the Panel would be interested to see the benefits of reducing by one the number of units and of trying a form of house-type without gardens on Portland Place.

The Panel also considered that much of the success of the scheme would turn on the quality of the materials and their detailing, and hoped that the detailed design would deliver the crispness suggested by the presentation.

VERDICT – GREEN (6), AMBER (5)

Cambridgeshire County Council Archaeology

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

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.7 The application includes a Phase 1 habitat survey which recommended additional bats survey work. This was subsequently undertaken in July 2011. I would draw your attention to recommendation 4 within the Eden Street Backway, Cambridge – Bat Survey Report by MKA Ecology Ltd, September 2011, which states:

The results of this survey should be considered valid until Spring 2013. If works to the structure are planned beyond March 2013 then further survey effort should be employed to reassess the situation. If this is likely to be the case the tiles can be removed immediately and the building can be kept in an unsuitable condition for bats until the proposed works begin.

Could you confirm if the structure has been made unsuitable for bats or if spring 2013 surveys are planned?

I would welcome the additional recommendation for integral bat tubes within any proposed buildings and that exterior lighting is managed appropriately to encourage continued use of the site by foraging bat species.

Access Officer

6.8 Awaiting comments.

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. His comments are as follows:

Looking at the Statement of Community Involvement attached to the application I am most disturbed to find this statement appearing twice: "No visitor permits will be allowed.". That is the reverse of the County Council's position which is that all residents of the new homes will be entitled to purchased visitors' permits and is part of the problem also referred to below.

I also note that despite more than one consultee raising concerns about the loss of the 12 garages, the most the agents have to say about that is that the tenants will get 3 months notice. I find that an unbelievable refusal to consider the effect of the loss of garages, even though clearly spelt out by the consultees, e.g. by Respondent 5:

"My first concern regards parking spaces. If I understand it correctly, the proposal is to remove 12 garages that are currently leased out, and the three houses planned will have no parking associated with them.

It is well known that there are too few parking spaces already in the Kite area of Cambridge – in fact it was revealed last year, 375 residents' permits had been issued for only 257 [spaces]".

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

23 Eden Street
30 Eden Street
35 Eden Street

7.3 The representations can be summarised as follows:

Comments on the principle of development

- An old building will be demolished.
- Support improvement to scruffy appearance of the (1 letter).

Design Issues

- High density of development in an already overcrowded area.
- No soft landscaping along Eden Street backway creating a tunnel like affect.

Amenity Issues

- Overlooking of number 30 Eden Street.
- More traffic in a crowded area.
- Rear car parking area to number 30 obstructed.

Trees

- Established trees would be removed.
- Birds and squirrels live in this wildlife corridor.

Servicing

- Extra demand on refuse disposal.
- Inadequate provision for refuse collection.

Car parking

- Not enough car parking.
- Removal of garages will increase traffic in this enclosed area.
- Desperate shortage of car parking in the Kite area.
- Inconvenience of rented garage space being displaced.

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

8.0 ASSESSMENT

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

1. Principle of development

Principle of Development.

8.2 The cartshed is the only building left along the road on this site that is of historic interest. It was not indicated in the Kite Conservation Area Appraisal as a Significant Building.

8.3 Under the Cambridge Local Plan 2006, policy 4/10 demolition of listed buildings sets out the relevant tests that have to be applied. The first is that the building is structurally unsound for reasons other than deliberate damage or neglect. Despite the application documents saying that the building has subsidence, there is no structural engineer's report to support this. Unless such a document is forthcoming, this cannot be used as a reason for the demolition of this building.

8.4 The second test is that the building cannot continue in its current use and there are no viable alternatives. The cartshed has not operated as such for many years and appears to have been used only for general storage for a long time.

8.5 The third test is that wider public benefits will accrue from redevelopment. Given that the cartshed is curtilage listed to the main property, 26 New Square, it was not considered of enough special interest when the appraisal was written for it to be

highlighted on the map or mentioned in the text. It has no specific purpose as it stands, and therefore, provided that an approved scheme is forthcoming, the loss of the building may allow a redevelopment which will have wider public benefits. These benefits will be the loss of the unsightly 1950s garages and the implementation of a scheme which is appropriate for this location and which will see more pedestrian activity and natural surveillance in Eden Street Backway. The scheme will be an enhancement of the conservation area.

- 8.6 The garage adjacent to the cartshed is of no historic or architectural interest and therefore its demolition is supported. The brickwork will be salvaged and used in the construction of the new terraces. The imposition of a suitable planning condition can ensure the cartlodge is recorded and details placed in the public record. In my view the demolition of the cartilage is justified in accordance with Cambridge Local Plan policies 4/10 and 4/11.

9.0 CONCLUSION

- 9.1 The principle of demolishing the cartlodge is justified and its loss is outweighed by the wider benefits that will accrue from redevelopment. APPROVAL is recommended.

10.0 RECOMMENDATION

1. APPROVE subject to the following conditions and reasons for approval:

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

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

2. No development shall take place until a full photographic record and survey by measured drawing and salvage of samples has been made depicting the exterior and interior of the building and a copy deposited with each of the following organisations: the Cambridgeshire Collection of the Central Library, Lion Yard, Cambridge; the County Archive, Shire Hall, Castle Hill, Cambridge, and the local planning authority. The precise number and nature of the photographs, drawings and samples to be taken is to be agreed in advance with the local planning authority and the format in which they are to be displayed and titled is to be agreed with the local planning authority before the deposit is made.

Reason: To foster understanding of the buildings importance in the national and Cambridge context, and to ensure proper recording of any aspects of the buildings special interest which are to be lost. (Cambridge Local Plan 2006, policy 4/11)

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

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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

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

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WEST / CENTRAL AREA COMMITTEE

1 November 2012

7.00 - 10.10 pm

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

Officers:

Head of Corporate Strategy: Andrew Limb

Head of Human Resources: Deborah Simpson

Principal Planning Officer: Toby Williams

Operations and Resources Manager: Jackie Hanson

Urban Growth Project Manager: Tim Wetherfield

Committee Manager: Toni Birkin

FOR THE INFORMATION OF THE COUNCIL**12/55/WAC Apologies**

Apologies were received from Councillor Tucker and Councillor Hipkin.

