



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, 17 April 2013

Date: Thursday, 25 April 2013

Time: 7.00 pm

Venue: Meeting Room - Castle Street Methodist Church - CB3 0AH

Contact: Toni Birkin

Direct Dial: 01223 457013

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 7.30pm

1 APOLOGIES

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 Applications

7.00pm

3 **13/0150/FUL 6 JOHN STREET** (*Pages 11 - 24*)

4 **13/0147/FUL 5 CHEDWORTH STREET** (*Pages 25 - 36*)

5 **13/0228/FUL 5 BENSON STREET** (*Pages 37 - 60*)

6 **13/0112/FUL 82 CANTERBURY STREET** (*Pages 61 - 76*)

7 **13/0255/FUL 3 PORTUGAL PLACE** (*Pages 77 - 108*)

8 **13/0256/CAC 3 PORTUGAL PLACE** (*Pages 109 - 114*)

9 **CHAIR'S ANNOUNCEMENTS**

Parker's Piece Lighting Report will be brought to West Central Area Committee on the 20th June 2013

8.00pm

10 **DECLARATIONS OF INTEREST (MAIN AGENDA)**

8.05pm

11 **MINUTES** (*Pages 115 - 124*)

To confirm the minutes of the meeting held on 28th February 2013.

12 **MATTERS AND ACTIONS ARISING FROM THE MINUTES** (*Pages 125 - 126*)

13 **OPEN FORUM**

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

8.10pm

14 **POLICING AND SAFER NEIGHBOURHOODS** (*Pages 127 - 138*)

8.40pm

15 **DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS: TAKING FORWARD WEST/CENTRAL AREA'S PRIORITY PROJECTS** (*Pages 139 - 142*)

9.10pm

16 COMMUNITY DEVELOPMENT AND LEISURE GRANTS
(Pages 143 - 150)

9.30pm

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

<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

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

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via:

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=42096147&sch=doc&cat=13203&path=13020%2c13203>

Fire Alarm

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A loop system is available on request.

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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, councilors and the democratic process is available at <http://democracy.cambridge.gov.uk/>

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 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

3.0 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*)

4.0 **Supplementary Planning Documents**

- 4.1 **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.
- 4.2 **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.
- 4.3 **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.
- 4.4 **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.
- 4.5 **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.

- 4.6 **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.

5.0 **Material Considerations**

Central Government Guidance

- 5.1 **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.

- 5.2 **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.

5.3 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.

5.6 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)

Application Number	13/0150/FUL	Agenda Item	
Date Received	5th February 2013	Officer	Mr John Evans
Target Date	2nd April 2013		
Ward	Market		
Site	6 John Street Cambridge CB1 1DT		
Proposal	Proposed two storey rear and single storey extensions.		
Applicant	Mr A Virdee Cherryfields Cambridge Road Oakington Cambs CB24 3BG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The design of extension will not in my view detract from the character and appearance of the Conservation Area. 2. I do not consider the visual impact of the extension to create significant harm to numbers 35, 36 and 37 Grafton Street to the north. 3. The height of the proposed rear wing will not in my view create harmful overshadowing to justify refusal of the scheme.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to a terraced residential property situated on the northern side of John Street. The property has been previously extended with a two storey rear extension.

- 1.2 The site falls within the Central Conservation Area, within the Kite Area.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a part two storey, part single storey rear extension.
- 2.2 The two storey extension spans the full width of the property in line with the neighbouring two storey extension at number 5 John Street. The single storey extension projects a further 3.3m into the rear garden.
- 2.3 The extension will be constructed in buff brickwork with a natural slate roof.
- 2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

- 3.1 No formal planning history on record.

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, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.
- 5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/7 3/14 4/11

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

Central Government Guidance	National Planning Policy Framework March 2012
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Area Guidelines:</u> Kite Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 The Highway Authority has no comment to make on this application.

Historic Environment Manager

6.2 The works will not have a negative impact on the character or appearance of the Conservation Area and are therefore supported. The success of this proposal will come down to the use of appropriate materials and well detailed finishes. Samples of the proposed materials must be submitted for written approval prior to commencement of works.

6.3 The proposed works will preserve the character and appearance of the Conservation Area, thus adhere to Cambridge local Plan Policy 4/11 and are therefore supported with conditions.

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

7.0 REPRESENTATIONS

7.1 Councillor Reina has commented on this application. I have set out the planning issues that she considers the proposal raises:

- Loss of light;
- Overlooking; and
- Character and design with the surrounding area.

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

34 Grafton Street
36 Grafton Street
37 Grafton Street
38 Grafton Street

7.3 The representations can be summarised as follows:

Objections in Principle

- Occupancy of the building will be more than doubled.
- There will be more than five adults living at the property at any one time, potentially 10 if there are double rooms.
- This is a commercial development which benefits the builder without sufficient regard for the existing community.

Design issues

- The extension is disproportionate in size.
- The design is not in keeping with the surrounding area.
- The rebuilding of the two storey full width is excessive and obtrusive.
- The extension will be a 164% increase on its original size which is excessive.
- The proposal would leave only 25 sq m of garden space which is an overdevelopment.

Amenity

- Student occupants are already noisy, this will be increased.
- The redesign is clearly suited to student rental accommodation which is high density and high occupancy.
- Number 37 will be more overlooked.
- Contrary to policy BE9 of the Conservation Area Appraisal which states that neighbours should not be overlooked from extensions.
- The windows on the ground floor of number 36 Grafton Street will be overlooked.
- Overlooking and overshadowing of number 36 Grafton Street.
- Loss of conifer tree would increase overlooking.
- Loss of green space between dwellings.

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

8.0 ASSESSMENT

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

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

Context of site, design and external spaces

8.2 The key design issue is the design and appearance of the extension in relation to existing building and wider Conservation Area.

8.3 Extensions should reflect or successfully contrast with the host building's form, use of materials and architectural detailing, as required by Local Plan policy 3/14. The proposed two storey extension spans the full width of the rear of the property. This is an acceptable design approach because of the relationship of the existing flat roof extension at number 6 John Street and the neighbouring extension at number 5 John Street. The proposed two storey extension would link into these existing buildings in a logical fashion, providing an appropriate roof form.

- 8.4 I note concerns regarding the overall size of the extension and potential overdevelopment of the property. In my opinion, the size of the extension is not excessive. The two storey extension projects 3.6m, which combined with the 3.3m single storey rear extension, is in proportion with the plan form of the main house. This is broadly consistent with the depth of other extensions to the rear of the John Street and Grafton Street properties.
- 8.5 The extension is secluded from the street, so there will be no impact on the character and appearance of the public domain within the Conservation Area. A range of domestic extensions characterise the immediate gardenscape, which contributes to my view that the extension is appropriately designed in its context.
- 8.6 In my opinion an appropriate amount of rear garden space for refuse and bicycle storage will be retained, in accordance with part C of Local Plan policy 3/14.
- 8.7 The extension will be constructed in buff brickwork and a matching slate roof. This is ensure that the extension integrates successfully with the main house.
- 8.8 The existing conifer is not of such quality as to constrain development.
- 8.9 In my opinion the extension would not be harmful to the character and appearance of the Conservation Area and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The proposed two storey extension effectively infills the recessed area to the flank wall of number 5 John Street. There would therefore be no harmful impact on the adjoining numbers 5 John Street or 7 John Street. The limited depth and relatively low eaves height of the single storey extension would not create a harmful sense of enclosure for number 7 John Street.

- 8.11 To the north, the proposed extensions will be relatively prominent for numbers 35, 36 and 37 Grafton Street. The development will result in a distance of 14.5m between the proposed two storey extension at 6 John Street and the rear of number 36 Grafton Street. This distance is approximately 11m from the proposed single storey rear extension. Given the relative density of the Victoria terrace layout, I do not consider this relationship unneighbourly. A shadow sketch has been submitted by the occupants of number 36, to illustrate a loss of sunlight to their property. I recognise the two storey extension will have a presence from the kitchen and upper floor windows of number 36. The proposed extension in my view is unlikely to result in a significant loss of sunlight because the height of the main existing roof ridge is greater than the two storey extension.
- 8.12 The proposed extension will contain two upper floor bedroom windows which face north. The existing two storey extension already has a bedroom window with an outlook northwards, so the proposed development will not result in a significant increase in overlooking. In a relatively dense terraced urban neighbourhood an element of overlooking is inevitable and cannot be completely eliminated. In my opinion the proposal accords with Local Plan policy 3/14 and the extensions criteria contained within the Kite Conservation Area Appraisal.
- 8.13 The use of the premises as a shared occupancy dwellinghouse within use class C4 does not require planning permission. The impact of such a use is very similar to a single household within use class use C3. The potential comings and goings and general disturbance from the use of the property will not in my view significantly increase as a result of the extensions and shared use of the property.
- 8.14 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, 3/7 and 3/14.

Third Party Representations

- 8.15 The comments raised in the representations received have been considered in the above report and are set out in the table below:

Issue	Report Section
Size and scale of the extension	Paragraphs 8.3, 8.4, 8.5
Loss of light	Paragraph 8.11
Garden size left over	Paragraph 8.6
Potential HMO use	Paragraph 8.12 and please see below

8.16 The following issues have also been raised:

Occupancy of the building will be more than doubled.

There will be more than five adults living at the property at any one time, potentially 10 if there are double rooms.

This is a commercial development which benefits the builder without sufficient regard for the existing community.

The extension is a householder development. Whether or not this is a 'commercial development' is not a material planning consideration. The use of the property as a small scale shared dwellinghouse (use class C4) does not require planning permission. Should the premises be used as a large scale HMO (more than 6 people) this would require planning permission and would also be controlled by Housing Standards legislation.

9.0 CONCLUSION

9.1 The proposed part two storey, part single storey extensions are of a similar design and scale to other extensions to rear of John Street and Grafton Street. There will be no harm to the character and appearance of the Conservation Area. The proposed extensions will have some visual impact on the residential properties to the north at Grafton Street, but I do not consider the impact sufficient to justify refusal. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

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

2. No 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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

Reasons for Approval

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

Cambridge Local Plan (2006): 3/4, 4/13, 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.

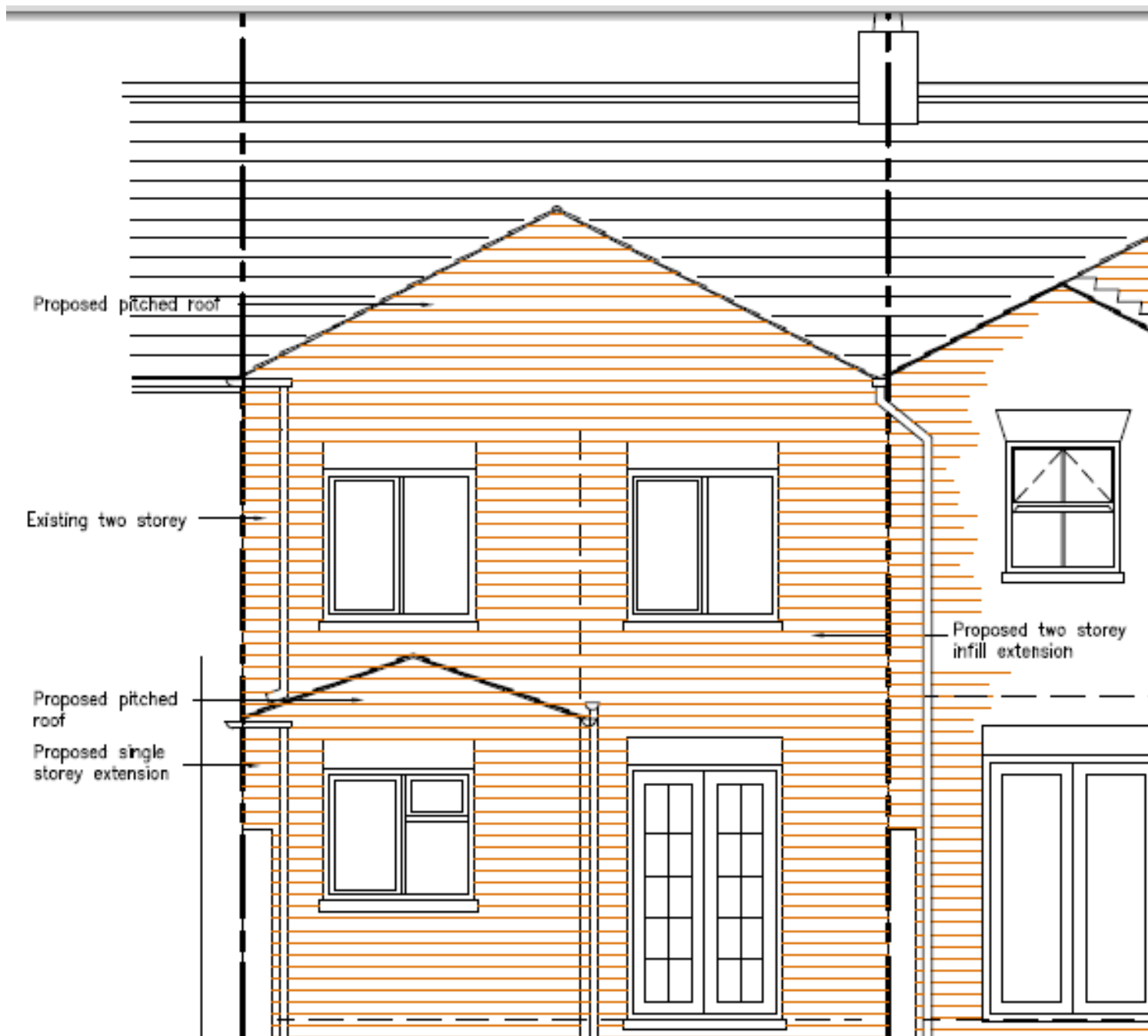
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BLOCK PLAN 1-500

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Application Number	13/0147/FUL	Agenda Item	
Date Received	11th February 2013	Officer	Mr John Evans
Target Date	8th April 2013		
Ward	Newnham		
Site	5 Chedworth Street Cambridge CB3 9JF		
Proposal	Single storey side/rear extension and installation of dormers to rear roofs.		
Applicant	Professor Kenichi Soga 5 Chedworth Street Cambridge CB3 9JF		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed dormer window is secluded from the public domain and will not detract from the character and appearance of the Conservation Area. 2. The proposed dormer is attractive and well designed, with contrasting modern materials. 3. There will be no significant increase in overlooking for adjoining neighbouring gardens.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a terraced residential property situated on the northern side of Chedworth Street.
- 1.2 The site falls within Newnham Croft Conservation Area.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a rear roof extension. The roof extension is L shaped and projects onto the rear wing to a depth of 2m.
- 2.2 The roof extension is to be finished with Sarnafil cladding and has a curved roof profile.
- 2.3 The application also seeks consent for a single storey rear extension which infills the existing recess, adjacent to the main two storey rear wing.
- 2.4 The application is accompanied by the following supporting information:
- 1 . Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
12/1426/FUL	Single storey rear extension and installation of dormers to rear roofs.	Withdrawn

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/14 4/11

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

Central Government Guidance	National Planning Policy Framework March 2012
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Roof Extensions Design Guide
	<u>Area Guidelines:</u> Newnham Croft Conservation Area Appraisal

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The Highway Authority has no comment to make on this application.

Historic Environment Manager

- 6.2 The application is partly supported.
- 6.3 The proposed ground floor extension is supported as it will successfully preserve the character and appearance of the Conservation Area, thus adheres to Cambridge Local Plan Policy 4/11. Please see suggested conditions below.
- 6.4 The proposed rear dormers are not supported because they are contrary to the Cambridge Roof Extension Design Guide and do not adhere to Cambridge Local Plan Policy 4/11.
- 6.5 Although the applicant has altered the previous scheme to address some of the Conservation Team's concerns the proposed roof extension will still have a negative impact on the character and appearance of the Conservation Area. Great weight should be given to the heritage asset's conservation as outlined in the NPPF, because they are irreplaceable. The proposed works would not constitute sustainable development under the National Planning Policy Framework (NPPF), which outlines heritage assets should be conserved in a manner appropriate to their significance. The harm caused by the proposal in addition with the potential for cumulative impact leads to substantial harm of the heritage asset. The resultant harm outweighs any public benefit that is gained therefore the proposal is contrary to para 132 of the NPPF.
- 6.6 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 Rod Cantrill has commented on this application. I am awaiting written comments.
- 7.2 The owners/occupiers of the following addresses have made representations:
- 3 Chedworth Street
7 Chedworth Street
- 7.3 The representations can be summarised as follows:

- The dormer will be obtrusive and disproportionately large.
- The Conservation Officer recommends the dormer will give a false impression of a 3 storey extension.
- The proposal shows little respect for the existing roof and neighbouring roofs.
- The dormer will create an enclosing atmosphere to surrounding terraces.
- Number 7 will become more overlooked.

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

8.0 ASSESSMENT

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

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

Context of site, design and external spaces

8.2 The key design issue is the impact of the extensions on the character and appearance of the existing house and the wider Conservation Area.

8.3 Dormer windows which transgress onto the rear wing are assessed with greater scrutiny in a Conservation Area because of their visual impact. The design of the dormer extension is modern and contrasts with the existing Victorian property. In my view this is a successful approach in both scale and detailed design. The main dormer is set in from the eaves and ridgeline of the existing roof and will clearly appear as an extension and will not in my opinion give the impression of a three storey property. The fact that the extension projects onto the rear wing is not unacceptable in this case. It is part of the overall composition of the design and will not in my view be unduly intrusive when viewed from the rear gardenscape.