12/56/WAC Declarations of Interest (Planning)

No interests were declared.

12/57/WAC Planning Applications**3a 12/0684/FUL 99 Grantchester Meadows Cambridge CB3 9JN**

The Committee received an application for the demolition of existing single side extension and replacement with a three storey side extension, third storey including loft conversion plus single storey rear extension.

Mr Ken Neale addressed the Committee on behalf of himself and the residents of neighbouring properties. He made the following points in objection to the application:

- i. Concern that infill of gaps was changing the streetscape.
- ii. The extension would have an impact on access for neighbouring properties.
- iii. Neighbours would be faced with a blank expanse of brick.
- iv. Windows appear to be in random locations.

- v. Building hard onto the boundary would result in overlooking.

Mr Tom Hinton addressed the Committee on behalf of the applicant in support of the application.

RESOLVED (by 4 votes to 2) to accept the officer recommendations and to approve the application for the following reasons:

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): 3/1 3/7 3/11 3/14 4/11

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

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

12/58/WAC Declarations of interest (Main Agenda)

No interests were declared.

12/59/WAC Minutes

The minutes of the meeting of the 23rd August 2012 were approved and signed as a correct record subject to a minor correction to the numbering in item 12/51/WAC Open Forum.

12/60/WAC Matters and Actions arising from the Minutes

Outstanding Action from meeting of 23 August 2012, minutes number 12/51/WAC, question from Richard Taylor regarding planning permission for works carried out on Midsummer Common.

Councillor Cantrill stated that the work to-date on Midsummer Common had not required planning permission. Discussions were ongoing with the planning

department regarding planned changes to the gates. Councillor Cantrill would report back to this committee at a later date.

Action

12/61/WAC Open Forum

(Q1) Richard Taylor

John Lawton had made an FOI request for the release the agendas, papers and minutes for the Cambridge Neighbourhood Action Group (NAG) meeting. This was rejected and the strange reason given for this was that it would result in adverse publicity. Can the Councillor comment?

Councillor Bick stated that he was aware of the situation. The decision was taken by the Council's Monitoring Officer. The NAG is an enabling and deployment group and does no set policy. Members were concerned that intrusive press coverage could constrain free and open debate.

(Q2) Emma Ching

When purchasing a new build property in a resident only parking area Miss Ching was informed that she was not entitled to a residents permit but could purchase visitor parking permits on a weekly basis. The Parking Authority now state that this an abuse of the system and has said that her car will be targetted for enforcement action. Miss Ching has a garage but this is used for storage.

Councillor Rosentiel stated that this was County Council Policy. New build properties are not entitled to resident parking permits and visitor permits cannot be used in this way.

County Councillor Whitebread stated that the key issues appeared to be the advice given pre-purchase and who gave that advice.

Councillor Rosenstiel added that a case could be made to the Ombudsman if there was evidence of misinformation.

Councillor Kightley agreed to look into this matter and to assist Miss Ching.

Action

(Q3) Richard Taylor

Would the committee invite the Police and Crime Commissioner to the next West Central Area Committee?

Members agreed that this was a good idea.

Action

(Q4) Richard Taylor

The video advising Cambridge freshers on how to behave in Cambridge still contains suggestions that students are targeted in the City.

Members thought this matter had been addressed.

(Q5) Richard Taylor

Victims of harassment and intimidation are being advised to report serious crimes to the Council and not the Police. This will result in the Police having an incomplete picture of offences across the City.

Councillor Bick stated that he had worked with the Police on a carefully crafted flyer. There had been no suggestion that residents report serious crime to the the Council. However, there are some issues such as environmental issues and estate or area based problems that are more appropriate for Council action.

(Q6) Diana Forsyth

Gough Way residents are pleased to see improvements to Penarth Play equipment listed as a possible scheme for developer contributions funding and delivery in the short-term. The total cost of the scheme has been estimated by officers to cost around £75,000. To clarify, the list of play equipment submitted by residents was listed in order of importance, not necessarily expecting the full list to be funded. Any improvement to the play area would be very welcomed.

(Q7) Chris Wagner

The kitch upgrade at St Mark's church is listed as a longer-term project. What happens next? What additional information would be needed and what percentage of the project would be funded?

The Urban Growth Projects Manager clarified that a report on longer-term projects would be presented to the Area Committee next February. More details on the next steps in the process, ahead of the report, will be communicated to ward councillors and workshop participants.

Councillor Cantrill suggested that the workshop had highlighted a number of projects across the area and those projects were at different stages of development. Ward Councillors would be asked to work with organisation to progress schemes.

12/62/WAC Community Development and Leisure Grants

The Committee received a report from the Operations and Resources Manager regarding the allocation of Community Development and Leisure grants.

Members welcomed the application from Centre 33 and questioned why the full amount requested was not being awarded. The Officer suggested that the Community Development budget could make up the shortfall if necessary.

Resolved (unanimously) to award the following grants:

Group	Project	Award
Friends of Midsummer Common	Running costs and replacement of mower.	£500
Centre 33	To increase skills of 10 young volunteers and enable them to undertake their first project.	£3,528
Windsor Road Residents Association	Administration, communications, social activities and meetings.	£250
Christ's Pieces Residents' Association	To create a programme of two lectures a year.	£500

12/63/WAC Devolved Decision-Making and Developer Contributions: Update Following West Area Workshop

The Committee received a report from the Urban Growth Project Manager summarising suggested needs and project ideas for new or improved local facilities arising from the recent consultation workshop in the Area. The report

also assessed those projects in terms of eligibility for developer contributions funding and deliverability in the short-term (by the end of March 2014). Councillor Kightley reported that a number of representations had been received from Residents Associations and from Councillor Hipkin in Castle Ward, broadly in support of the range of projects under consideration.