- 8.4 The proposal does not alter the main ridgeline (a feature of the withdrawn scheme) so there will be no impact on the character and appearance of the front street scene from Chedworth Street.
- 8.5 The existing rear roofscape is not uniform and unaltered. A large box dormer window exists at number 23 Chedworth Street, which is poorly designed. While visible from Lammas Field, the rear roofscape is relatively secluded. I recognise the concerns of the Conservation Officer regarding the impact on the character and appearance of the Conservation Area which is a Heritage Asset. The rear roofscape of Chedworth Street is not a vista which is highlighted as significant within the Newnham Croft Conservation Area Appraisal. It is the front street scene which is of far greater importance. I do not consider a rear dormer, of high quality design as is the case here, unreasonable. The extension will improve the living accommodation of the property without significant harm to the surrounding environment.
- 8.6 The materials of construction will in my view give a high quality finish. The grey sarnafil membrane and painted timber windows will give the dormer a modern contrasting appearance which is supported. Final materials can be agreed through the imposition of planning condition 2.
- 8.7 The proposed ground floor rear extension is conventional in design and in my view is acceptable.
- 8.8 In my opinion the proposal will not detract from the character and appearance of the Conservation Area and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The proposed ground floor extension has relatively low eaves and will not in my view adversely affect the amenities of number 7 Chedworth Street to the east.
- 8.10 Number 7 Chedworth Street will not in my view experience any significant increase in overlooking. The proposed inside

window serves a bathroom and will be obscure glazed. The narrow rear gardens of Chedworth Street are all mutually overlooked from the windows of the existing residential properties. This is typical of a Victorian terrace. The proposed additional rear window serving the new attic room will not significantly increase the mutual overlooking which already exists.

8.11 The proposed dormer window only projects 2m onto the rear wing. In my view this will not create a harmful enclosing atmosphere to either number 3 or number 7 Chedworth Street.

8.12 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 3/14.

Third Party Representations

8.13 The issues raised have been covered in the above report.

Issue	Report section
Size of dormer	Paragraphs 8.3 – 8.5
Enclosure amenity issue	Paragraph 8.8
Overlooking of number 7	Paragraph 8.7

9.0 CONCLUSION

9.1 The proposed dormer window will not in my view detract from the character and appearance of the Conservation Area or the amenities of adjoining neighbours. **APPROVAL** is recommended.

10.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

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

2. No 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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

Reasons for Approval

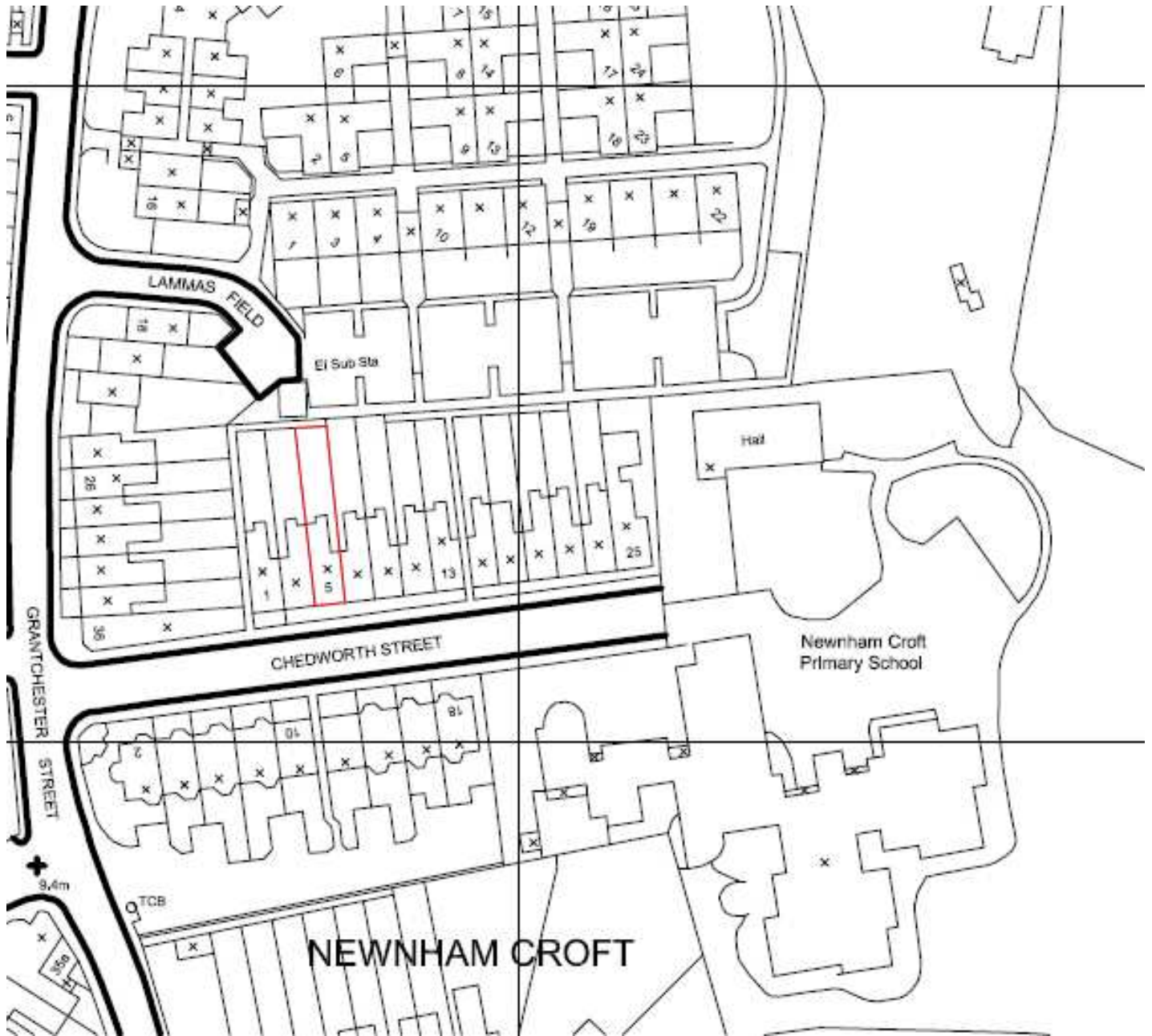
1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006): 3/4, 3/14, 4/11.

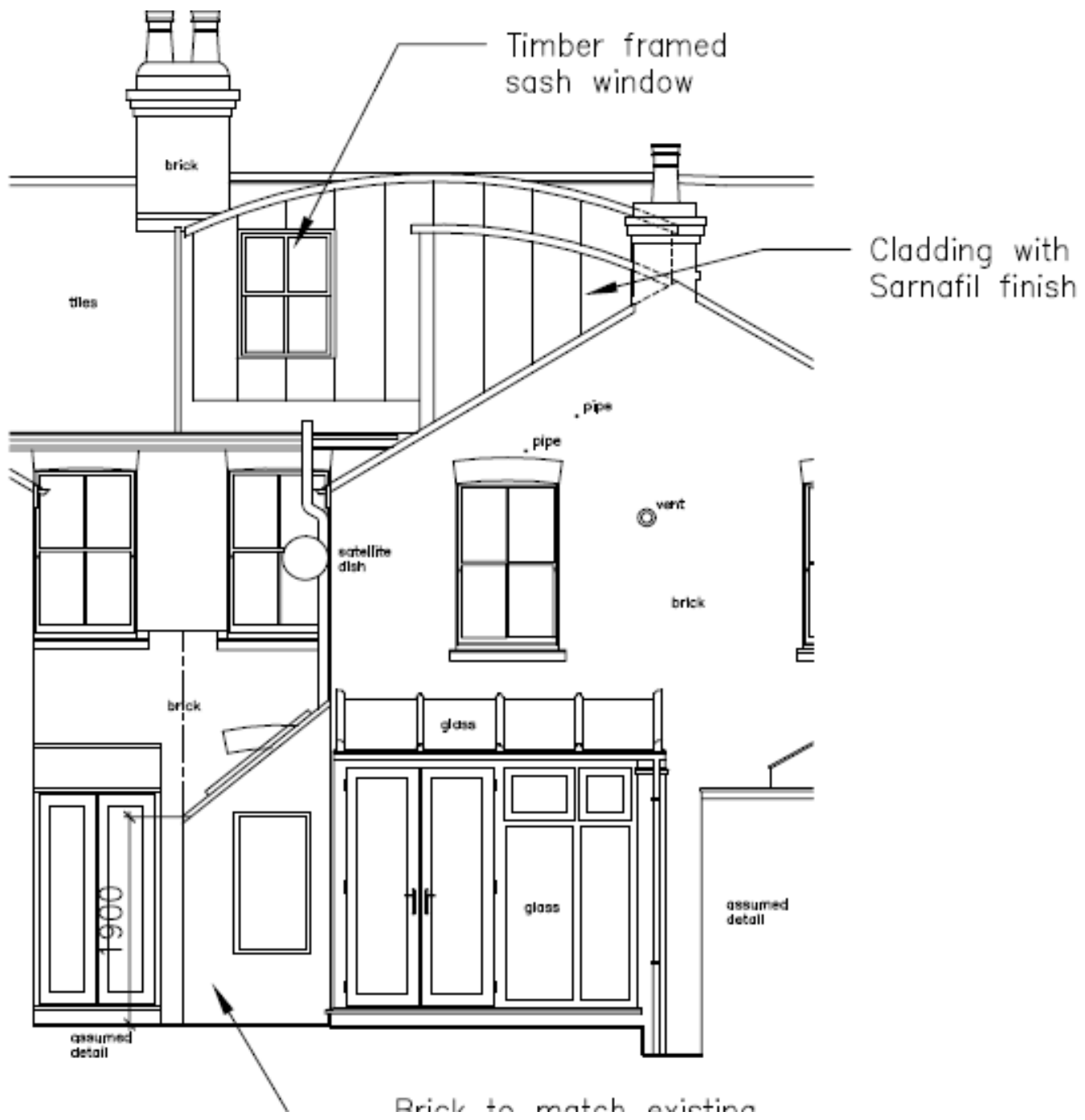
2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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 Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.



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Application Number	13/0228/FUL	Agenda Item	
Date Received	28th February 2013	Officer	Miss Catherine Linford
Target Date	25th April 2013		
Ward	Castle		
Site	5 Benson Street Cambridge Cambridgeshire CB4 3QJ		
Proposal Applicant	Garage conversion to a two bedroom dwelling. Mrs Margaret Jones 5 Benson Street Cambridge Cambridgeshire CB4 3QJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed house would not be out of character with the surrounding area; 2. The proposed house would not have a significant detrimental impact on the occupiers of neighbouring properties; and 3. The proposed house would not have a significant detrimental impact on the demand for on-street parking spaces.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The subject of this application is the garage associated with 5 Benson Street, which is situated on the southwestern side of Westfield Lane. The surrounding area is predominantly residential. Westfield Lane runs parallel with Huntingdon Road and this section of Westfield Lane mainly consists of garages, which are located at the ends of the gardens of properties on

Huntingdon Road. On the opposite side of Westfield Lane to the site there is an apartment building and further along Westfield Lane, between the junctions of Priory Street and Westfield Road there are a number of 'one-off' houses, built at the back of properties facing Huntingdon Road.

- 1.2 The site is within City of Cambridge Conservation Area 1 (Central) and is within the Controlled Parking Zone (CPZ).

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought to convert the existing garage into a two bedroom dwelling. Externally, the works will involve:

- Raising the eaves and ridge height of the building by 0.8m to provide a first floor;
- North/front elevation - Replacing the garage door with an entrance door and window, and adding a window at first floor level;
- South/rear elevation – Adding a window at first floor level;
- East/side elevation – Removing the door

- 2.2 The area to the rear of the garage is currently part of the garden of 5 Benson Street. A 4.7m deep piece of land directly behind the building will become a garden for the new dwelling, with the rest up to the common boundary with 50 Huntingdon Road remaining in the use of 5 Benson Street.

- 2.3 Bin and cycle storage will be provided in the rear garden, with access to Benson Street via a shared pathway, which runs down the side of 1 Benson Street and along the back of 1 and 3 Benson Street.

- 2.4 The application is accompanied by the following supporting information:

- 1 . Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
C/91/0716	Erection of conservatory	A/C
C/92/0830	Erection of garage	A/C

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, 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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/10 3/11 3/12 4/11 5/1 5/14 8/6 8/10 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
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Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The application removes an existing garage, and will, therefore decant the demand currently accommodated by that garage onto the surrounding street, as the existing dwelling will retain full rights to Residents Parking Permits within the Residents Parking Scheme currently operating on the surrounding streets. The proposal therefore has potential to impact on the amenity of nearby residential units.
- 6.2 The existing vehicular access should be removed and replaced with a full faced kerb, and the existing Traffic Regulation Order controlling the on-street parking amended to allow the parking bay to be extended across the location of the existing vehicular access. This must be required by condition of any permission that the Planning Authority is minded to grant in regard to this proposal in order to offset the potential increase in demand for on-street parking engendered by the development and all modifications to the public highway and Traffic Regulation Order must be carried out at no cost to the Highway Authority.

- 6.3 Otherwise, the proposal should have no significant impact on the public highway. A condition is recommended requiring a traffic management plan.

Head of Environmental Services

- 6.4 No objection. A condition is recommended relating to construction hours.

Urban Design and Conservation Team

- 6.5 Comments have not yet been received. They will be attached to the Amendment Sheet.
- 6.6 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- 50 Huntingdon Road
 - 52 Huntingdon Road
- 7.2 The representations can be summarised as follows:
- The height of the building will increase by 800mm, which would double the height of the blank brick wall facing 52 Huntingdon Road
 - Overshadowing
 - On this part of Westfield Lane there are no residential buildings accessing Westfield Lane on this side
 - The loss of the garage will mean that these cars will park on the street
 - Over 20 years ago a similar plan was refused
 - Overlooking
- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

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

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

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The site is within a predominantly residential area and therefore it is my opinion that the proposed residential use is compatible with adjoining uses and acceptable in principle.

8.3 Policy 3/10 of the Cambridge Local Plan (2006) explains that residential development within the curtilage of existing properties will not be permitted if it will:

- a) Have 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) Provide inadequate amenity space or vehicular access arrangements and parking spaces for the proposed and existing properties;
- c) Detract from the prevailing character and appearance of the area;
- d) Adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
- e) Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
- f) Prejudice the comprehensive development of the wider area of which the site forms part.

- 8.4 The proposed new dwelling would not prejudice the development of neighbouring sites. Parts d) and e) of this policy are not relevant to this application. Parts a) b) and c) will be addressed later on in this report.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 and part f) of policy 3/10 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.6 The proposed works to the building involve raising the height of the building by 0.8m to provide a first floor; at the front, replace the garage door with an entrance door and window, and add a window at first floor level; at the rear, add a window at first floor level; and remove the door at the side.
- 8.7 There are no other dwellings accessed from this side of this section of Westfield Lane, with the exception of a detached house on the corner of Westfield Lane and Priory Street. However, there are a number of one-off houses further along Westfield Lane, and it is my opinion that it would be unreasonable to refuse the provision of an additional house in principle.
- 8.8 Along this section of Westfield Lane (between the junctions of Benson Street and Priory Street), the garage is the second building of a short row of garages and boundary walls, which are different in design. The building is the tallest of these, but as it is not increasing significantly in height it is my opinion that the proposals would not be make it out of scale with the neighbouring buildings, or out of character with its surroundings as long as the materials used are appropriate (condition 4). As Westfield Lane is made up of buildings that differ radically in design, it is my view that the building would preserve the character and appearance of this part of the Conservation Area.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12, 4/11 and part c) of policy 3/10.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The proposed dwelling will have a window at first floor level at the rear serving a bedroom. This window will look out towards the (14m long) rear garden of 50 Huntingdon Road. This arrangement and the relative proximity of building forms has been accepted further along Westfield Lane, with the development of the houses between Priory Street and Westfield Road, and it is my view that it would be unreasonable not to accept it here. The distance between the rear of the new dwelling and the rear of 50 Huntingdon Road would be substantial (over 20m), in my view, and although views would be possible and are not currently experienced from this angle, I do not consider that they would unduly impact on the residential amenity of this neighbour in terms of their enjoyment of their house and garden to such a degree to justify refusal of the application.
- 8.11 Oblique views would be possible towards the rear gardens of 1, 3 oblique angle between the proposed house and its neighbours any views will not be direct and will not be significantly detrimental, in my view, to justify refusal.
- 8.12 The proposed dwelling will be to the northwest of 5 and 7 Benson Street and could therefore overshadow these neighbours in the late afternoon; and to the southwest of the garden of 52 Huntingdon Road and could overshadow this neighbour's rear garden in the morning. However, the proposed building is only 0.8m taller than the existing building, which stands in exactly the same location as the proposed building, on the same footprint. It is my opinion, that the taller proposed building would not overshadow these neighbours to any significantly greater degree than the existing currently does and therefore this could not justify the refusal of planning permission. The proposed dwelling would stand to the northeast of 50 Huntingdon Road, but due to the distance between the proposed dwelling and the common boundary, it is my opinion that it would not overshadow this neighbour.
- 8.13 Building works are noisy and disturbing and this cannot be prevented. However, the impact of it can be reduced by

controlling contractor working and hours and deliveries (conditions 2 and 3)

- 8.14 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 and part a) of policy 3/10.

Amenity for future occupiers of the site

- 8.15 The proposed new dwelling will have a rear garden of 4.7m in depth, and in my opinion the living accommodation proposed is of a satisfactory quality.
- 8.16 In my opinion the proposal 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 and part b) of policy 3/10.

Refuse Arrangements

- 8.17 It is proposed that bin storage is provided in the rear garden of the new house, with the bins taken to the street for collection via the access path to the side of 1 Benson Street. This is acceptable.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12 and part b) of policy 3/10.