Recommendation 2.2 of the Officer's report was amended to read:

To identify which of the proposals that are deliverable in the short-term to prioritise for delivery, subject to project appraisal and identification of appropriate funding for any associated revenue and maintenance costs.

Members discussed the proposal for improvements to pathways on Jesus Green and Midsummer Common (longer-term project, M05). It was suggested that this project be reported to the Community Services Scrutiny Committee as a project of strategic/city-wide importance, alongside the proposal to drain Jesus Green (M06). Councillor Cantrill stated that some of the paths are classified as highways and therefore, are County Council responsibility. County Councillor Whitebread agreed to investigate County Council funding and would report back to the next meeting. Members agreed to ask officers to highlight the importance attached to this project by the Area Committee as part of the prioritisation of the city/county council joint Cycleways Programme.

Action

Councillor Bick reminded the Committee that future, additional funding could not be guaranteed. Funding short-term projects now could result in insufficient funding for longer-term projects, which might be of greater benefit to the local community.

Members discussed the merits of proposals to improve two play areas in Newnham (N18 and N19). Residents of Gough Way had highlighted a deficit of play equipment at Penarth Place play area. However, Cockcroft Place play area also had a need for equipment as many properties in the area lacked gardens. Members suggested that it might be harder to design something suitable for Cockcroft Place due to the limited space and the level of traffic in the area caused by the nearby school and nursery. Members agreed that the two play areas served different needs and that both had merit.

Councillor Kightley reported that Windsor Road Residents Association, The Friends of Histon Road Recreation Ground and Richmond Road Residents' Association had emailed to express satisfaction with the process to date.

The proposal to improve the entrances to Histon Road Recreation Ground (C04) were discussed. Members expressed a desire to do something more than repair and repaint the existing gates – the report had highlighted that the incorporation of public art in this project could extend the time needed for project delivery. The successful combined EIP and Public Art project recently delivered in Wulstan Way (South Area) was cited as an approach the Committee may wish to consider. The committee suggested that local artists be used for any public art element of the project.

Members made the following points:

- i. Members asked for more information on outdoor table tennis tables and were directed to the existing tables at the Abbey Pool play area. An external funding bid had been made, so alternative funding might be available for this project.
- ii. Strategic projects benefiting more than one area of the city would be considered at the January Community Services Committee for city-wide funding.
- iii. The costing for improved access to Midsummer Common orchard (M03) appeared to be over-stated and a clearer estimate would be investigated.

Members were reminded that, with the exception of applications for grant applications to other organisations which were ready to be processed, the Area Committee would need to limit their short-term priorities to three projects for delivery by the end of March 2014. Recognising that the other area committees would also be identifying their own short-term project priorities as well, it was important to make sure that the overall project delivery programme was realistic and achievable in the context of organisational capacity.

Members agreed that, should it be possible to deliver the priority projects sooner than March 2014, their next priority would be to consider one or both of the improvements to the play areas at Penarth Place and Cockcroft Place (N18 and N19).

All the projects being prioritised will be subject to project appraisal and local consultation in order to develop the details of the projects.

Resolved to;

- i. Note the summary of all consultation feedback arising from the West/Central Area workshop and related emails

- ii. Agree (on a show of hands) the following proposals that were deliverable in the short-term to prioritise for delivery, subject to project appraisal and identification of appropriate funding for any associated revenue and maintenance costs.

A01 Seats and benches in parks (Area-wide)

C04 Improved entrances to Histon Road Recreation Ground (Castle)

M03 Improved access to Midsummer Common orchard (Market)

In addition, the following project was agreed unanimously

M01 Community meeting room at Centre 33 (Market), as a community facilities grant which could be processed quickly.

- iii. Agree Table 2 of the Officer's report, with the addition of the eligible components of item M05 (Jesus Green and Midsummer Common pathways) as city-wide ideas from West Central Area Committee as possible uses of city-wide developer contributions funding to be reported to the Community Services Scrutiny Committee in January 2013. Top priority projects were agreed to be M05 and M06.

The meeting ended at 10.10 pm

CHAIR

COMMITTEE ACTION SHEET

Committee	West/Central Area Committee
Date	1st November 2012
Circulated on	14th November 2012

ACTION	LEAD OFFICER/MEMBER	TIMESCALE/ PROGRESS
<p>Outstanding Action from meeting of 23 August 2012, minutes number 12/51/WAC, question from Richard Taylor regarding planning permission for works carried out on Midsummer Common.</p> <p>Councillor Cantrill stated that the work to-date on Midsummer Common had not required planning permission. Discussions were ongoing with the planning department regarding planned changes to the gates. Councillor Cantrill would report back to this committee at a later date.</p>	Councillor Cantrill	
To assist Miss Ching with parking permit issues.	Councillor Kightley	
To invite Police and Crime Commissioner to next West Central meeting	Chair / Committee Manager	Post Election
To investigate County Council Highway funding for repairs to paths on Jesus Green / Midsummer Common (some of which are classified as Highways) and report to the next meeting.	County Councillor Whitebread	For the next meeting

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Neighbourhood profile update Cambridge City West/Central Neighbourhood

January 2013



**Steve Poppitt, Safer
Neighbourhoods
Inspector**

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



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1 INTRODUCTION

Aim

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

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

Methodology

This document was produced using the following data sources:

- Cambridgeshire Constabulary crime and anti-social behaviour (ASB) incident data for August to November 2012, compared to the previous reporting period (April to July 2012) and the same reporting period in 2011.
- City Council environmental services data for August to November 2012, compared to the same reporting period in 2011; and
- Information provided by the Neighbourhood Policing Team, Cambridgeshire Fire & Rescue Service and the City Council's Safer Communities Section.

2 CURRENT PRIORITIES

At the West/Central Area Committee meeting of 23 August 2012, the committee recommended adopting the following issues as priorities:

- Anti-social cycling in the West/Central area;
- ASB in the Grafton Centre area; and
- Emergency vehicle obstruction.

The Neighbourhood Action Group, at its meeting of 30 August, assigned the actions to be taken and the lead officers for each of the priorities. The tables below summarise the actions taken and the current situation.

Anti-social cycling in the West/Central area	
Objective	Reduce anti-social cycling in the West & Central areas.
Action Taken	<p>Fresher events at the majority of the colleges were attended by officers from the West team. Officers discussed cycle safety with the students along with crime prevention and personal safety. Officers remained available to provide information on the law in relation to cycling throughout each event. Officers attended the Freshers Fair that took place on Parkers Piece with cycle safety being the priority. The team took part in a safer cycling course in partnership with the City Council. The training took part across Cambridge City centre and enhanced the team's knowledge and ability to deliver advice about safer cycling.</p> <p>Officers have carried out targeted patrols around cycle storage facilities close to the colleges and the City Centre. The main focus has been to reduce cycle crime but officers have also issued cycle safety advice and reminded cyclists of their obligations within the law where appropriate.</p> <p>Special Constabulary have supported the team dealing with cyclists contravening red lights and cycling on the footpath. For the red light offences, 49 Fixed Penalty Notices (FPN) have been issued and for cycling on the footpath offences, 76 FPNs have been issued.</p> <p>The Lights Instead of Tickets (LIT) campaign was launched on 1 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 cyclists issued with a FPN for cycling without lights is offered the opportunity to purchase a set of lights and have their FPN voided. This campaign was</p>

	launched as a direct result of the issue of cycling without lights being raised at the Area Committees. Since the beginning of the scheme, 754 FPNs have been issued across Cambridge City with 81% voided through the LIT Scheme. This now means that 603 cyclists now have lights as a direct result of the campaign.
Current Situation	Difficulties caused and faced by cyclists in Cambridge are challenging and emotive issues. The LIT scheme continues to operate and the police have launched Operation Pedalo over the Christmas period to impact further on anti-social cycling.
Lead Officers	Sergeant Andrea Gilbert / Sergeant Jayne Drury Cambridgeshire Constabulary

ASB in the Grafton Centre area	
Objective	Reduce anti-social behaviour (ASB) in the Grafton Centre area.
Action Taken	<p>On 26 September, ASB officers from City Council's Safer Communities Section attended a Willow Walk residents meeting in order to discuss ASB associated with the hostel and arranged for the re-deployable CCTV to be installed in Fair Street for a temporary period. The CCTV was in place between 14 September and end of October. The Section continues to liaise with the hostel, residents and the police. No further incidents have been reported.</p> <p>The City Centre team have targeted the area with both high visibility and plain-clothes patrols on a daily basis. Regular engagement with the staff at Willow Walk and nearby residents has ensured a better information flow about issues and concerns. Jimmy's night shelter is now open all day, which has also helped to discourage groups congregating near to the Grafton area.</p> <p>A problem with street drinkers begging for food from the street traders on Fitzroy Street was identified which encouraged groups to assemble. The police have worked with the traders to discourage this practice, which has resulted in less group gathering.</p> <p>The regular use of the direction to leave power (s27) for those who frequent the benches at the Fitzroy Street entrance to the Grafton Centre has also helped to discourage the formation of groups. Clearly the cold weather has also been a factor in the reductions in the numbers of street drinkers sitting on the benches.</p>

	<p>Daily patrols have also focused on the hot spot street drinking locations and numerous arrests have been made. Anti-social behaviour orders with geographical exclusions as part of their conditions have been obtained on conviction for offenders – for example, Jason Allum, Colin Grierson and Samantha Kiff.</p> <p>The City Centre team have engaged more with the businesses on Burleigh Street to support them and to encourage reporting of incidents. Shops have reported that they have seen a decrease in the amount of ASB.</p> <p>A licensing operation has been undertaken by the police to tackle alcohol sales by local off licences to intoxicated persons. Evidence was obtained as a result of this operation and the premises licence of Norfolk News & More is to be formally reviewed by the Licensing Authority. The police also successfully opposed the granting of an alcohol licence to the Adana Mini Market in East Road because of the impact this would have on alcohol-related crime and ASB in the Grafton Centre area.</p> <p>The City Council carried out a review of street based ASB and presented it to the Strategy & Resources Scrutiny Committee in October (the review can be found on the City Council website), as a result a series of cross party and multi agency workshops will be held in February to examine options and solutions to the issues being raised.</p>
Current Situation	ASB has reduced in the area, but more work needs to be undertaken to ensure sustainability of the progress to date.
Lead Officers	Sergeant Andrea Gilbert / Sergeant Jayne Drury Cambridgeshire Constabulary

Emergency vehicle obstruction	
Objective	Raise awareness and explore solutions
Action Taken	<p>On 17 November 2012, the Fire & Rescue Service, police and other agencies (except Highways) conducted a pre-published surgery in Hardwick Street and an environmental audit.</p> <p>Residents attending the surgery expressed concerns about vehicular access and parking in their streets. Some mentioned a residents' only scheme, but there were concerns this would impact upon businesses in the area. Many thought that a restricted parking period coupled with a disable parking provision around the shops would solve some of the issues.</p>

	<p>During the audit it was found that access for fire appliances and ambulances was severely restricted in Hardwick Street, Derby Street, Granchester Street and Owlstone Road. Hydrants in all streets were impeded by the road surface and were difficult to find, with poor signage.</p> <p>Residents in Eltisle Avenue were advised by the police and fire service staff of the risks relating to parking over hydrants and the penalties for doing so. All of the residents spoken to understood the issue, moved their vehicles and undertook to spread the message. However they all were unaware of the presence of the hydrants.</p> <p>During the audit period, shoppers / visitors were seen to leave their vehicles in the area and walk towards the city centre. Residents indicate that commuters do the same. Some residents thought that a parking scheme would provide enough capacity for locals. There were also a substantial number of residents who would oppose such a scheme if proposed.</p>
Current Situation	Fire & Rescue Service, Cambridgeshire Highways and the local County Councillor are meeting at the location on 19 December 2012 to discuss the issue further. It is felt that more awareness raising and education about the issues is needed.
Lead Officer	Jim Meikle Cambridgeshire Fire & Rescue Service