Car and Cycle Parking

Car Parking

- 8.19 The application results in the loss of the garage of 5 Benson Street and as the occupiers of the existing house could be entitled to Residents' Parking Permits this could put one additional car onto the street. The occupiers of the new house will not be entitled to Residents' Parking Permits. They will be entitled to Visitors Permits but it is my opinion that this will not put significant additional pressure on on-street parking spaces. In my opinion, the potential impact of this additional car (from the existing house) parking on the street could be minimal and would not justify the refusal of planning permission.

- 8.20 There is currently a dropped kerb in front of the garage and the Local Highway Authority has suggested that this should be removed and replaced with a full faced kerb, and the existing Traffic Regulation Order controlling the on-street parking amended to allow the parking bay to be extended in front of the building. The Highway Authority has recommended a condition requiring this to take place. A Grampian condition can require this to take place (condition 5).

Cycle Parking

- 8.21 A cycle store is proposed in the rear garden of the new house. This could be accessed via the pathway alongside 1 Benson Street, without going through the house and is acceptable in principle. It is recommended that details of this are secured by condition (condition 6).
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10 and part b) of policy 3/10.

Third Party Representations

Over 20 years ago a similar plan was refused

- 8.23 I have looked at the history of the site and have been unable to locate any previous applications. Nevertheless, each application is assessed on its own merits and the refusal of a previous application does not necessary mean that subsequent application should also be refused. It should also be noted that an application this long ago would have been assessed under different legislation and policies.

Planning Obligations

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

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and

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

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

Open Space

8.25 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	1	476
3-bed	3	238	714		
4-bed	4	238	952		
Total					476

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	1	538
3-bed	3	269	807		
4-bed	4	269	1076		
Total					538

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	1	484
3-bed	3	242	726		
4-bed	4	242	968		
Total					484

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	1	632
3-bed	3	316	948		
4-bed	4	316	1264		
Total					632

8.26 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) has been completed. I am, therefore, 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

- 8.27 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	1	1256
3-bed	1882		
4-bed	1882		
Total			1256

- 8.28 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) has been completed. I am, therefore, 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

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

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

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

Monitoring

8.31 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

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

9.0 CONCLUSION

9.1 In my opinion, the proposed dwelling would not be out of character with its surroundings or the Conservation Area, nor would it have a significant detrimental impact on the residential amenity of neighbours or place significant pressure on the demand for on-street car parking spaces. Therefore, the application is recommended for approval subject to conditions.

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

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

3. Except with the prior written agreement of the local planning authority, 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: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

4. 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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

5. Prior to the commencement of development the dropped kerb in front of the existing garage shall be removed and replaced with a full faced kerb, and the existing Traffic Regulation Order controlling the on-street parking amended to allow the parking bay to be extended in front of the building.

Reason: To minimise the impact on on-street parking. (Cambridge Local Plan 2006, policy 8/2)

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

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

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).

INFORMATIVE: The residents of the new dwelling will not qualify for Residents' Parking Permits

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

Reasons for Approval

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

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/10, 3/11, 3/12, 4/11, 5/14, 8/6, 8/10;

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

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 Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

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1

7

2

WESTFIELD LANE

Page 55

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2a




BENSON STREET

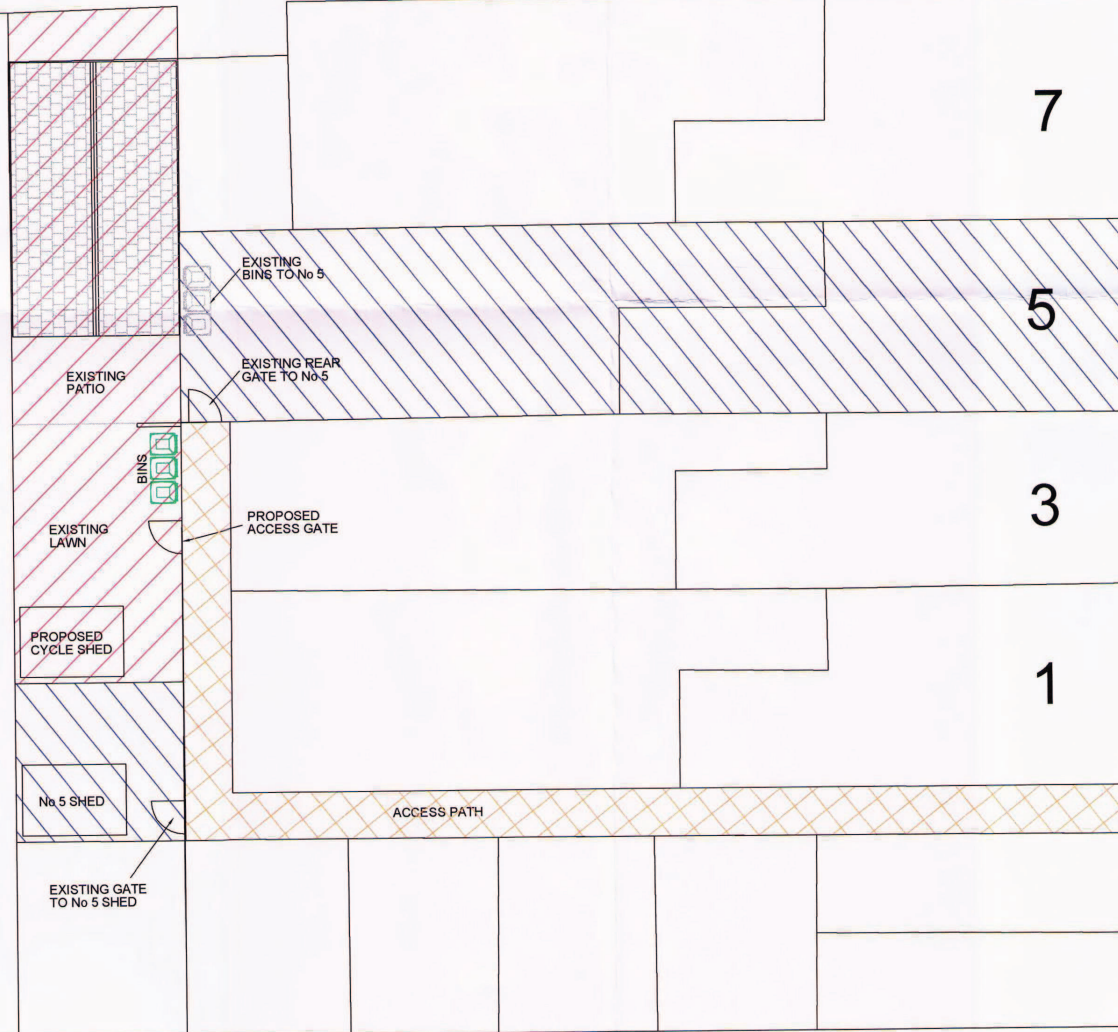
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5

3

1

-  LAND PROPOSED FOR DEVELOPMENT
-  LAND RETAINED BY No 5
-  SHARED ACCESS



REV DESCRIPTION DATE BY

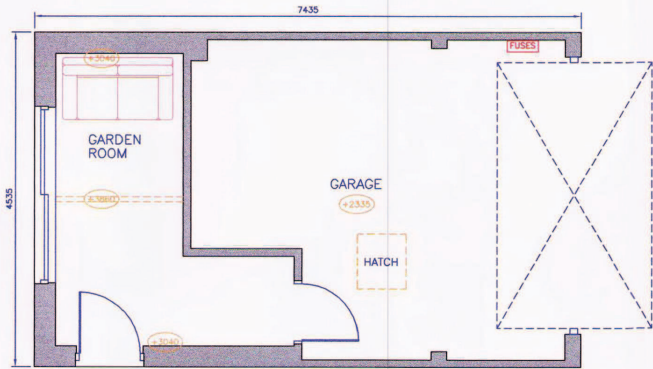
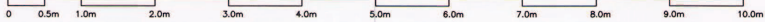


6 Overcote Road
Over
Cambridgeshire
CB24 5NS
t. 07970 186 956
f. 01954 202012
e. design@visualcreations.net.co.uk

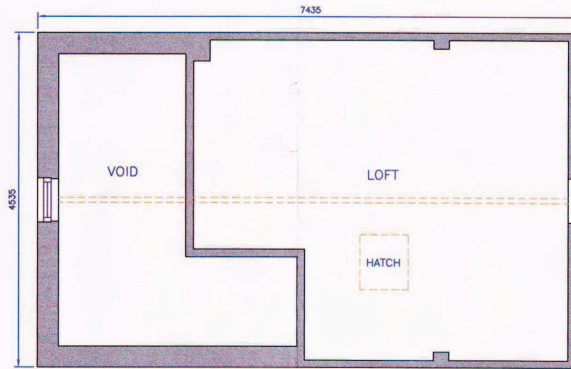
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PROJECT:	5 BENSON STREET CAMBRIDGE CB4 3UJ
TITLE:	SITE LAYOUT PLAN
SCALE:	1:500A2
DATE:	07.01.13
DRAWN BY:	P.W.
CAD REF:	5BENSON1-01a
DWG No:	5BENSON1-03

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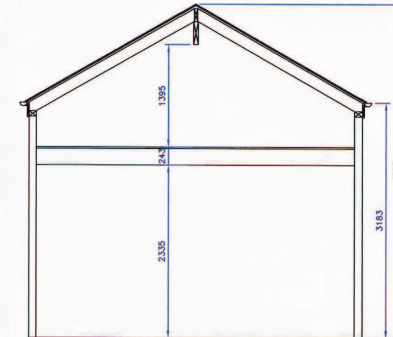
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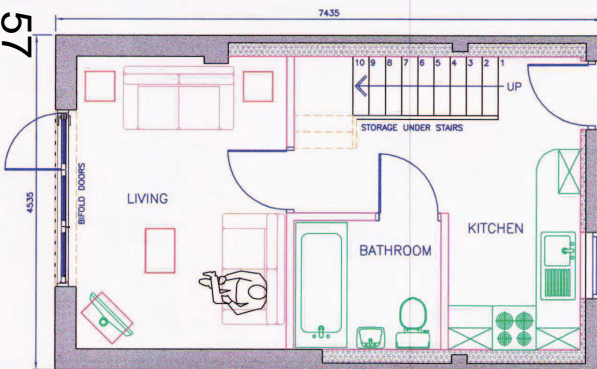


Existing First Floor Plan

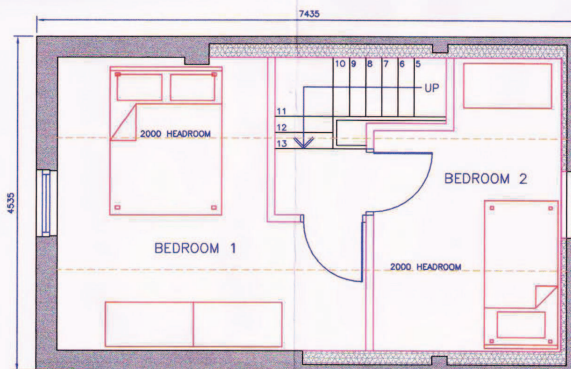


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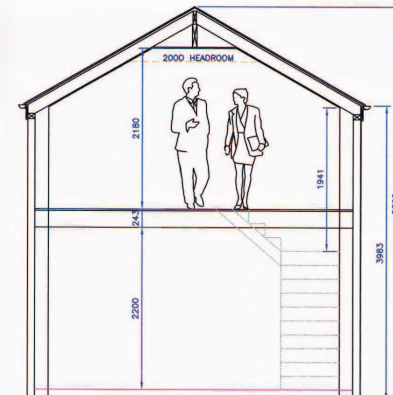
Page 57



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Section



B WINDOWS AMENDED 07.02.13 P.W
 A DESIGN REFINED 25.01.13 P.W
 REV DESCRIPTION DATE BY

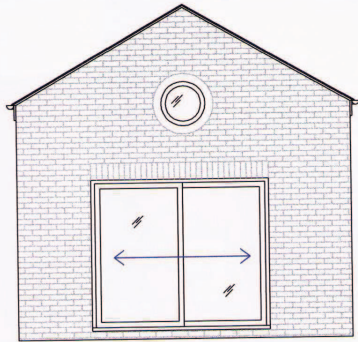


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 Cambridgeshire
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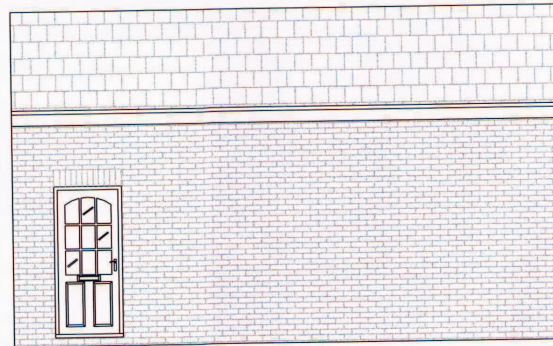
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PROJECT:	5 BENSON STREET CAMBRIDGE CB4 3QJ
TITLE:	PLANS & SECTIONS
SCALE:	1:50(B/A2)
DATE:	14.03.12
DRAWN BY:	P.W
CAD REF:	SBENSON1-01b
DWG No:	SBENSON1-01 B

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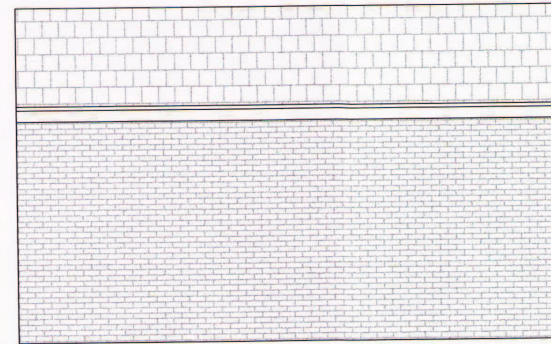
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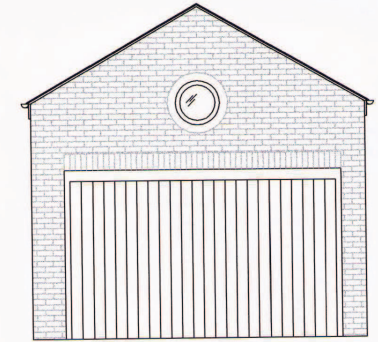
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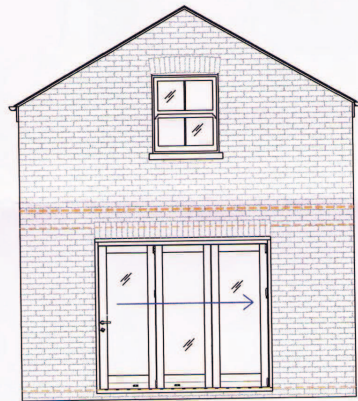
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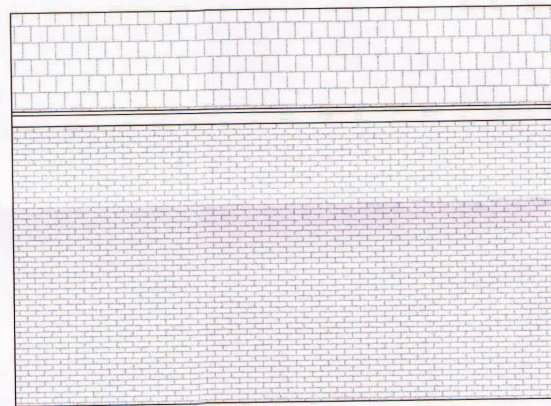
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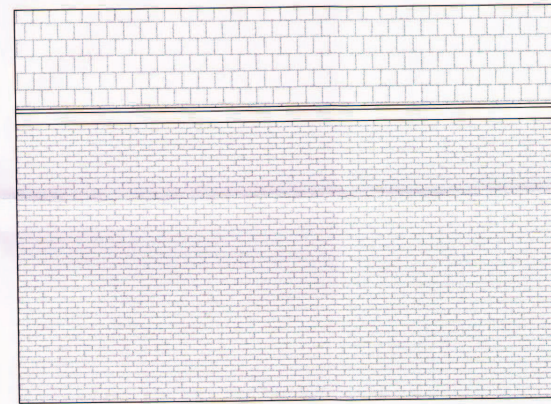
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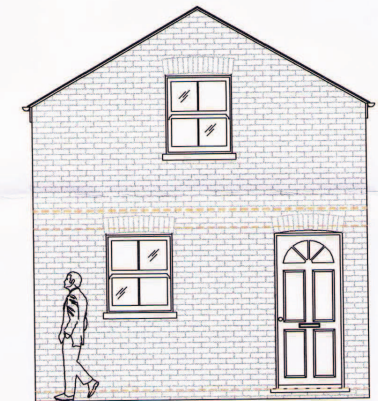
Proposed South Elevation



Proposed East Elevation



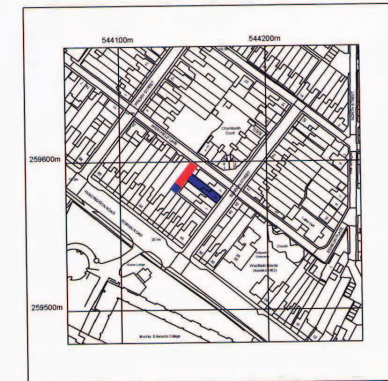
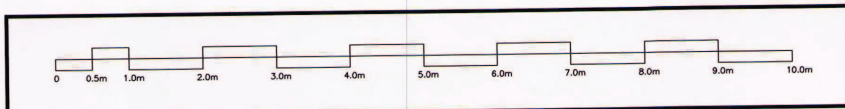
Proposed West Elevation