3 PRO-ACTIVE WORK & EMERGING ISSUES

- There have been good reductions in ASB and violent crime. Total crime has increased, but this is mainly due to an increase in cycle theft in the West area, which is centred on the colleges. Dwelling burglary has seen an increase in the Newnham area, but disruption work has stopped further offences.
- Personal robbery has increased slightly, but these are random offences across the City area. Of the nine offences, five resulted in the offenders being arrested and charged. There was one business premises robbery at Ladbrokes.
- Pro-active work continues to combat the theft of mobile phones from the City's clubs and pubs. Arrests of offenders have been made (the majority of who are travelling criminals from London and the West Midlands area). This crime type is part of an emerging national trend, but has seen a decrease compared to the same period last year (150 offences compared to 181).
- Theft from vehicle has seen an increase in Newnham, which is mainly centred on the Grange Road and Wilberforce Road area. Pro-active and high visibility patrols have disrupted offending.

- The City team have identified, through proactive patrols and intelligence, that Christ's Pieces is a common location for drug use and dealing. Arrests for possession and cannabis warnings have been given. One male in particular was identified as being heavily involved in this behaviour. He was a resident at Manor Place. A warrant under the Misuse of Drugs Act was executed and several people were arrested. Drugs and stolen property were recovered. The investigation continues, but in the interim the resident has been evicted.
- The over-ranking of taxis continues to be a problem at St. Andrew's Street. The City team are working with the City Council on this issue.
- Patrols have been carried out in relation to soliciting on Histon Road. Three males have been reported for soliciting a female for sexual services and will be appearing in court at the beginning of 2013. One female has been arrested and charged with breaching her Anti Social Behaviour Order in relation to the area. A summons file is underway for a fourth male that will result in a summons to court.

4 ADDITIONAL INFORMATION

CURRENT CRIME & ASB INCIDENT LEVELS BY WARD

AREA	City <i>West/Central</i>	Aug 12 – Nov 12	Dwelling Burglary	Other Burglary	Violent Crime	Robbery	Theft of Vehicle	Theft from Vehicle	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
WARDS	City <i>West/Central</i>	Aug 12 – Nov 12	23	33	203	10	1	35	390	229	66	542	1532	386
		Aug 11 – Nov 11	11	37	233	4	5	31	364	212	65	533	1495	541
		April 12 – July 12	15	25	225	5	6	27	295	201	79	534	1412	403
WARDS	Newnham	Aug 12 – Nov 12	14	9	3	0	0	21	52	0	7	33	139	18
		Aug 11 – Nov 11	5	6	7	0	2	11	40	0	12	33	116	36
		April 12 – July 12	6	7	9	0	1	14	47	0	6	34	124	24
WARDS	Castle	Aug 12 – Nov 12	4	6	17	2	0	10	62	3	8	30	142	39
		Aug 11 – Nov 11	4	7	13	1	1	9	44	1	9	22	111	45
		April 12 – July 12	1	2	8	0	3	4	29	1	4	39	91	36
WARDS	Market	Aug 12 – Nov 12	5	18	183	8	1	4	276	226	51	479	1251	329
		Aug 11 – Nov 11	2	24	213	3	2	11	280	211	43	479	1268	460
		April 12 – July 12	8	16	208	5	2	9	219	200	69	461	1197	343

ARSON DATA

Period: August to November 2012

Deliberate fire summary data:

Incident	Refuse	Bin	Vehicle	Residential	Non residential
Newnham	0	0	0	0	0
Castle	0	0	0	0	0
Market	0	3	0	0	0

General	Bin, refuse and vehicle fires both deliberately and accidentally ignited have reduced very substantially from a quarterly average of 14 fires eighteen months ago. Whilst the adverse weather during the summer has undoubtedly had an impact, the continuous dedicated partnership working during business hours and night economy to reduce the risk and raise awareness has been very effective.
Newnham	None
Castle	None
Market	Three bins set on fire between 23:00 and 00:01 in the vicinity of Christ's Pieces.
Comments	The risk continues to prevail as despite the efforts of partners commercial waste collections continue to be made out of hours. Operators attribute the necessity of early morning collection upon restricted access and access control authorities will not adjust access controls to permit collection at other times. Operators will not undertake evening collections due to working agreements with staff. Therefore refuse continues to be left in the street that can be ignited and/or used as weapons of crime. During Christmas and New Year sales period the amount of refuse/risk significantly increases.

ENVIRONMENTAL SERVICES DATA

Newnham

Abandoned vehicles

- August to November 2012: 3 reports, which included
 - 2 vehicles not on site following inspection
 - 1 CLE26 notice issued to offenders on behalf of the DVLA for not displaying road tax on a public highway
- Hotspots: None
- August to November 2011: 13 reports

Fly tipping

- August to November 2012: No reports
- Hotspots: None
- August to November 2011: 11 reports

Derelict cycles

- August to November 2012: 10
- Hotspots: Newnham Road (3)
- August to November 2011: 24

Needle finds

- August to November 2012: None
- Hotspots: None
- August to November 2011: None

Castle

Abandoned vehicles

- August to November 2012: 3 reports, which included
 - 1 vehicle not on site following inspection
 - 1 CLE26 notices issued to offenders on behalf of the DVLA for not displaying road tax on a public highway
 - 1 vehicle held pending further investigation
- Hotspots: None
- August to November 2011: 7 reports

Fly tipping

- August to November 2012: 10 reports, which included
 - 1 formal warning letter issued to domestic offenders (Castle Street)
- Hotspots: Castle Street (5)
- August to November 2011: 14 reports