Proposed North Elevation

Page 59

B	WINDOWS AMENDED	07.02.13	P.W
A	DESIGN REFINED	25.01.13	P.W
REV	DESCRIPTION	DATE	BY



Location Plan 1:2500



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CLIENT:	Mrs M JONES
PROJECT:	5 BENSON STREET CAMBRIDGE CB4 3QJ
TITLE:	ELEVATIONS
SCALE:	1:500@2
DATE:	14.03.12
DRAWN BY:	P.W
CAD REF:	5BENSON1-01 B
DWG No:	5BENSON1-02 B

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Application Number	13/0112/FUL	Agenda Item	
Date Received	1st March 2013	Officer	Miss Catherine Linford
Target Date	26th April 2013		
Ward	Castle		
Site	82 Canterbury Street Cambridge Cambridgeshire CB4 3QE		
Proposal	Proposed change of use from a six bed HMO (Use Class C4) to a nine bed HMO (sui generis), demolition of a single storey extension due to subsidence and erection of single and two storey extension and attic floor plus internal alterations.		
Applicant	Mr R A Powell Huntingdon Road Cambridge CN3 0DG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed extensions will have no detrimental impact on the character of the street; 2. The proposed extension will have no significant impact on the amenity of neighbours in terms of enclosure, dominance, overshadowing or overlooking; and 3. The proposed use will have no detrimental impact on the amenity of neighbours, subject to a condition requiring a management plan.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 82 Canterbury Street is a two-storey end of terrace house situated on the southeastern side of Canterbury Street. The surrounding area is predominantly residential with the Histon Road Recreation Ground directly adjacent to the site to the north. The site is not within a Conservation Area. The site is within the Controlled Parking Zone (CPZ).
- 1.2 The house is currently vacant but was in use as a six-bedroom House in Multiple Occupation (HMO) (Use Class C4) for Fitzwilliam College. The house has a small single storey, lean to extension at the side and due to the proximity of the trees to the common boundary with the recreation ground the extension has subsidence.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought to change the use of the house to a nine-bedroom HMO (sui generis) following the erection of a part single-storey, part two-storey side/rear extension; and a roof extension including three dormer windows to the rear. The HMO will be for the use of Fitzwilliam College.
- 2.2 At the side, the proposed extension will be the same width as the existing single-storey extension but will be two storeys in height. This two-storey extension will extend back in line with the rear wall of the original house, with the single storey element extending behind this for a depth of 2.7m leaving a 2.5m gap with the common boundary with the attached neighbour, 80 Canterbury Street.
- 2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
11/0199/FUL	Conversion of detached garage into student 'flat' as part of a student hostel (a sui generis use).	A/C

12/0654/FUL Change of use from C4 to sui generis. Demolition of single storey extension due to subsidence and formation of pile foundations, two storey extension and attic floor. Internal alterations. Withdrawn

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7
	5/2 5/7
	8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
-----------------------------	---------------------------------------------------------------------------------------------------------------------------

Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments Roof Extensions Design Guide

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 This proposal would increase the amount of residential accommodation within the site. Following implementation of any permission the residents will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.
- 6.2 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owner/occupier of the following address has made a representation:
- 80 Canterbury Street
- 7.2 The representation can be summarised as follows:
- Overdevelopment in terms of numbers living in the property

- The resultant building would be out of character with the area
- Overbearing impact
- Affect views from the recreation ground
- Overlooking
- Similarities to a refused application at 1 Hoadly Road (11/0433/FUL)
- Require confirmation that if the houses was sold in the future, the new owners would not be eligible for extra parking permits as this would be unfair to others

7.3 The above representation is 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 representation 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. Car and cycle parking
6. Third party representations

Principle of Development

8.2 Policy 5/7 of the Cambridge Local Plan (2006), relating to Supported Housing/Housing in Multiple Occupation states that 'the development of supported housing and the development of properties for multiple occupation will be permitted subject to:

- a) The potential impact on the residential amenity of the local area;
- b) The suitability of the building or site (including whether appropriate bin storage, cycle and car parking and drying areas can be provided); and
- c) The proximity of bus stops and pedestrian and cycle routes, shops and other local services.

- 8.3 82 Canterbury Street is close to bus routes and the City Centre, and therefore it is my opinion that the proposal complies with part c) of policy 5/7 of the Local Plan. The other parts of this policy will be addressed later on in this report.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with part c) of policy 5/7 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.5 The proposed two-storey side extension would be visible from the street, and will therefore have an impact on the streetscene. Currently, the terrace is balanced, as both end houses (Nos. 82 and 74) have single-storey, lean-to extensions. The proposed extension will unbalance the terrace, but in this case I do not consider this to be a reason to refuse planning permission. In the summer months, the proposed extension will be hidden to a degree by the trees along the common boundary with the recreation ground, and these trees will also screen the extension when looking from the recreation ground. The proposed two-storey extension would stand in line with the front of the existing house but would have a lower ridge line than the original house. This would ensure that the extension reads as subservient to the original house.
- 8.6 The proposed single-storey extension would not be visible from the street and therefore would not have an impact on the streetscene. In my opinion, this extension would be in keeping with the character of the house and would not have a detrimental visual impact. The proposed roof extension would not result in the raising of the ridge of the roof but would introduce three, traditionally designed, pitch-roofed dormers. These windows would line up with the first floor windows below them. This roof extension requires planning permission because it extends over the proposed two-storey extension. If it was restricted to the roof of the original house it would be considered to be permitted development. This terrace is free of roof extensions, but there are roof extensions in existence along Canterbury Street and neighbouring Canterbury Close. As there are examples of roof extensions in the immediate area, and because the proposed dormers are sympathetically designed, it is my opinion that it would be unreasonable to

argue that they are out of character with the local area or visually detrimental to the appearance of the house.

- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 Due to the positioning of the proposed two-storey extension it would have no detrimental impact on the occupiers of neighbouring properties. This extension would introduce an additional first floor window at the rear with oblique views across to the neighbouring house, but in my opinion this is no worse than the existing situation, and planning permission could not reasonably be withheld for this reason.
- 8.9 The proposed single-storey extension would stand 2.5m from the common boundary with the attached neighbour, 80 Canterbury Street. Due to this separation distance and because this extension is single-storey only, it is my view that this too would have no detrimental impact on the occupiers of the neighbouring property, as it would not overshadow the neighbour or dominate or enclose them. The extension includes a window on the side elevation, facing towards No. 80, which is a secondary window to the kitchen/dining area. Due to the boundary treatment, this window would not overlook the neighbour.
- 8.10 The proposed dormer windows would overlook the neighbouring gardens, but in my opinion this overlooking is no worse than the current overlooking experienced from first floor windows, and it would not be reasonable to refuse planning permission because of this.
- 8.11 The additional bedrooms proposed would result in the creation of a nine bedroom HMO, and this would mean that the house would be used more intensively than it has been previously. The HMO will be for the use of Fitzwilliam College who would manage it, and it is my view that as long as the house is well managed, the impact of the use would not be significant in terms of noise and disturbance. I recommend a condition requiring a management plan (condition 2).

8.12 All building works create noise and disturbance. This is unavoidable but can be reduced by controlling contractor working and delivery hours (conditions 3 and 4).

8.13 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 suitable and compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14, and part a) of policy 5/7.

Refuse Arrangements

8.14 It is proposed that the bins are stored in the front garden as they currently are. I see no reason to resist this and consider it to be acceptable.

8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12 and part b) of policy 5/7.

Car and Cycle Parking

Car Parking

8.16 The property is situated within the Controlled Parking Zone. No off-street car parking spaces are proposed and the Local Highway Authority has advised that the residents will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. Fitzwilliam College is within walking or cycling distance of Canterbury Street and proctorial control will mean that the occupants cannot keep a car. It is, therefore, my opinion that the lack of car parking will have no detrimental impact on either neighbours or future residents.

Cycle Parking

8.17 A cycle store is proposed in the rear garden, providing ten secure and covered cycle parking spaces. This meets the standards and is acceptable.

8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10 and part b) of policy 5/7.

Third Party Representations

Similarities to a refused application at 1 Hoadly Road (11/0433/FUL)

- 8.19 This property had already benefited from a two-storey side extension, and this refusal related to a part two-storey, part single-storey rear extension. I therefore do not consider that it can be used as a direct comparison to this application. Each application is considered on its own merits.

9.0 CONCLUSION

- 9.1 In my opinion, the proposed extensions will have no significant detrimental impact on the character of the area or the amenity of neighbouring occupiers. Subject to a condition requiring a management plan, the proposed use will have no significant detrimental impact on neighbouring occupiers. The application is therefore recommended for approval.

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. Prior to occupation, a management plan for the building shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as agreed.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policies 3/7 and 5/7)

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

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

4. Except with the prior written agreement of the local planning authority, 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: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

INFORMATIVE: Following implementation of the permission the residents will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

Reasons for Approval

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 5/2, 5/7, 8/6, 8/10;

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

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 Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

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82 Canterbury Street, Cambridge



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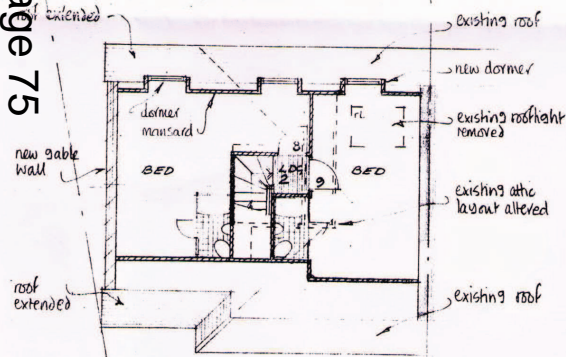
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Side elevation

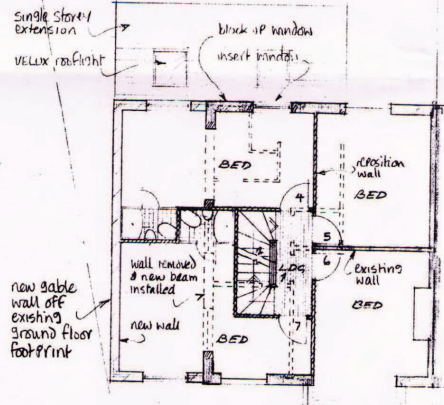
Front elevation

S.W elev. of dormer

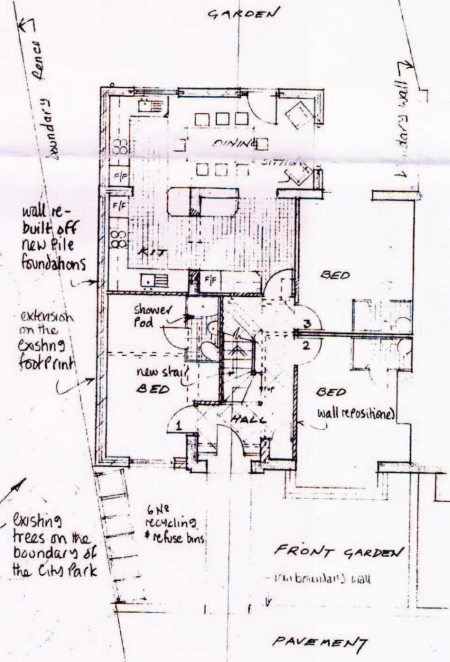
Page 75



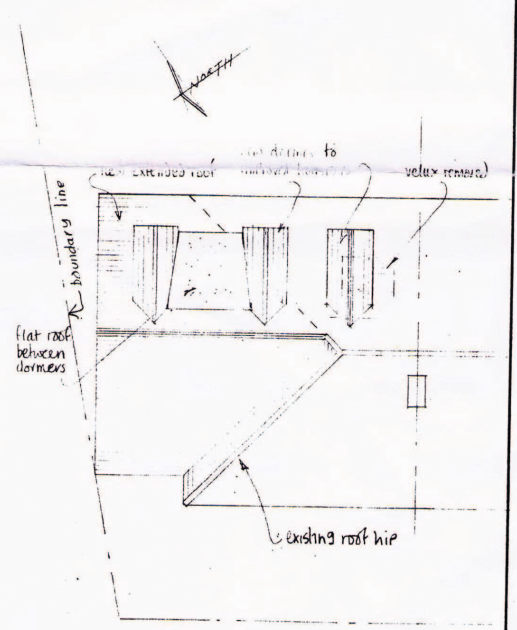
Attic plan



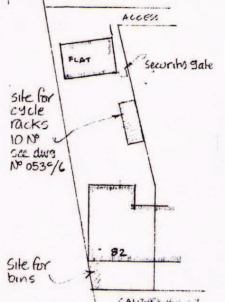
First floor plan



Ground floor plan



Block & roof plan



Site plan scale 1:500

Proposed extension & alterations to 82 Canterbury St. for FITZWILLIAM COL.

PROPOSAL DRAWING No 053-C
82 Canterbury St. Cambridge.
scale 1:100 May 2012



SIMON J WILSON architect

9 Church Close, Cottenham, Cambridge, CB24 8SL Telephone: (01954) 251105

REV 'D'	11 JAN 2013	Cycle shed shown	
REV 'C'	2 JAN 2013	Bins indicated. Cycle racks repositioned	
REV 'B'	26 Sept 2012	Kitchen extended. Dormers amended.	
REV 'A'	22 May 2012	S.W elev added	PLANNING APPLIC.

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Application Number	13/0255/FUL	Agenda Item	
Date Received	26th February 2013	Officer	Miss Catherine Linford
Target Date	23rd April 2013		
Ward	Market		
Site	3 Portugal Place Cambridge CB5 8AF		
Proposal	Build a new contemporary 4 storey, 2 bedroom townhouse between existing structures. 3 storey's will be above ground with the 4th located at basement level. Demolition of brick wall and single storey extension.		
Applicant	Mr Andrew Pettican 3 Portugal Place Cambridge CB5 8AF		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed new house is of a high quality design and will enhance the character and appearance of the Conservation Area; 2. The proposed new house will not have a significant detrimental impact on the occupiers of neighbouring properties; and 3. The loss of the boundary wall will not have a detrimental impact on the character or appearance of the Conservation Area;
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is a strip of land between 3 and 4 Portugal Place, on the southeastern side of Portugal Place. The surrounding area is mixed use, but the adjacent uses are residential. There is a

commercial building at 5-7 Portugal Place. Portugal Place is a pedestrianised street with two and three-storey terraced houses (some with basements). St Clements Church is opposite the site.

- 1.2 The site is currently a single storey extension to no. 3 Portugal Place, with a brick wall, which faces Portugal Place between nos. 3 and 4.
- 1.3 The site is within City of Cambridge Conservation Area 1 (Central). 1-7 Portugal Place are all Buildings of Local Interest, and St Clement's Church is a grade II* Listed Building.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought to demolish the brick wall between nos. 3 and 4 Portugal Place and the single storey extension to no. 3. In their place is proposed a four storey dwelling including basement and roof terrace
- 2.2 The application is accompanied by the following supporting information:
 - 1. Design and Access Statement
- 2.3 There is a separate Conservation Area Consent application for the demolition of the boundary wall, which is to be considered on this agenda.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0256/CAC	Demolish an existing 2.2m high brick wall located to the front of the boundary. This wall is in poor condition and not an original structure.	Pending

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, 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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/12 4/10 4/11 4/12 5/1 5/14 8/6 8/10 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	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy

Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Cambridge Historic Core

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.
- 6.2 The developer will need to satisfy the requirements of the Highway Authority in regard to the basement structure that will be supporting the public highway, which will be dealt with under a separate consent from the Highway Authority.
- 6.3 Otherwise the proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the incorporation of conditions and informatives including a condition relating to a Traffic Management Plan.

Head of Environmental Services

- 6.4 The proposed waste storage is located internally and will need to be ventilated. A condition is recommended requiring details of the filtration/extraction system.

- 6.5 The plans do not detail fire separation or escape.
- 6.6 The plans (Drawing number 001-01 dated 01Feb13) indicate that the basement is to be used as a bedroom. The basement room is relying on light wells to provide natural light. The level of natural light in the basement room is likely to be significantly lower than an equivalent room at ground level. In addition, the house is located in a passageway, North West facing and it is likely that the church to the front the property and other surrounding buildings will further reduce available light levels.
- 6.7 Conditions are recommended relating to construction and delivery hours and ventilation.

Urban Design and Conservation Team

- 6.8 Provided that the proposed new building is well detailed and is carefully constructed using appropriate craftsmanship and materials, it could be an interesting addition to the streetscape of the Historic Core.

Design and Conservation Panel (Meeting of 14 March 2012)

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

The scheme was presented to Design and Conservation Panel at pre-application stage:

In principle, the Panel welcome and support a contemporary infill solution between 3 & 4 Portugal Place as is proposed. However, to ensure that the proposed build is capable of delivering a quality living environment, the Panel urge that those detailed aspects that are within the purview of the Building Regulations are resolved prior to finalising the design and the submission of a planning application.

VERDICT – GREEN (6), AMBER (4)

The relevant section of the minutes of the panel meetings are attached to this report as Appendix 1.

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

7.0 REPRESENTATIONS

7.1 The owner/occupier of the following address has made a representation:

- 15 Haslemere Road, London (part owner of 1 and 2 Portugal Place)

7.2 The representation can be summarised as follows:

- Impact on the Conservation Area due to the materials
- It should look the same as the houses on either side

7.3 The above representation is a summary of the comment that have been received. Full details of the representation can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representation 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 impact on the Conservation Area
3. Residential amenity
4. The demolition of the 2.2m brick wall on the boundary and the single storey extension
5. Refuse arrangements
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. Portugal Place is predominantly residential

and it is, therefore, my opinion that a new dwelling here is acceptable.

8.3 Policy 3/10 of the Cambridge Local Plan (2006) explains that residential development within the curtilage of existing properties will not be permitted if it will:

- a) Have 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) Provide inadequate amenity space or vehicular access arrangements and parking spaces for the proposed and existing properties;
- c) Detract from the prevailing character and appearance of the area;
- d) Adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
- e) Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
- f) Prejudice the comprehensive development of the wider area of which the site forms part.

8.4 Given the size of the site and its very constrained nature part f) of policy 3/10 of the Local Plan is not relevant to this application. Part e) of this policy is also not relevant. The site is opposite the grade 2* listed St Clements Church and adjacent to Buildings of Local Interest. The development will have no detrimental impact on the special interest of these building and therefore complies with part d) of policy 3/10. Parts a) b) and c) of policy 3/10 will be addressed later on in this report.

8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and impact on the Conservation Area

8.6 The proposed dwelling is of a contemporary design and is laid out over four floors, with a bedroom and terrace in a basement, a kitchen/dining area on the ground floor; a lounge and bathroom on the first floor, a bedroom on the second floor; and

a roof terrace above. The dwelling will be situated in a very attractive and historic street scene and is of a bespoke design, with a layout that is slim and narrow. Currently there are some views through the site, over the brick wall, which are of an undistinguished office block beyond. The loss of this view will not be detrimental to the character and appearance of the Conservation Area.

- 8.7 The proposal is to use opaque panelling on both the front and rear elevations. There is a good range of materials in this part of the Conservation Area to suggest that something contemporary could work. As well as the brick of the buildings either side, there is the tiled and glazed frontage to nos. 5-7 and rendered Listed Buildings adjacent to them.
- 8.8 A sample of the proposed opaque material has been seen by the Conservation Officer and considering that it can achieve good thermal efficiencies and will not flood the area with light at night, as shown on the illustration submitted with the application, it can be supported. Considering the slimness of the site the overall effect of the lightweight structure is appropriate. This material has been used on the house designed by Mole Architects at 18 Cavendish Avenue (06/0439/FUL). I would recommend that if Members are concerned over the appearance of the proposed material that they visit 18 Cavendish Avenue to form a view.
- 8.9 The ground floor will be accessed from a bridge over an external terrace in front of the basement below. There would be glass balustrades around the basement void, which will be in front of the building line for the adjacent properties. It is not clear whether the balustrades will be plain glass or have a handrail or what the treatment of the bridge would be and therefore I recommend that details of this are required by condition (4). The entrance door will be timber, with the main façade at this level being black slate. I recommend that the details of the door, a sample of the black slate and how it will meet the basement level are required (condition 4). Due to the site being within the Conservation Area and opposite a grade II * listed building, it will be important to use high quality materials.
- 8.10 In the Design and Access Statement, the applicant explains that there will be an emergency exit in the case of fire through the basement and up a ship's ladder to Portugal Place. This is not

shown on the plans. I recommend that details of this are required by condition (5). On the roof terrace the spiral staircase, which runs through the building, comes up to allow access. A screen will be installed on the roof terrace, and in order to ensure that this is not overtly visible it is recommended that the positioning of it is agreed prior to installation (condition 6).

- 8.11 The bathroom is to the front of the building on the first floor. It is assumed that all waste from this room and the kitchen on the ground floor will run internally within the envelope of the building. Considering the proposed fabric of the building, to fix soil pipes or waste pipes onto the elevations would have a detrimental impact on the design. It is therefore recommended that information regarding the venting of the building, including bathrooms, kitchens and any other mechanical ventilation, is required by condition (7).
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.13 The proposed house would infill the gap between 3 and 4 Portugal Place and would be no deeper than either of the attached neighbours. The proposed house would therefore have no impact on the neighbours in terms of overshadowing, enclosure or dominance. Windows are proposed at the front and rear, but as the house is no deeper than its neighbours there would be no potential for significant overlooking of the direct neighbours, and the rear windows would look over garage roofs. The rear windows would look over the Blackmoor Head yard.
- 8.14 There are second floor windows on the flank walls of 3 and 4 Portugal Place, and these windows will be blocked by the development. This would be civil agreements between the land owners.
- 8.15 Building works are noisy and disturbing and this cannot be prevented. However, the impact of it can be reduced by controlling contractor working and hours (condition 2). As

Portugal Place is a pedestrianised street, the building works and the delivery and collection of building materials will be disruptive. Therefore, I recommend a condition requiring details of contractor working arrangements including the parking of vehicles and deliveries (condition 3).

- 8.16 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

Fire safety

- 8.17 Housing Standards have raised concerns about fire safety provision, and I have discussed these concerns with Building Control. The house is effectively open plan over four floors, and the primary means of escape is via the open spiral staircase and through the basement. The applicant has explained that a fire curtain will be installed, which will allow the occupants to use the spiral staircase to get to the basement, and then from the basement terrace a ships ladder will be used to get to the street.
- 8.18 Fire safety and escape is not something that can be considered by planning and is a matter for Building Control. If planning permission is granted and alterations to the external appearance of the house are needed in order to comply with Building Regulations, the applicant would need to make a fresh planning application or an application for a non-material amendment, depending on the extent of the change.

Light

- 8.19 A bedroom is proposed in the basement of the house, and this will be naturally lit via lightwells above the basement terrace. The light levels in this basement room are likely to be significantly lower than on the ground floor, but as it is to be used as a bedroom it is my opinion that the lower levels of natural light experienced in this room would not warrant the refusal of planning permission.

8.20 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 (or 3/14).

The demolition of the 2.2m brick wall on the boundary and the single storey extension

8.21 Neither of these elements is of importance to the character and appearance of the Conservation Area or Building of Local Interest (BLI). In the Historic Core appraisal, this 'gap' in the building line was not considered to be important to the character and appearance of the Conservation Area. In addition, there is 'scarring' on the side of no. 4 up to second floor height indicating that there was previously another structure between the two buildings, although it is unclear what this was.

8.22 The demolition of these elements is acceptable and in accordance with policies 4/10, 4/11 and 4/12 of the Cambridge Local Plan (2006).

Refuse Arrangements

8.23 As the proposed house will have no ground floor external amenity space, the bin store will be located inside the house, in an enclosure off the main hallway. The store will need to be sealed when the doors are closed and externally ventilated to prevent the build up of odour. Details of the vents of the system have not been submitted and these will need to be agreed (condition 7). As the bin store is located on a party wall it will have to vent to the front, and it is important to ensure that this does not detrimentally affect the design of the house.

8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Cycle Parking

8.25 Appendix D (Cycle Parking Standards) of the Cambridge Local Plan (2006) states that two secure, covered cycle parking spaces must be provided for a two bedroom house. As there is no ground floor amenity space, wall mounted cycle racks are

proposed in the entrance hallway of the house. This meets the standards and is acceptable.

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

Third Party Representations

- 8.27 The issues raised in the representation received have been addressed above.

Planning Obligations

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

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

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

Open Space

- 8.29 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	1	476
3-bed	3	238	714		
4-bed	4	238	952		
Total					476

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	1	538
3-bed	3	269	807		
4-bed	4	269	1076		
Total					538

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	1	484
3-bed	3	242	726		
4-bed	4	242	968		
Total					484

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	1	632
3-bed	3	316	948		
4-bed	4	316	1264		
Total					632

8.30 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

8.31 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	1	1256
3-bed	1882		
4-bed	1882		
Total			1256

8.32 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

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

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

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

Monitoring

8.35 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

8.36 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 proposed house is of a high quality design and will, in my opinion, enhance the character and appearance of the Conservation Area and will not have a significant detrimental impact on the occupiers of neighbouring occupiers.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 31 July 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. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

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

ii) contractors site storage area/compound,

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

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

v) hours of and arrangements for deliveries

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

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

4. No development shall take place until samples of all 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. (Cambridge Local Plan 2006 policies 3/4, 3/12, and 4/11)

5. Prior to installation, details of the ships ladder to be used for fire escape purposes shall be 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. (Cambridge Local Plan 2006 policies 3/4, 3/12, and 4/11)

6. Prior to the installation of the roof terrace screen the position of it shall be agreed in writing with the Local Planning Authority.

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

7. No boiler flues, soil pipes, waste pipes, air extract trunking or vents shall be installed until the means of providing egress for all such items have been submitted to and approved in writing by the local planning authority. Egress on the front facade will not be acceptable. Flues, pipes and trunking and vents shall be installed thereafter 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)

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).

INFORMATIVE: The residents of the new dwelling will not qualify for Residents' Parking Permits

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

Reasons for Approval

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

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/10, 3/12, 4/10, 4/11, 5/1, 5/14, 8/6, 8/10, 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 Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

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 31 July 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, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14, and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and Waste Management Design Guide Supplementary Planning Document 2012.

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

**Cambridge City Council
Design & Conservation Panel**

Notes of the meeting Wednesday 14th March 2012

Present:

Nick Bullock	Chair (items 1&3)
Terry Gilbert	RTPI (Chair items 2&4)
Russell Davies	RTPI
Kevin Myers	RIBA
Kieran Perkins	RIBA
Carolyn Gohler	Cambridge PPF
David Grech	English Heritage
Jon Harris	Co-opted member
Ian Steen	Co-opted member
Chris Davis	IHBC (items 1-3)
Jo Morrison	Landscape Institute
Tony Nix	RICS

Officers:

Catherine Linford	City Council (items 2&3)
Susan Smith	City Council (items 1&2)
Matthew Paul	City Council (item 2)
Jonathan Hurst	City Council (items 1-3)

- 1. 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)

- 2. Presentation – Land between 3&4 Portugal Place.** The pre-app proposal for a new, contemporary dwelling (total footprint 17.5msq) with four storeys of living space and a roof terrace. The proposal is seen as an opportunity to create a remarkable narrow fronted building that enhances the street. Presentation by Andrew Pettican.

The Panel's comments are as follows:

- Materials. The choice of materials has clearly been the result of a robust process. The Panel nevertheless expressed some concern as to how the different elements would be joined. The internal 125mm brickwork would need to sit more comfortably with the glazing.
- Soundproofing. With only 25mm of cavity available, the Panel were sceptical as to the effectiveness of the sound insulation.
- Relationship with adjoining buildings (shadow gap). With the walls of the neighbouring buildings unlikely to be vertical, more of the available building space might be lost than originally anticipated. Questions are therefore raised as to the accuracy of the frontage illustration.
- Light diffusing glass. This material intrigued the Panel. The images provided suggest the windows will appear black during daylight hours. Less stark shades

should therefore be explored. Information on how the windows would appear at night would also have been welcomed.

- Staircase. A dialogue will be needed with Building Control regarding the compliance of such a narrow staircase with regulations.
- Roof terrace glazing. The relationship of the glazing to the roofline is unsatisfactory and should be reconsidered. Recessing the terrace could contribute to a solution.
- Basement terrace and entrance. The Panel expressed serious reservations as to the quality of the environment at basement level. As this light well could become a cluttered and unsightly litter trap, the Panel would suggest that alternative layouts for the basement level be explored. In addition, railings should be explored as a lighter alternative to glass panels. If the doorway is to be recessed, the Panel would recommend that it be lit from above for improved security.

Conclusion

In principle, the Panel welcome and support a contemporary infill solution between 3 & 4 Portugal Place as is proposed. However, to ensure that the proposed build is capable of delivering a quality living environment, the Panel urge that those detailed aspects that are within the purview of the Building Regulations are resolved prior to finalising the design and the submission of a planning application.

VERDICT – GREEN (6), AMBER (4)

- 3. Presentation – Gonville & Caius Boathouse, 28 Ferry Path.** A revised proposal for a new boathouse following the refusal of applications 11/0381/CAC & 11/0380/FUL by delegated powers in August 2011. Presentation by Julian Bland of Bland, Brown & Cole Architects with Joanna Burton of Beacon Planning.

Carolin Gohler and Tony Nix both declared an interest and did not participate in the vote.

Senior Treasurer of the Boat Club Dr Jimmy Altham provided a brief introduction. The current facilities are described as being in a poor state of repair and no longer fit for purpose.

Joanna Burton provided the historical context. The boathouse is not a statutory or locally listed building, although is within a Conservation Area. Its contribution to the 'riverscape' is recognised.

The Panel's comments are as follows:

- The Panel recognises the desire of the College to provide improved facilities for a boat-club that is currently both popular and successful, but questions the strategy that is now proposed. The Panel was unanimous in thinking that the site was being overdeveloped and in considering that the bulk of the flat-roofed section of the main boathouse would, when seen from adjacent properties and from the river, overpower the oldest section of the building.
- The Panel would prefer to see instead **either** an approach that retained the existing main boathouse, relocating certain activities to the side boathouse and perhaps to space in 28 Ferry Path, **or** an approach based on a modern architectural idiom more in keeping with the adjacent houses and boathouse to the West. Though the Panel understood that former members of the College favoured a building that 'did honour' to the original design by Fawcett, the Panel

was not sympathetic to the construction of what was in effect a modern replica of the original.

- The case for demolition. The Panel noted the issues highlighted in the Hannah Reed structural report but concluded that the older part of the building could be repaired while demolishing some of the more modern elements of the building. The Panel were not convinced that the architectural case for demolishing the whole the building had yet been made.
- The Panel appreciate the College's need for improved boat storage, but would have welcomed the opportunity to evaluate alternative interior layouts of the main boathouse.
- Clock tower. The Panel thought that a central clock tower would be more in keeping with the symmetry of the elevations and hoped that its position might be re-considered.
- Lime tree. The Panel hopes that the discussion with officers over the future of the tree will continue, as the case for its removal has yet to be made.

Conclusion

The boathouse stands in a Conservation Area and, while it is not listed, it is seen to make a valuable contribution to the river frontage. The case for its demolition, not strictly necessary for structural reasons, has yet to be made on architectural grounds and would have to demonstrate that the new building would at least match the quality of the original, and enhance the quality of the river frontage. The Panel believe this could be best achieved by a modern design or retention of the existing front building, and a radical reconsideration of the location of the activities necessary for the success of the boat club.

VERDICT – RED (7) with 2 abstentions.

- 4. Presentation – Kings College School Sports Centre.** Revisions to the pre-app proposal for a new sports facility. This was last seen by the Panel in January 2012, verdict RED (7), AMBER (2). Presentation by Rob Marsh-Feiley of Hollins Architects & Surveyors. The architect tabled a note documenting the revisions made to the scheme since the last presentation and responses to each of the Panel's observations. Changes to the size, siting and configuration of certain facilities have resulted in a design for a Sports Centre for the School, which is lower in height (by 1.7m.) and with a reduced footprint.

Nick Bullock declared an interest and abstained from the vote.

The Panel's comments are as follows:

- Neighbouring buildings. The earlier scheme failed to respond to its context, particularly its proximity to St Martin's and the University Library. The reduction in height and footprint had contributed to an improved relationship with the St. Martin's building and provided for more generous circulation space and setting. The Panel noted the sacrifices that had been made in reducing the size and in re-siting of various facilities so as to deliver a better external spatial relationship. However, the quality of the courtyard space had to be assured through detailed consideration of the relationship of the space with the adjoining buildings (existing and planned), and in the choice of materials and features. The Panel would urge that a detailed design for the enlarged courtyard between the proposed building and St. Martin's (to include sectional perspectives) be submitted as part of a planning application.

- Climbing wall. A panellist explained that outdoor climbing walls are rarely successful. However, such a facility would be a desirable addition to the sports centre and therefore the Panel would strongly urge that solutions be explored for the provision of an indoor climbing wall.
- End curve to the building's Grange Road elevation. Doubt was expressed as to whether such a feature sat as comfortably with the orthogonal geometry of the neighbouring buildings as did the previous proposal.
- Adventure playground. Some doubt was expressed as to the long-term durability of trees in this area.
- Masterplan. The Panel are aware of a development brief for the site although what's needed is a masterplan that explores spatial planning. Although the Panel appreciate the difficulties associated with this site, the needs of the school are likely to change over time. The designers are advised to develop a longer-term vision for the site.

Conclusion.

It is acknowledged that the architect and client have adjusted the proposals for a sports centre to sit more comfortably on a constrained site which is in a sensitive location. The footprint and height have been reduced, the external spaces are potentially more of an asset; the massing and clues taken from the University Library and St Martin's buildings have combined to improve the scheme. Aspects of the scheme that should be looked at further include the design of the Grange Road elevation and importantly, the detailing of the external spaces so as to create inspirational and functional environments.

VERDICT – RED (2), AMBER (8) with 1 abstention

5. Minutes of the last meeting – Wednesday 15th February 2012

Agreed.

6. Any Other Business

- Trinity College – New Court. Site visit arranged for 2.30pm on Wednesday 21st March. 5th Studio will begin with a presentation in the PSR. Ask at the Porter's Lodge for directions.
- Jon Harris had attended the funeral of George Brewster. George was a diligent member of the Panel as well as various Cambridge organisations. Nick will write to the Brewster family expressing the Panel's condolences and for appreciation.