Derelict cycles

- August to November 2012: 13
- Hotspots: None

- August to November 2011: 24

Needle finds

- August to November 2012: 31
- Hotspots: Histon Road (30) - One incident of 30 used needles found by a member of council staff around the rubbish bins and immediately removed
- August to November 2011: None

Market

Abandoned vehicles

- August to November 2012: 7 reports, which included
 - 4 vehicles not on site following inspection
 - 1 vehicle subsequently claimed by their owners
 - 1 CLE26 notice issued to offenders on behalf of the DVLA for not displaying road tax on a public highway
 - 1 vehicle impounded on behalf of the DVLA for not having valid road tax
- Hotspots: None
- August to November 2011: 5 reports

Fly tipping

- August to November 2012: 58 reports, which included
 - 2 formal warning letter issued to domestic offenders
 - 1 formal warning letter issued to trade offenders
 - 2 requests for waste transfer documentation from trade offenders
- Offences at Miltons Walk accounted for 2 of the formal warning letters sent
- Hotspots: Burleigh Street (4), Market Hill (5), St Andrew's Street (4), Trinity Street (3)
- August to November 2011: 152 reports

Derelict cycles

- August to November 2012: 220
- Hotspots: All Saints Garden (3); Beavlands Court (3); De Freville Avenue (4); Downing Street (5); Drummer Street (14); East Rd (5)
- August to November 2011: 430

Needle finds

- August to November 2012: 41
- Hotspots: Grafton West car park (12) - One incident of 12 new needles found and reported by a member of public; Grafton East car park (20) - Two separate incidents consisting of 10 used needles found by car park cleaner. In all instances, the needles were removed immediately.
- August to November 2011: 27

5. RECOMMENDATIONS

- Anti-cycling in the West/Central areas
- Anti-social behaviour in the Grafton Centre area
- Emergency vehicle obstruction



To: West/Central Area Committee

Date: Thursday 10th January 2013

Report by: Simon Payne
Director for Environment

Wards affected: Newnham, Castle, Market

NEW AND REPLACEMENT BUS SHELTER PROGRAMME

1.0 Executive summary

- The City Council has approved expenditure of £267,000 on the provision of 12 new shelters and the replacement of approximately 60% of the 62 existing City Council owned shelters across the city. This report requests that West/Central Area Committee approve the proposed allocation of 3 new shelters at existing bus stops in the west and central areas of the city.

2.0 Recommendations

2.1 The East Area Committee is recommended:

2.1.1 To approve the proposed allocation of 3 new shelters, at locations detailed in table 1.0 of this report.

3.0 Background

3.1 There are currently 176 bus shelters across Cambridge, 25 owned by the County Council, 89 by Clearchannel (formally Adshel) and the remaining 62 owned by the City Council.

3.2 The City Council are only responsible for the provision of shelter facilities at bus stops in the city. The bus stop itself, flag and timetable are all the responsibility of the County Council as the Transport Authority.

3.3 It is proposed to provide 12 new City Council owned shelters at existing bus stops throughout the city.

- 3.4 A revenue bid to provide additional annual maintenance funding for these shelters was approved at Council in February 2012.
- 3.5 The new shelters will be similar in appearance to the cantilevered Clearchannel shelters, but will not have advertising panels.
- 3.6 Consideration of the potential for vandalism will be assessed on a site by site basis and the specification of each shelter amended accordingly. Changes could include the provision of perspex panels rather than glass or the addition of mesh reinforcement to glass panels.
- 3.7 Bus routes with higher passenger volumes take priority, along with areas of the city where bus use is predominantly by vulnerable groups such as the elderly and infirm.
- 3.8 Consultation has taken place with key stakeholders such as the County Council, bus operators and Councillors. Suggestions have also been received directly from residents over the past few years, and appendix A of this report lists all suggested new shelter sites across the city.
- 3.9 The deliverability of each site has been assessed and in many cases there is not enough space to provide a shelter within the public highway and these sites are therefore not feasible.
- 3.10 Appendix B provides images of each new suggested shelter location.
- 3.11 Any shelters that are sited on at risk bus routes have also not been prioritised, both for new shelters and the replacement of existing shelters.
- 3.12 Table 1.0 overleaf lists the three new shelter sites proposed within West/Central Area.

Suggested Location	Ward	Further Details	Suggested by
Madingley Road	Castle (adj. Newnham)	Opp. Bulstrode Gardens (elderly residents). Plenty of space.	Cllr Lucy Nethsingha County Council - Paul Nelson
Madingley Road	Castle (adj. Newnham)	Between Storey's Way and Grange Road (well used). Major cycleway. Minimise obstruction. High user volume	Cllr Colin Rosenstiel & Cllr Lucy Nethsingha
Castle Street	Castle (adj. Arbury)	St Peter's Church. Narrow footway (approx 1.8m, may be possible using a shelter with no side panels, right at the back of footway)	Resident & Cllr Simon Kightly

Table 1.0 Suggested new shelter sites in the West/Central area.

4.0 Implications

4.1 Climate Change impact

+ Medium: The project will promote use of sustainable transport by making bus travel more attractive, thereby reducing the level of motor vehicle traffic in Cambridge.

4.2 Equal Opportunities Implications

Improvements to shelters will reduce the fear of crime. This would be particularly beneficial in areas of the City where bus use is predominantly by vulnerable groups such as the elderly and infirm.

4.3 Environmental Implications

Improvements to waiting facilities for passengers will help to make bus travel more attractive. The local street scene will be improved. Bus shelters across the City will have a smarter, better-integrated appearance, presenting a better image of public transport than at present.

4.4 Community Safety Implications

Improving shelters will help to make them safer and more attractive for vulnerable bus users. This will help to boost use of public transport. The use of alternative materials will reduce crime and vandalism.

5.0 Background papers

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

Project Appraisal - New and Replacement Bus Shelter Project
Environment Scrutiny Committee - October 2011.