7. Date of next meeting – Wednesday 11th April 2012

Reminder

CABE 'traffic light' definitions:

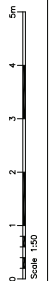
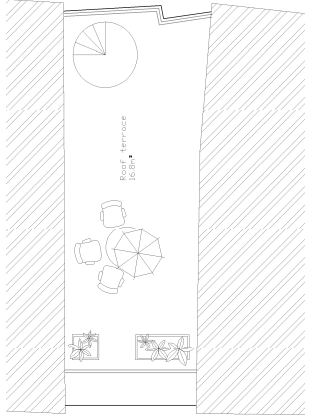
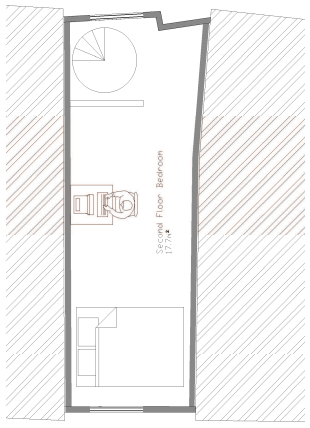
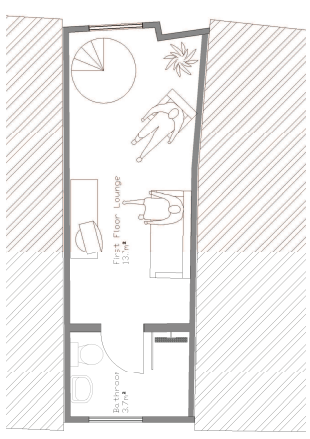
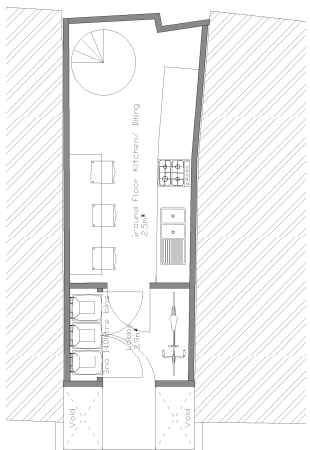
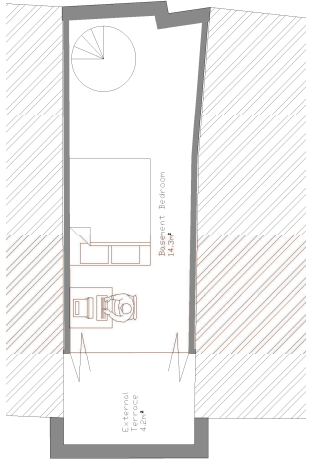
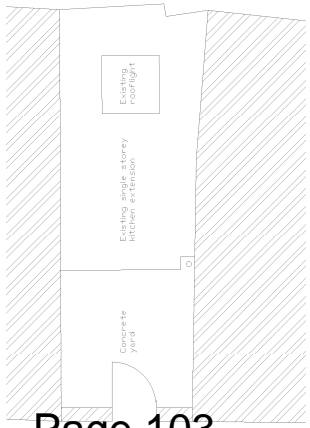
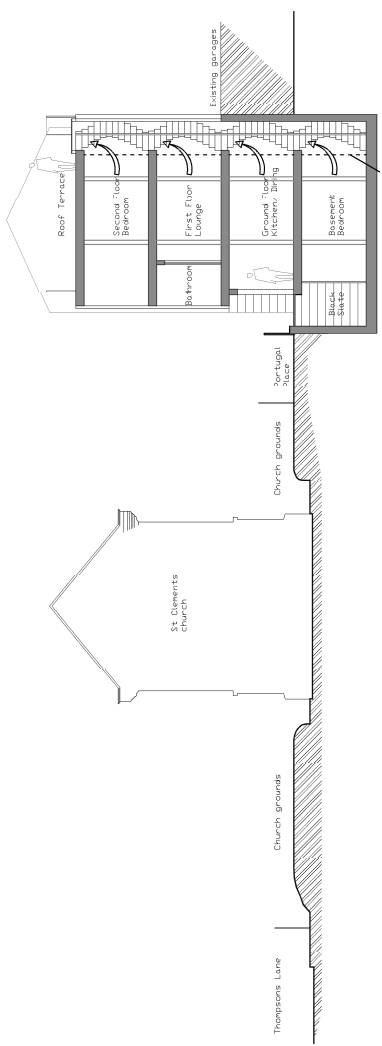
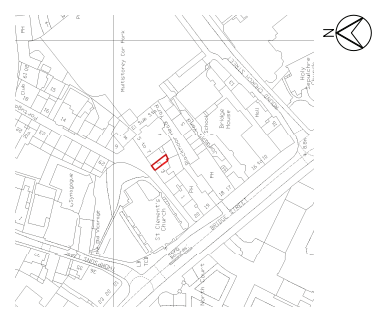
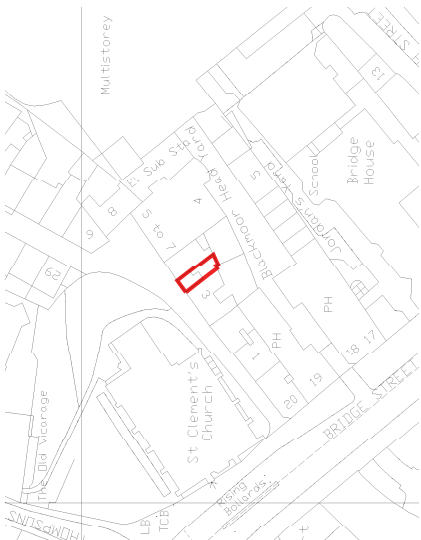
GREEN: a good scheme, or one that is acceptable subject to minor improvements

AMBER: in need of *significant* improvements to make it acceptable, but not a matter of starting from scratch

RED: the scheme is fundamentally flawed and a fresh start is needed.

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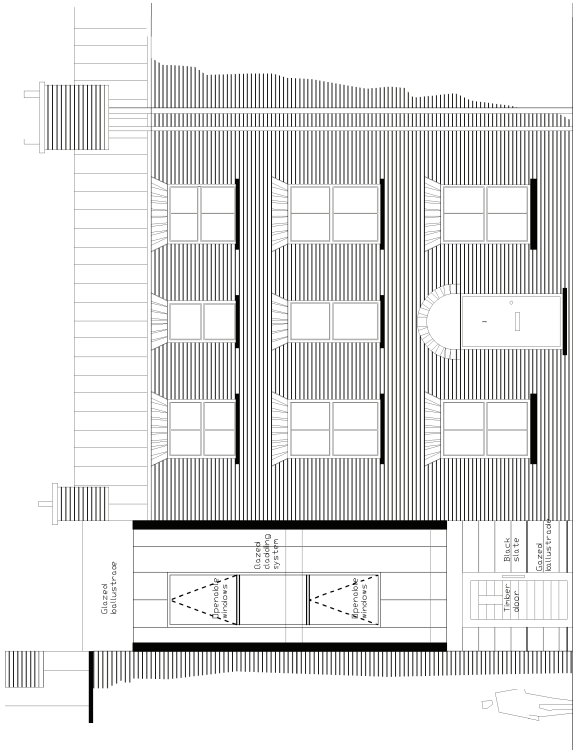
NOTE
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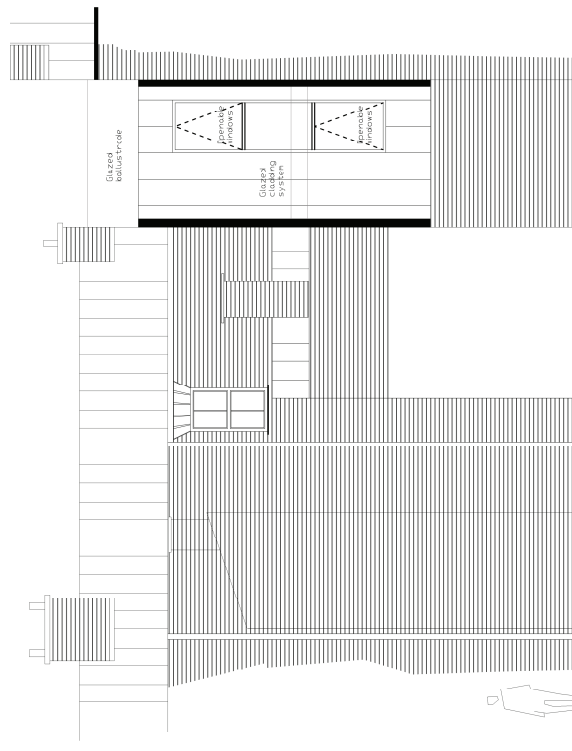
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JOB TITLE			
3 Portugal Place			
drawing title			
Existing & Proposed Plans			
sheet	no.	date	
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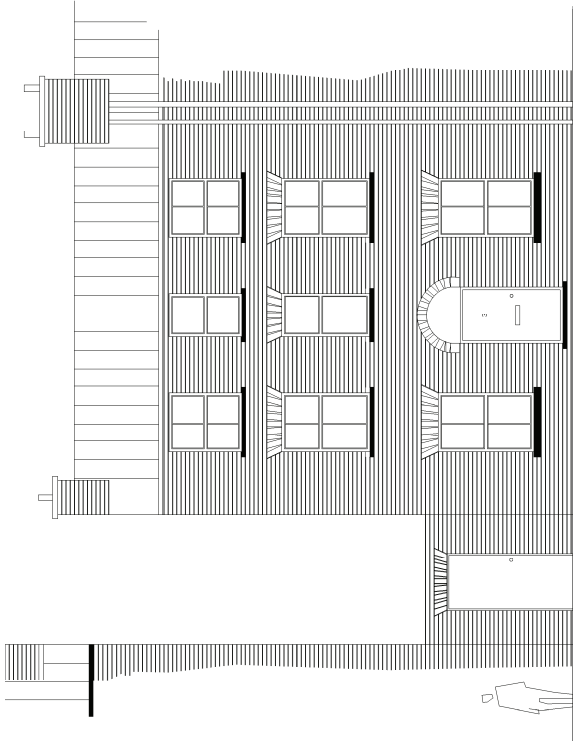
NOTE:
 This drawing is not to be taken as a recommendation or a guarantee of performance. It is intended to provide a visual representation of the proposed design. All dimensions and materials are subject to change without notice. Consultation with specifications is recommended.



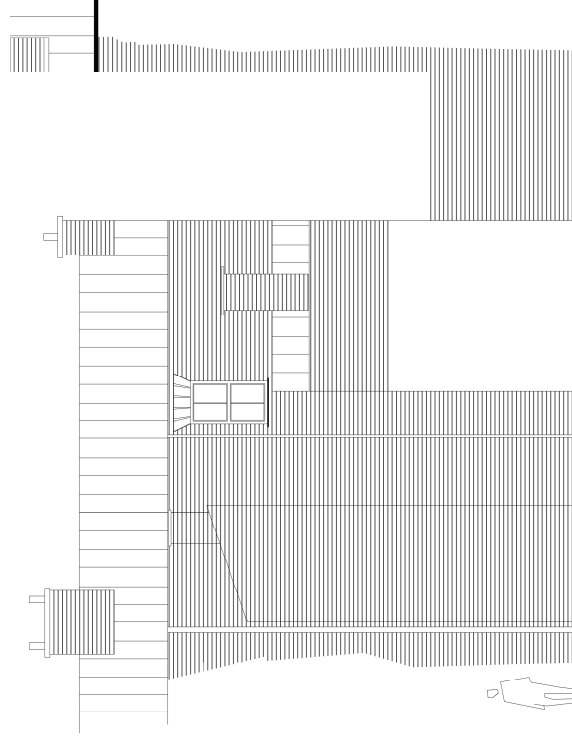
Proposed front elevation 1:50



Proposed rear elevation 1:50



Existing front elevation 1:50



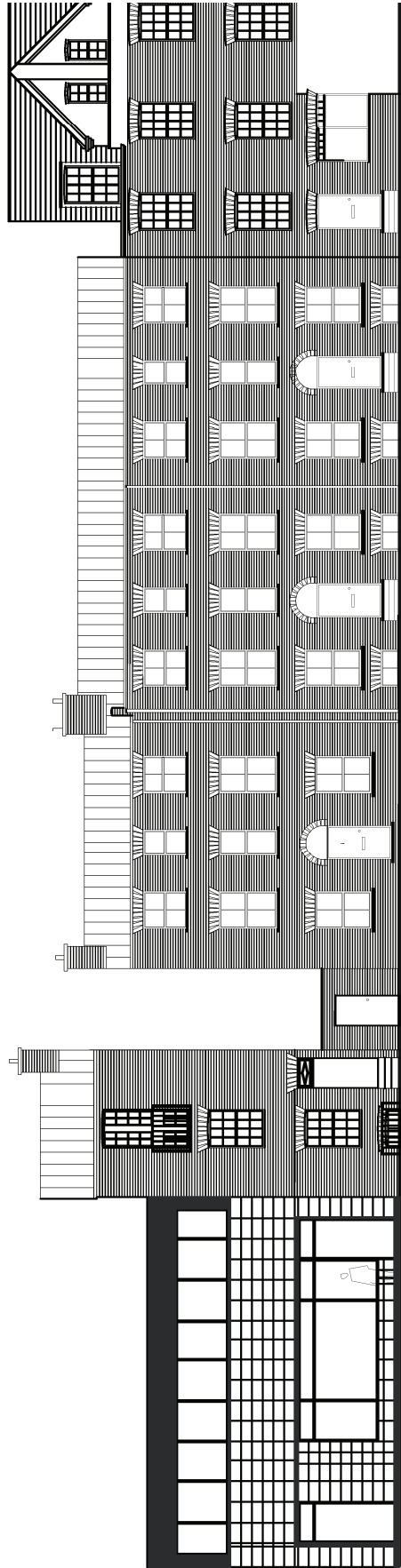
Existing rear elevation 1:50

Project No.	Date	Content
Job title 3 Portugal Place		
Sheet	Scale	Date
A1	1:50	01Feb13
Drawing number		
001 - 02		

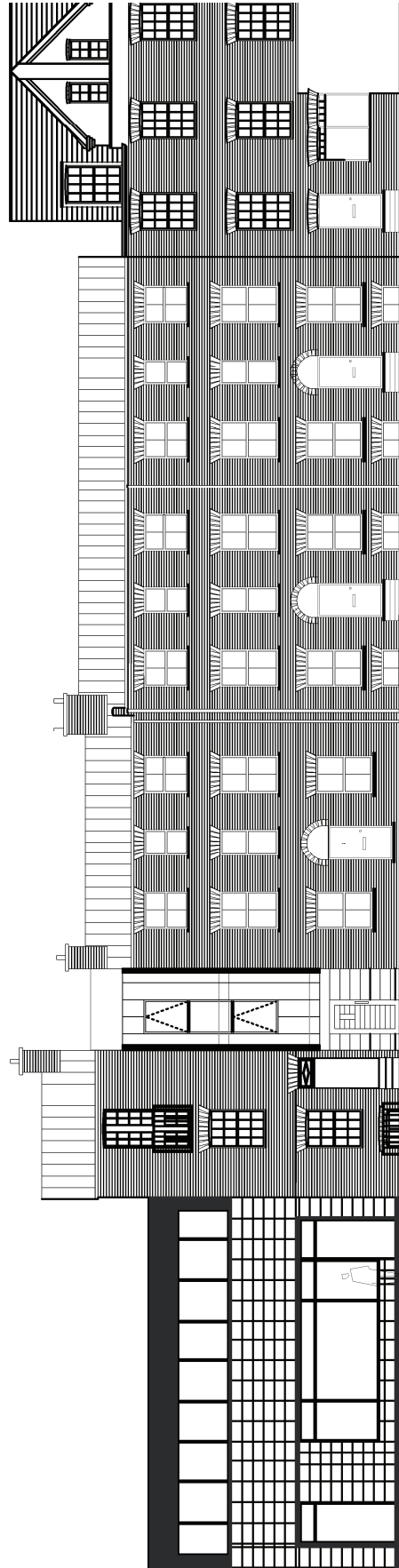


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NOTE
 This drawing is not to be scaled. All dimensions to be
 obtained on site. All drawings to be read in
 conjunction with specification where applicable.



Existing street elevation 1:100



Proposed street elevation 1:100

revision:	
No.	Date
	Content

job title	3 Portugal Place
drawing title	Existing & Proposed Street Elevation

sheet	A2	scale	1:100	date	01Feb13
drawing number	001 - 03				



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Application Number	13/0256/CAC	Agenda Item	
Date Received	22nd February 2013	Officer	Miss Catherine Linford
Target Date	19th April 2013		
Ward	Market		
Site	3 Portugal Place Cambridge CB5 8AF		
Proposal	Demolish an existing 2.2m high brick wall located to the front of the boundary. This wall is in poor condition and not an original structure.		
Applicant	Mr Andrew Pettican 3 Portugal Place Cambridge CB5 8AF		

SUMMARY	<p>The development accords with the Development Plan for the following reason:</p> <ol style="list-style-type: none"> 1. The loss of the boundary wall will not have a detrimental impact on the character or appearance of the Conservation Area;
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a strip of land between 3 and 4 Portugal Place, on the southeastern side of Portugal Place. The surrounding area is mixed use, but the adjacent uses are residential. There is a commercial building at 5-7 Portugal Place. Portugal Place is a pedestrianised street with two and three-storey terraced houses (some with basements). St Clements Church is opposite the site.
- 1.2 The site is currently a single storey extension to no. 3 Portugal Place, with a brick wall, which faces Portugal Place between nos. 3 and 4.

1.3 The site is within City of Cambridge Conservation Area 1 (Central). 1-7 Portugal Place are all Buildings of Local Interest, and St Clement's Church is a grade II* Listed Building.

2.0 THE PROPOSAL

2.1 Conservation Area Consent is sought to demolish the brick wall between nos. 3 and 4 Portugal Place.

2.2 The application is accompanied by the following supporting information:

1 . Design and Access Statement

2.3 There is a separate application for planning permission for a four storey dwelling including basement and roof terrace, which is to be considered on this agenda.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0256/CAC	Demolish an existing 2.2m high brick wall located to the front of the boundary. This wall is in poor condition and not an original structure.	Pending

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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/12 4/10 4/11 5/1 5/14 8/6 8/10 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	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)

	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Cambridge Historic Core

6.0 CONSULTATIONS

Urban Design and Conservation Team

- 6.2 No objection to the demolition of the wall.
- 6.3 The above response is a summary of the comments that have been received. Full details of the consultation response can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owner/occupier of the following address has made representations:
- 15 Haslemere Road, London (part owner of 1 and 2 Portugal Place)
- 7.2 The representation can be summarised as follows:
- Impact on the Conservation Area due to the materials
 - It should look the same as the houses on either side
- 7.3 The above representation is a summary of the comments that have been received. Full details of the representation 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 . Impact on the Conservation Area
- 2 . Third party representations

Impact on the Conservation Area

- 8.2 It is the Conservation Officer's view that the wall is not important to the character and appearance of the Conservation Area and its loss is supported as part of the redevelopment of the site. The redevelopment scheme is considered elsewhere in this agenda. I recommend a condition preventing the commencement of demolition until a contract for the redevelopment for the site in accordance with planning permission 13/0255/FUL or any other scheme approved by the Local Planning Authority, has been let (condition 2).

Third Party Representations

- 8.3 The issues raised in the representations received relate to the proposed new building, and are addressed in the report for the linked application for planning permission (13/0255/FUL).

9.0 CONCLUSION

- 9.1 The wall is not important to the character and appearance of the Conservation Area and therefore the application is recommended for approval.

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. The demolition hereby permitted shall not be commenced until a contract for the redevelopment for the site in accordance with planning permission 13/0255/FUL has been let.

Reason: To avoid the creation of cleared sites detrimental to the character and appearance of the Conservation Area. (Cambridge Local Plan 2006 policies 3/4 and 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:

Cambridge Local Plan (2006): 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 Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

WEST CENTRAL AREA COMMITTEE

28 February 2013

7.00 - 9.20 pm

Present: Councillors Reiner (Chair), Kightley (Vice-Chair), Hipkin, Reid, Rosenstiel, Smith and Tucker,

County Councillors: Brooks-Gordon, Nethsingha and Whitebread

Officers:

Head of Human Resources: Deborah Simpson

Principal Planning Officer: Toby Williams

Project Delivery and Environment Manager: Andrew Preston

Committee Manager: Toni Birkin

FOR THE INFORMATION OF THE COUNCIL

13/17/WCAC Apologies

Apologies were received from Councillor Cantrill and Councillor Bick.

13/18/WCAC Declarations of Interest (Planning)

Councillor Hipkin declared a personal and prejudicial interest in item 13/22/WCAC and withdrew from the meeting for the duration of the item.

13/19/WCAC Present for Planning

Councillors: Reiner, Kightley, Hipkin, Reid, Rosenstiel, Smith and Tucker.
Also present: County Councillors Brooks-Gordon and Whitebread.

13/20/WCAC 12/1433/FUL - 37 City Road

The committee received an application for demolition of and re-building of outbuildings to form 2 residential units. The Principal Planning Officer apologised for of errors in the report.

Toni Johnson addressed the committee on behalf of herself and residents of neighbouring properties. She made the following points in objection to the application:

- i. The property is within the Kite conservation area.
- ii. The area is valued for the charm of its 'Human Scale'.
- iii. The 2006 Local Plan requires development to make a positive contribution to the local area.
- iv. The height, mass and scale of the proposal would dominate the area.
- v. A previous application had been rejected and the new proposal is not significantly different.
- vi. Evening light would be lost.
- vii. Proposed conditions distract from the central fact that the scale of the proposal is the problem.
- viii. The old buildings are beyond repair but the proposal is not in keeping with the area.

Chris Senior of DPA Architects addressed the committee on behalf of the applicant and in support of the application.

County Councillor Whitebread (Ward Councillor for Market) addressed the committee and made the following points:

- i. Local residents had expressed their concerns to her.
- ii. The site was small and the development would dominate.
- iii. The proposal was inappropriate for the area.
- iv. Parking was already problematic in the area.
- v. Any development should have a positive impact on the area.
- vi. She urged the committee to reject the application.

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

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

-The proposed development would - by virtue of the new residential uses of the scale proposed, including in particular the proposed increases in massing, scale and footprint; the introduction of new residential uses into a relatively quiet rear garden area and the intensification of use that the residential units would create into the evenings and at weekends; and the potential and perceived overlooking and subsequent loss of privacy into neighbouring properties - result in a dominant and un-neighbourly built form that, within a tightly constrained urban site, would be detrimental to the amenity of the occupants of 33 and 34 City Road and 60, 61 and 62 Eden Street. The

proposal therefore fails to respond adequately to its context, achieve good interrelations between buildings and have a positive impact on its setting and is contrary to policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (2006) and National Planning Policy Framework guidance (2012).

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

13/21/WCAC 12/1434/CAC - 37 City Road

The committee received an application for the demolition of outbuildings.

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

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

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

13/22/WCAC 12/1072/FUL 27 Benson Street

The committee received an application for the construction of a basement flat, to include the construction of a new concrete stairwell to the rear of the first and second floor flats and to remove existing ground floor nine-foot brick wall extension and replace and extend first floor flat to rear.

Jeremy Coles addressed the committee on and made the following points in objection to the application:

- i. The development would result in a loss of residential amenity.
- ii. Removal of trees, as demonstrated by photographs, had resulted in a loss of privacy for neighbouring properties.
- iii. As per section 4.11 of the Local Plan this is a conservation area and developments should enhance the area.
- iv. As per section 4.3 of the Local Plan the development would have an adverse impact on the area.
- v. Mr Coles requested that the committee require the reinstatement of the trees to address the issue of overlooking.

County Councillor Brooks-Gordon (Ward Councillor for Castle) addressed the committee and made the following points:

- i. The proposal was out of keeping with the area.
- ii. Parking pressures
- iii. Basement developments should not be encouraged.
- iv. Small properties can be extended in more sympathetic ways by rearranging the internal space.
- v. The proposed flat would be of an inadequate size.

RESOLVED (by 5 votes to 2) to accept the officer recommendations and to approve the application, subject to additional conditions regarding landscaping in the rear garden adjacent to 27 Canterbury Street, to read:

-Prior to the commencement of development, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail proposed planting at the rear of the site adjacent to the boundary with 27 Canterbury Street and indicate tree species, girth and height and a planting specification. The landscaping shall be carried out in accordance with the approved details in the first available planting season following the implementation of the development. Any tree or shrub which dies within 5 years of planting shall be replaced with a similar species to the same specification as that approved, unless an alternative specification is otherwise agreed in writing by the Local Planning Authority.

Reason: To mitigate the potential for overlooking into the rear garden of 27 Canterbury Street (Cambridge Local Plan policies 3/4, 3/7, 3/14).

Councillor Hipkin withdrew from the meeting and took no part in the

consideration of the following item.

3d Planning Enforcement Control Enforcement Notice Report 13 Oxford Road
The committee received a report seeking the authority to close an Enforcement Investigation on the grounds that it is not expedient to pursue the breach of planning control further.

RESOLVED (by 6 votes to 0) to accept the officer recommendations.

13/23/WCAC Declarations of Interest (Main Agenda)

There were no declarations.

13/24/WCAC Minutes

The minutes of the meeting of the 10th January 2013 were approved and signed as a correct record.

13/25/WCAC Matters and Actions arising from the Minutes

13/11/WCAC: 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 was not present to respond but had confirmed prior to the meeting that the matter was being addressed.

13/9/WCAC: Councillor Smith to contact Head of Tourism and City Centre management regarding Cycle /Footpath maintenance.

Councillor Smith confirmed that the County Council were addressing the issue of dirty cobblestones. She had also had a meeting with the Executive Councillor for Environmental and Waste Services to discuss city centre cleaning. A plan had been agreed that would ensure that late night burger vans do not obstruct regular deep clean arrangements.

13/9/WCAC: County Councillor Whitebread to raise suggestions of expanded consultation regarding Maids Causeway signage.

Councillor Whitebread confirmed that this action had been completed.

13/14/WCAC: 7.5t weight restriction. Consult North Area Committee re inclusion of Victoria Road in Traffic Survey.

This suggestion had been passed on to the Chair of North Area Committee for consideration.

13/9/WCAC: Traffic light issues at Gilbert Road junction with Histon Road and Warwick Road. Councillor Kightley to assist Ms Leonard to refer this to the County Council.

Councillor Brooks-Gordon had passed this matter on to County Council Cabinet Member, Councillor Orgee who had agreed to look into it urgently.

13/26/WCAC Open Forum

(Q1) Roger Chatterton

Councillor Cantrill was asked for an update on the problems with the Midsummer Common gates.

(A) Councillor Cantrill was not present. However, other members confirmed that this was a work in progress and that Councillor Cantrill was in regular contact with the legal department regarding this matter.

Supplementary Public Question

What is the hold up? Why has this matter not been resolved?

Councillor Cantrill would be asked for a full response at the next meeting.

Action

(Q2) Edward Cearns

**What is the outcome of the consultation regarding Parker Piece lighting?
Will the public be able to comment on the design?**

Members confirmed that the consultation included design issues. However, as the consultation was not yet completed, no further information was available.

(Q3) John Lawton

The proposed lighting is out of character with the area and would attract vandalism. The bollards look like car park lighting and the rising lights would be unsafe. How do the proposals fit with the conservation plan?

Committee members suggested that, as the consultation was on-going, members of the public could input their views into that process.

(Q4) Richard Jennings

City Rangers have been tagging cycles parked informally. Can they also tag motor vehicles that obstruct the footpath?

Councillor Rosenstiel confirmed that the Police can and do, take action over obstruction or if a vehicle was parked on double yellow lines.

(Q5) Edward Cearns

Given the huge imbalance between the English Defence League (EDL) march and the Unite Against Fascism protestors, is the current approach giving the EDL a higher profile that it might otherwise achieve? Alternative, non-confrontational approaches could achieve more.

Councillor Reid responded and stated that it could be argued that different responses were equally valid.

Supplementary Public Question

It was noted that the Unite Against Fascism and other opposition groups were using equally antagonistic and aggressive slogans.

Councillor Reid she noted that although some councillors and our MP had attended the UAF march, Cambridge City Council itself did not take a formal position.

(Q6) Richard Taylor

Had the Police been consulted about the 20mph signage project?

Councillor Smith stated that the consultation had been undertaken following discussions with the Police.

13/27/WCAC Environmental Improvement Programme

The committee received a report from the Project Delivery and Environment Manager regarding the Maid's Causeway / Newmarket Road 20MPH signage project.

Members welcomed the report and expressed the hope that this would be the beginning of a culture change. It was hoped that this could be rolled out across the city at a later date and at this stage, the signage would not need to be as bold and intrusive.

(Q1) John Lawton

The height of the current signage is excessive. What are the timeframes for the work? How will success be measured? Will the scheme be extended across the city?

The Project Delivery and Environment Manager responded. The height of the signage would conform to required standards. Most of the work should be completed within six weeks. However, a road closure would be required for part of the work and this might take longer to arrange. The success of the project would be monitored with an automatic counter and with the use of Police priorities.

Members suggested that a before and after monitoring exercise would be useful.

(Q2) Member of the Public

Can members put pressure to bear so that the anomaly over the use of speed awareness courses as an alternative to penalty points is addressed? This penalty is not currently applicable in areas with a 20pmh limit.

Members agreed that this was a good point. The Chair agreed to write to Sir Graham Bright (Police and Crime Commissioner), Norman Baker MP (Parliamentary Under Secretary for Transport) and Julian Huppert MP.

Action

RESOLVED (Unanimously) to approve the Officer's recommendations for the implementation of the Environmental Improvement and Minor Highway Work Project, in accordance with the drawing in appendix D of the Officer's report, at a cost of £4,500 from the West/Central Committee's Improvement budget, added to the £3,000 approved contribution from the County Council's Joint Minor Highway Works budget.

The meeting ended at 9.20 pm

CHAIR

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COMMITTEE ACTION SHEET

Committee	West/Central Area Committee
Date	28th Feb 2013
Circulated on	12th March 2013

ACTION	LEAD OFFICER/MEMBER	TIMESCALE/ PROGRESS
13/25/WCAC Outstanding Action from meeting of 23 August 2012, minute number 12/51/WAC, question from Richard Taylor regarding planning permission for works carried out on Midsummer Common.	Councillor Cantrill	
13/27/WCAC Request that speed awareness course to be available as a sanction for breaking 20pmh limits. The Chair agreed to write to Sir Graham Bright (Police and Crime Commissioner), Norman Baker MP (Parliamentary Under Secretary for Transport) and Julian Huppert MP.	Councillor Reiner	

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Neighbourhood profile update Cambridge City West/Central Neighbourhood

April 2013



**Steve Poppitt, Safer
Neighbourhoods
Inspector**

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



1 INTRODUCTION	2
Aim	
Methodology	
2 CURRENT PRIORITIES	3
3 PRO-ACTIVE WORK & EMERGING ISSUES	5
4 ADDITIONAL INFORMATION	7
Current Crime & ASB Incident Levels by Ward	
Arson Data	
Environmental Services Data	
5 RECOMMENDATIONS	11

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 December 2012 to March 2013, compared to the previous reporting period (August to November 2012) and the same reporting period in 2011/12.
- City Council environmental services data for December 2012 to March 2013, compared to the same reporting period in 2011/12; and
- Information provided by the Safer 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 10 January 2013, the committee recommended adopting the following issues as priorities:

- Cycle crime, including dangerous cycling and theft of cycles;
- Over-ranking of the taxi rank in St. Andrew's Street; and
- ASB in the Grafton Centre / Christ's Pieces area.

The Neighbourhood Action Group, at its meeting of 17 January, assigned the actions to be taken and the lead officers for each of the priorities. The tables below summarise the action taken and the current situation.

Cycle crime, including dangerous cycling and theft of cycles	
Objective	Reduce dangerous cycling and theft of pedal cycles in the West and Central areas.
Action Taken	<p>The Lights Instead of Tickets (LIT) campaign has continued throughout the last reporting period. The total number of Fixed Penalty Notices (£30 penalty) has now reached 1350 across Cambridge with approximately 80% voided through the LIT scheme. Action has also been taken in respect of dangerous cycling by both the City Centre team and colleagues from the Special Constabulary. For example, on 6 February 2013 colleagues from the Special Constabulary issued 25 Fixed Penalty Notices (FPNs), and on 26 and 27 March 2013, the City Centre team issued 75 FPNs mainly for offences of contravening road traffic signs and cycling the wrong way down one-way streets.</p> <p>A combination of prevention and enforcement work has been undertaken to combat the theft of pedal cycles. Pedal cycle crime reduction surgeries have been conducted by the West team Police Community Support Officers, for example, at Burlton Road, the Buttery and at the Sigdwick Site. Other proactive tactics have been employed by the City Centre and West team and the high profile activity in relation to the LIT scheme and dangerous cycling has also had a positive deterrent effect. Hotspot areas have been targeted and intelligence developed to enable the execution of search warrants in respect of stolen cycle. In total, 24 arrests for pedal cycle theft have been made during the reporting period.</p>
Current Situation	The LIT scheme and other pro-active tactics have had a positive impact on dangerous cycling and road safety. Whilst theft of pedal cycles have decreased compared to the previous reporting period (231 thefts compared to 390), they remain

	higher than the same period last year (199 thefts). In addition, the seasonal peak for pedal cycle thefts is approaching and more work needs to be conducted around this crime type.
Lead Officers	Sergeant Andrea Gilbert / Sergeant Jayne Drury Cambridgeshire Constabulary

Over-ranking of the taxi rank in St. Andrew's Street	
Objective	Reduce over-ranking at the taxi rank in St Andrew's Street.
Action Taken	<p>This priority is currently being led by the City Council and supported by the police. The County Council have just completed a consultation, which explores utilising the Drummer Street rank more effectively and possibly introducing an electronic system that will notify drivers when a space becomes available on the St. Andrews Street rank. Once the results of the consultation have been considered and a decision made on implementation, the City Council will commence staged enforcement action.</p> <p>In the interim period, the police have been sending the message that over-ranking is not acceptable by issuing non-endorsable Fixed Penalty Notices (£30 penalty) to those drivers found over-ranking on the St. Andrews Street rank. Since the commencement of this priority, the City Centre policing team have issued 50 Fixed Penalty Notices to those taxis that have committed the offence of causing an unnecessary obstruction. The City Centre team will continue with this tactic.</p>
Current Situation	It is recommended that this remains a priority to allow the County Council to implement the new traffic management scheme and for the City Council to commence their enforcement strategy.
Lead Officer	Robert Osbourn Cambridge City Council

ASB in the Grafton Centre / Christ's Pieces area	
Objective	Reduce ASB in the Grafton Centre / Christ's Pieces area
Action Taken	High profile and plain clothes patrols have focused on this area and searches and arrests have been made for possession of drugs and other offences. A dedicated operation took place in March with some impressive results. There were 21 stop searches for drugs offences and 4 arrests for drugs. Officers also dealt with begging offences, arrested 1 person for shoplifting and another for breaching a restraining order. Full use was made of the direction to leave power (s27, Violent

	Crime Reduction Act 2006) to discourage the formation of unruly groups and 8 directions to leave were issued. Licensing intelligence work was also undertaken and one off-licence was caught selling to an intoxicated street drinker; decisions regarding these premises are still under consideration. Intelligence has also been gathered about the sales practices of other licensed premises. This intelligence will be used to direct further work in this important area.
Current Situation	It is felt that the new licensing conditions of News & More have helped to reduce street drinking and ASB in the Grafton area. Coupled with prolonged cold weather and the police operation in March these have had the effect of achieving a reduction on last year's ASB figures. However, seasonal street drinking is about to gather momentum and this will require the full effort of the team to manage and further work in this area is recommended.
Lead Officers	Sergeant Andrea Gilbert / Sergeant Jayne Drury Cambridgeshire Constabulary

3. PRO-ACTIVE WORK & EMERGING ISSUES

- Following reports of rough sleeping in the garages at Malcolm Place, City Council ASB officers and the police carried out door-knocking in the area and spoke to residents and businesses about their concerns. The businesses reported concerns about rough sleepers in the private car park behind the shops and the litter left by them. They were given advice on how to report rough sleeping and agreed to do so. Residents were leafleted with information on how to report ASB in the area. PCSOs are carrying out regular checks of the garages and encouraging rough sleepers to engage with support. Rough sleeping in the garages is discussed as a regular agenda item at the City Council's monthly Task and Target meetings.
- There have been good reductions in overall crime and ASB, particularly in the areas of dwelling burglary, violent crime, theft from vehicle and criminal damage.
- Although pedal cycle crime has decreased compared to the last reporting period it still remains comparatively high.
- Personal robbery has remained low. These are random offences across the City area. Worthy of note is that a male was charged with the robbery, which occurred on Christmas day in Eden Street.