6.0 Appendices

APPENDIX A

Suggested bus shelter locations.

APPENDIX B

Images of suggested new bus shelter locations.

7.0 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

SUGGESTIONS FOR NEW SHELTER LOCATIONS				
Suggested Location	Ward	Area	Further Details:	Suggest by:
Madingley Road	Castle (adj. Newnham)	West/Central	Opp. Bulstrode Gardens (elderly residents). Plenty of space.	Cllr Lucy Nethsingha County Council - Paul Nelson
Madingley Road	Castle (adj. Newnham)	West/Central	Between Storey's Way and Grange Road (well used). Major cycleway. Minimise obstruction. High user volume	Cllr Colin Rosenstiel & Cllr Lucy Nethsingha
Castle Street	Castle (adj. Arbury)	West/Central	St Peter's Church. Narrow footway (approx 1.8m, may be possible using a shelter with no side panels, right at the back of footway)	Resident & Cllr Simon Kightly
Silver Street	Newnham	West/Central	Queen's College (Citi4, Uni 4 & sightseeing). Enough room, but is in a conservation zone	StageCoach - Andy Campbell
Silver Street	Newnham	West/Central	Darwin College (Citi4, Uni 4 & sightseeing). Narrow footway (approx 1.8m, may be possible using a shelter with no side panels, right at the back of footway). Conservation zone	StageCoach - Andy Campbell
Cherry Hinton Road	Coleridge	East	Opp Clifton Rd very busy, citi3. Quite narrow but feasible.	Cllr Lewis Herbert
Cherry Hinton Road	Coleridge	East	Nr Rock Rd very busy. Would need relocating, suggest outside Lloyds Bank (near Rathmore Rd). Quite narrow but feasible.	Cllr Lewis Herbert
Fison Rd	Abbey	East	Lay-by stop. Currently bench recessed into fence, check ownership. Possible conflict with established/mature tree roots. Citi 3. Timetable stop (waiting zone)	Cllr Caroline Hart
Cherry Hinton Road	Coleridge	East	Opp. Derwent Close (Well used, better footway/cycleway clearance) Citi2 & Citi 3. Would be built into grass verge with limited space.	Resident & County Council - Paul Nelson
Lichfield Road	Coleridge	East	Neville Road. (elderly residents). Subsidised route, not well used, possible future closure of route 114. Plenty of room at all locations.	County Council - Paul Nelson & Cllrs Herbert & Owers
Birdwood Road	Coleridge	East	Gray Road, Citi 2. Could be located in verge. Visibility for vehicular dropped kerb would need checking, potential complaint from adjacent resident.	StageCoach - Andy Campbell & Cllr Herbert
Cherry Hinton Road	Coleridge	East	Derwent Close (elderly residents, limited footway/cycleway room) Citi 3 & Citi 2. Would be on grass verge and likely to get complaints from adjacent residents as would be imposing.	Resident & Cllrs Herbert & Owers
Perne Road	Coleridge	East	Birdwood Road. Displaced by pedestrian crossing (elderly residents). Shelter would impact on visibility from private accesses. The potential for a shelter was looked at as part of the pedestrian crossing scheme.	Cllrs Owers & Herbert
Newmarket Road	Abbey	East	Opp. TESCO. Footway is narrow, so would need removal of hedges on retail estate (probably private land). Well used, several major routes.	County Council - Paul Nelson
Queen Edith's Way	Cherry Hinton	South	Greystoke Road (to Cherry Hinton library, dentist, pharmacy and GP surgery)	County Council - Paul Nelson
Queen Edith's Way	Cherry Hinton	South	Greystoke Road (to Cherry Hinton library, dentist, pharmacy and GP surgery)	MP Julian Huppert
High Street	Cherry Hinton	South	Mill End Close (TESCO users have to change buses here, and village centre/hall)	Resident - M C Culling
Teversham Drift	Cherry Hinton	South	Access is muddy and grassy. (elderly residents)	Cllr Russ McPherson
Teversham Drift	Cherry Hinton	South	Access is muddy and grassy. (elderly residents)	Cllr Mark Ashton
High Street	Cherry Hinton	South	Mill End Close (TESCO users have to change buses here, and village centre/hall)	Cllr Mark Ashton
Hills Rd	Queen Edith's	South	Nr HRSFC	Cllr Amanda Taylor
Long Rd	Queen Edith's	South	Nr Long Road SFC	Cllr Amanda Taylor
Cambridge Leisure to Addenbrookes	Queen Edith's	South	(Hills Road Services 1, 7, 8, 13 & Uni 4). Recommend just before Elsworth Place, wide footway and very well used (students). Several major routes. Other options on road are much narrower.	StageCoach - Andy Campbell
Carlton Way	Arbury	North	(Citi 1) Kingsway Flats. for people waiting to travel north east to King's Hedges / East Chesterton. Area is characterised by residents who are more reliant on public transport. Room if concrete "Kingsway" blocks are removed, or hedge/knee rail.	Resident - Mr & Mrs Horner
Carlton Way	Arbury	North	(Citi 1) Kingsway Flats. for people waiting to travel north east to King's Hedges / East Chesterton. Area is characterised by residents who are more reliant on public transport. Room if concrete "Kingsway" blocks are removed, or hedge/knee rail.	Cllr Mike Todd-Jones
Histon Road	Arbury	North	(Citi 8) Ranch pub / Linden Close. A popular stop. Elderly residents. Very narrow footway, unless taking some land from the pub.	Cllr Simon Kightly
Histon Road	Arbury	North	(Citi 8) Ranch pub / Linden Close. A popular stop. Elderly residents. Very narrow footway, unless taking some land from the pub.	Cllr Mike Todd-Jones
Histon Road	Arbury	North	(Citi 8) Aldi / Iceland / just south of Co-op and row of shops. A stop used by shoppers then going north to parts of Castle / Arbury. Limited footway unless hedge/knee high fence at Aldi is removed.	Cllr Simon Kightly
Histon Road	Arbury	North	(Citi 8) Aldi / Iceland / just south of Co-op and row of shops. A stop used by shoppers then going north to parts of Castle / Arbury. Limited footway unless hedge/knee high fence at Aldi is removed.	Cllr Mike Todd-Jones
Victoria Road	Arbury	North	(Citi 8) - inbound, by 222, Victoria Road. Just round the corner from busy junction / flats / new development proposed (Victoria Road / Histon Road / Huntingdon Road junction). Room if done carefully, needs discussion with County about visibility etc.	Cllr Mike Todd-Jones
Science Park	Outside City	North	Citi 2 Terminus	StageCoach - Andy Campbell

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IMAGES OF SUGGESTED SHELTER LOCATIONS

Castle Street – St Peters Church



IMAGE COURTESY OF GOOGLE STREETVIEW

Madingley Road – Bulstrode Gardens



IMAGE COURTESY OF GOOGLE STREETVIEW

Madingley Road – Storey’s Way



IMAGE COURTESY OF GOOGLE STREETVIEW

Silver Street – Darwin College

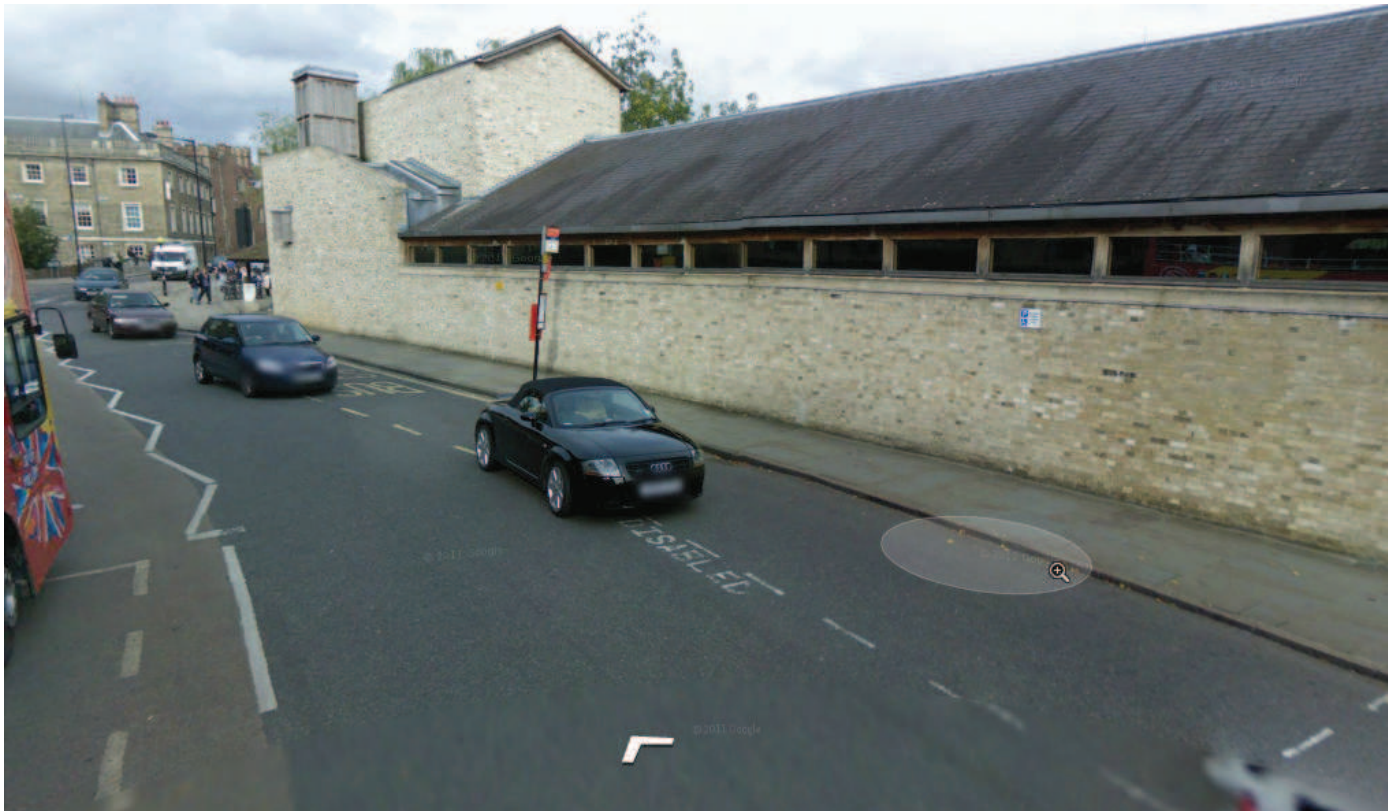


IMAGE COURTESY OF GOOGLE STREETVIEW

Silver Street – Queen’s College



IMAGE COURTESY OF GOOGLE STREETVIEW

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CAMBRIDGE CITY COUNCIL

REPORT OF: Toni Birkin
Committee Manager

TO: West Central Area Committee

10/1/2013

WARDS: Castle, Market and Newnham

AREA WORKING – WEST CENTRAL AREA COMMITTEE

1 INTRODUCTION

The Civic Affairs meeting on 21 November 2012 approved meeting dates for the majority of committees and noted the indicative dates for Area Committees.

West Central Area Committee are asked to agree dates for the 2013/14 municipal year at the meeting on 10 January 2013.

2. RECOMMENDATIONS

The West Central Area Committee is recommended to agree the following dates:

Dates: 20th June 2013, 5th September 2013, 14th November 2013, 9th January 2014 and 6th March 2014.

IMPLICATIONS

There are no direct implications arising from this report.

APPENDICES

Appendix A - Timetable of Council Meetings 2013/14

BACKGROUND PAPERS

The following are the background papers that were used in the preparation of this report:

Not applicable

Inspection of Papers

The author and contact officer for queries on the report is:

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