- The police continue to work very closely with Cambridge Business Against Crime (CAMBAC) to combat shoplifting offences and several good arrests have been made of organised crime groups who have targeted Cambridge. For example, on 4 April 2013, acting on information provided by keen-eyed PCSOs, three offenders were stopped in a vehicle by the police and found to be in possession of £1,500 of goods stolen from City Centre stores. The month of April also sees the start of a Cambridgeshire-wide initiative to reduce shoplifting.
- The police have worked with the Cam Conservators and the City Council in respect of the punt touts on King's Parade and the use of unlicensed punts from Garret Hostel Lane. Several chauffeurs were summonsed for using unlicensed vessels and in January and March appeared at Cambridge Magistrates' Court. So far 7 offenders have been found guilty and have received fines of over £13,000 between them. This has sent a clear message that unlicensed tours will not be tolerated. Since the convictions in January there has been no touting of the unlicensed punt tours on King's Parade. This will have a very positive effect on businesses and also the ability of the public to walk down King's Parade without being harassed.
- Last May, a significant number of students attended "Caesarian Sunday" on Jesus Green. This event generated complaints regarding excessive alcohol consumption, anti-social behaviour and litter. This year a clear message has been given by the police and the university that a recurrence of this behaviour will not be tolerated and plans are already in place prevent this.
- Cambridge City continues to be the destination for travelling offenders who target the City's nightclubs and bars to steal mobile phones. Arrests continue to be made against these criminals and in March five people from Northampton were arrested in connection with the theft of 15 mobile phones. They were all remanded in custody.

ARSON DATA

Period: December 2012 – March 2013

Deliberate fire summary:

Incident	Refuse	Bin	Vehicle	Residential	Non residential
NEWNHAM	0	0	0	0	0
CASTLE	0	0	0	0	0
MARKET	8	3	0	0	0

General	With the exception of Market ward, the numbers of deliberate fires in the area are reduced upon recent years mainly due to excellent partnership work to reduce these types of fire and the severe weather during this period.
Newnham	No incidents.
Castle	No incidents.
Market	There has been an increase of eight avoidable fires in this ward over the three recorded during the last reporting period, plus three additional bin fires.
Recommendations	Request that the campaign mentioned below is considered as a priority for the forthcoming spring and summer period.

Market ward

City council's waste enforcement officers and Fire & Rescue Service's "Green Watch" plan to repeat last Spring's campaign to engage with and promote waste risk management and security, with retailers and others. In addition to the life and property fire risk associated with unattended waste in the streets over night, there is also the use of bagged waste in anti-social and disorderly behaviour.

Councillors' support for the campaign, during the summer period, would assist with the efforts to reconcile commercial collection company's claims that, due to access issues, they have to collect waste early morning prior to 07:00. Retailers and other businesses state that it is not viable to have staff work between 05:00 and 07:00 hours just to deal with a waste collection.

The cost of these incidents to the Fire & Rescue Service alone (not including civic remedial costs) is a minimum of £4,400, which in the current financial

environment are avoidable costs that could contribute to the retention of services which may in the future be in jeopardy.

Open spaces

As the weather improves, the Fire & Rescue Service will add the open spaces around the City to their preventative patrols, engaging with the public with regards the dangers of bonfires, and where appropriate, the use and safe disposal of barbeque materials.

Emergency vehicle access to Grantchester area

Co-operative work continues with County highways with plans to ease access for fire appliances and ambulances to the area.

ENVIRONMENTAL SERVICES DATA

Newnham

Abandoned vehicles

- December 2012 to March 2013: 5 reports, which included
 - 3 vehicles not on site following inspection
 - 2 CLE26 notices issued to offenders on behalf of the DVLA for not displaying road tax on a public highway
- Hotspots: None
- December 2011 to March 2012: 3 reports

Fly tipping

- December 2012 to March 2013: 7 reports, which included
 - 1 requests for waste transfer documentation from trade offenders
- Hotspots: None
- December 2011 to March 2012: 10 reports

Derelict cycles

- December 2012 to March 2013: 5
- Hotspots: None
- December 2011 to March 2012: 5

Needle finds

- December 2012 to March 2013 2012: None
- Hotspots: None
- December 2011 to March 2012 2011: None

Castle

Abandoned vehicles

- December 2012 to March 2013: 5 reports, which included
 - 4 vehicles not on site following inspection
 - 1 vehicle subsequently claimed by their owners

- Hotspots: None
- December 2011 to March 2012: 7 reports

Fly tipping

- December 2012 to March 2013: 11 reports, which included
 - 2 requests for waste transfer documentation from trade offenders
- Hotspots: None
- December 2011 to March 2012: 12 reports

Derelict cycles

- December 2012 to March 2013: 2
- Hotspots: None
- December 2011 to March 2012: 11

Needle finds

- December 2012 to March 2013: None
- Hotspots: None
- December 2011 to March 2012: 3

Market

Abandoned vehicles

- December 2012 to March 2013: 7 reports, which included
 - 5 vehicles not on site following inspection
 - 2 CLE26 notices issued to offenders on behalf of the DVLA for not displaying road tax on a public highway
- Hotspots: None
- December 2011 to March 2012: 4 reports

Fly tipping

- December 2012 to March 2013: 69 reports, which included
 - 2 formal warning letter issued to domestic offenders
 - 5 requests for waste transfer documentation from trade offenders
- Hotspots: Burleigh Place (3), Market Hill (3), Market Street (3), Regent Street (4)
- December 2011 to March 2012: 162 reports

Derelict cycles

- December 2012 to March 2013: 76
- Hotspots: St. Andrew's Street (8)
- December 2011 to March 2012: 135

Needle finds

- December 2012 to March 2013: 22
- Hotspots: Napier Street (5), Salmon Lane (8)
- December 2011 to March 2012: 25

5 RECOMMENDATIONS

- Theft of cycles
- Over-ranking of the taxi rank in St. Andrew's Street
- ASB in the Grafton Centre / Christ's Pieces area
- Waste risk management and security in Market ward

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CAMBRIDGE CITY COUNCIL

REPORT OF: Director of Environment

TO: West/Central Area Committee

25/4/2013

WARDS: Castle, Market, Newham

DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS: PROGRESS ON WEST/CENTRAL AREA PRIORITY PROJECTS

1 INTRODUCTION

- 1.1 Area Committees now have devolved decision-making powers over how certain types of developer (S106) contributions are used. In the first prioritisation round, 16 priority projects (worth over £550,000 in total) were identified across all four area committees.
- 1.2 In this Area, residents and community groups were consulted at a workshop last September on local needs and ideas for new/improved local facilities to help address the impact of development. Having considered the range of options that were both eligible for developer contributions and deliverable in the short-term (by March 2014), last November's Area Committee identified three priority projects, plus an additional community facilities grant in the first round. These are:
 - ▶ Benches in parks & open spaces in the West/Central Area
 - ▶ Improving access to Midsummer Common Community Orchard
 - ▶ Improvements to Histon Road Recreation Ground entrances
 - ▶ Community meeting space at Centre 33, Clarendon Street.
- 1.3 Section 3 of this report provides a short update on the progress in finalising and delivering the Area's priority projects, in line with a commitment to give progress reports to each of the area committees.

2. RECOMMENDATIONS

- 2.1 To note the steps being taken to deliver the Area Committee's priority projects funded by devolved developer contributions.

3. WEST/CENTRAL AREA PRIORITIES FOR DEVOLVED DEVELOPER CONTRIBUTIONS FUNDING

	Description	Ward	S106 funding	Consult	Project Appraisal	Delivery start	Expected completion
a.	Benches in Parks & Open Spaces	Area-wide	£30,000	From May '13	July '13	Sept '13	March14
b.	Access Improvements to Midsummer Common Community Orchard	Market	£20,000	June '13	July '13	October '13	March14
c.	Improvements to Histon Road Rec Ground entrances	Castle	£50,000	From June '13	August '13	October '13	March14
	Community Meeting space at Centre 33	Market	£12,000 (grant)	N/A	Approved: Jan '13	April '13: on-going	March14

- i. More details on consultation arrangements for priorities [a] – [c] will be provided to the Area Committee and will be publicised via the Developer Contributions web page (www.cambridge.gov.uk/s106). Area workshop participants, local community groups and local councillors will also be notified of consultations by email (where up-to-date addresses are known). The local primary schools will be invited to take part in design of the improved Histon Road Rec. entrances.
- ii. In line with the Council's Constitution, project appraisals for Area Committee devolved priorities under £75,000 will be considered by the Area Chair, Vice Chair and Opposition Spokes.
- iii. As the proposed access improvements to the Midsummer Common Community Orchard are worked up in detail, officers will take stock of whether this may require an application to the Secretary of State for approval of works on Commons. Timings for the development of the improved entrances at Histon Road Rec Ground will also depend on the appointment of an artist and his/her approach to engaging the community and delivering the project brief. Officers will keep the Area Committee updated on whether this might affect the current expected completion dates.

4. WIDER ISSUES AND NEXT STEPS

- 4.1 Beyond the Area-specific first round priorities, the Executive Councillors last January approved 10 strategic projects (benefiting more than one area of the city) totalling over £900,000 of city-wide developer contributions funding. This included the following projects in the West/Central Area, for delivery in the short-to-medium term:
- ▶ Extension of Paradise local nature reserve
 - ▶ Drainage of Jesus Green
 - ▶ Public art to mark 150 years of Football Association rules and the 400th anniversary of the city's acquisition of Parker's Piece.

In addition, the development of the Rouse Ball Pavilion on Jesus Green was identified as a longer-term strategic project priority. An update on the progress in taking forward these projects will be reported to the Community Services Scrutiny Committee in June.

- 4.2 The second prioritisation round over the use of devolved and city-wide developer contributions (drawing on ideas raised at last autumn's area workshops) will take place in the second half of 2013.
- a. In preparation, the proposed process (including arrangements for further inputs from residents and community groups) will be reported to the Community Services Scrutiny Committee in June.
 - b. Once the process has been finalised and once further inputs from residents and community groups have been received and assessed, it is currently envisaged that project options for Members to choose from will be reported to the West/Central Area Committee in late autumn 2013.

5. BACKGROUND PAPERS

The following papers on devolved decision-making and developer contributions were used in the preparation of this report.

- Report to West/Central Area Committee, 1/11/2012
- Report to Community Services Scrutiny Committee, 17/1/13

This and other background information can be found on the Council's Developer Contributions web page (www.cambridge.gov.uk/S106).

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

Author's name: Tim Wetherfield, Urban Growth Project Manager
Author's phone number: 01223 – 457313
Author's email: tim.wetherfield@cambridge.gov.uk

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To: **West Central Area Committee - 25th April 2013**

Report by: Jackie Hanson, Operations & Resources Manager,
Community Development

Wards affected: Castle, Market, Newnham,

**Community Development and Arts & Recreation Development
AREA COMMITTEE GRANTS 2013-14**

1. Executive summary

1.1 This report details applications received to date for 2013-14 funding for projects in the West Central Area, makes recommendations for awards and provides information on the eligibility and funding criteria.

2. Recommendations

The West Central Area Committee Councillors are recommended:

- 2.1 To consider the grant applications received, officer comments and proposed awards detailed in Appendix 1
- 2.2 To agree the proposed awards detailed in Appendix 1 and summarised in the table below:

Ref	Organisation	Purpose	Award
WC1	Christ's Pieces Resident's Association	2 talks on local history	£300
WC2	Friends of Histon Road Cemetery	3 newsletters, website, posters, meetings	£290
WC3	Friends of Histon Road Cemetery	Histon Road Cemetery History Day	£200
WC4	Friends of Histon Road Recreation Ground	Community summer event with an international theme (June 2013).	£1,200
WC5	St Augustine's Church, Cambridge	Programme of talks, concerts and local events (5 Friday evenings and 1 Saturday evening)	£1,000
WC6	Windsor Road Resident's Association	Contribution to the running of the group and holding an annual meeting.	£125

Budget available	£8,400
Total awards	£3,115
Budget remaining	£5,285

3. Background

3.1 Management

Funding has been devolved to Area Committees for local projects meeting the Community Development, Sports or Arts strategic priorities since 2004. For the previous four years these grants have been managed on behalf of the council by the Cambridgeshire Community Foundation which was unable to continue with this service. This responsibility has returned to the Community Development Grants Team.

3.2 Following consultation with councillors in October 2012 it was agreed to promote one grants round which was launched in January 2013, bringing applications for consideration to one meeting of each of the area committees. The grants were publicised in Cambridge Matters, via neighbourhood workers and members, in local publications and voluntary organisations newsletters, by posters and publicity leaflets and previous applicants were also invited to apply. The closing date for applications for consideration by West Central Area Committee was 8th April 2013.

3.3 Funding Available

There is a total of £84,000 available across the four area committees for 2013-14. £55,000 has been allocated from the Community Development grants budget and £29,000 from the Arts and Recreation Development (formerly known as Leisure) grants budget.

These budgets have been merged and divided between the area committees in accordance with population and poverty calculations. The amount available for each area is as follows:

Committee	%	£
North	37.8	31,752
South	20	16,800
East	32.2	27,048
West Central	10	8,400
Total		84,000

3.4 Eligibility Criteria and Funding Priorities

Applications are invited from voluntary organisations, community groups and groupings of local residents that are able to meet basic accountability requirements. Priority is given to projects that are aimed at those people whose opportunities are restricted by disability, low income or discrimination. Projects should meet the Community Development and Arts and Recreation Development priorities detailed in Appendix 2.

The maximum any organisation can apply for is £5,000 across all area committees and grants cannot be made retrospectively. Full details of the eligibility criteria are available on request.

3.5 Year Round Applications

Applications will be considered on an individual basis after this main grants round for as long as funding is available. Officers will make decisions on awards up to £2,000. Committee Chairs will be required to make decisions on awards proposed between £2,000 and £5,000. Officers will circulate updates on applications and awards twice a year. In December 2013 the area budgets will be merged and any funding

remaining will be allocated across the areas as applications are received to ensure effective use of the funds available.

3.6 2012-13 Awards

After the end of the financial year we will collect the monitoring reports for awards made during 2012-13 and circulate a summary to members.

3.7 Funding Agreements

All awards are subject to funding agreements and monitoring reports. We consider proportionate requirements dependent on the size of the organisation, project and award.

Appendix 1 – West Central Area Committee Grant Applications and Recommendations 2013-14

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
WC1	Christ's Pieces Residents' Association	2 talks on local history at the Unitarian Church, Emmanuel Road	Engage with local residents, especially older residents. Sense of community.	All residents in Kite area: approx 650 houses, 1,200 Market residents to be invited	Full cost: £440 Income: CPRA subs	£300	£300
	Officer comment	Speaker fees £100. Recommend contribution requested.					
	Previous 2 years funding	2012/13: £500	2011/12: N/A				
WC2	Friends of Histon Road Cemetery	3 newsletters; website maintenance; posters; materials and insurance for volunteers; meetings, AGM; talks and exchanges with other similar groups.	To improve, conserve, support and protect Histon Recreation Park for the use and enjoyment of the public, and to provide an opportunity for members of the Friends to meet and socialise.	Approx 2000 - anyone who lives by, visits or passes through the cemetery. North residents = 1500; Castle 500.	Full cost: £3100 Income: £1810	£1,290	£290
	Officer comment	£1,000 has been awarded by North Area Committee. Recommend £290 balance from West Central Area Committee					
	Previous 2 years funding	2012/13 £1200, £625 Green day event	2011/12 £450, £700				

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
WC3	Friends of Histon Road Cemetery	Histon Road Cemetery History Day - an open day with displays, tours and other activities in July 2013.	To promote awareness of the historical and heritage aspects of the cemetery and to increase awareness of cemetery as a space for recreation and reflection. Awareness of Friends' activities.	100 from North and 100 from Castle. All ages	Full cost: £400 Income £ none	£400	£200
	Officer comment	£200 has been awarded by North Area Committee. Recommend £200 balance from West Central Area Committee					
	Previous 2 years funding	see above					
WC4	Friends of Histon Road Recreation Ground	Community summer event with an international theme on 30th June 2013, for existing and potential park users	Promote responsible use of the park, engage all users in managing and developing the facilities	250/300 Children, families and older people in the short term. Wider community in the long term (200-225 Castle)	Full cost: £1,380 Income: £180	£1,200	£1,200
	Officer comment	Funding for publicity, workshop materials, marquee, insurance, entertainment. Recommend amount requested.					
	Previous 2 years funding	2012/13: £2,261		2011/12: £1,500			

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
WC5	St Augustine's Church, Cambridge	Programme of talks, concerts and local events autumn/winter 2013-14 at St Augustine's Church Hall. Averaged 20 different events over each of the last three years.	Enable older residents to lead more socially active lives. Free activity for those on limited incomes. Encouraging the local community to come together. Improve the well being and vitality of the local community	1500 to 2000 people (1800 Castle, some from Arbury)	Full cost: £4,000 Income: £2,000 from church funds	£2,000	£1,000
	Officer comment	Supported by Richmond, Oxford and Windsor Road Residents Associations. High cost fees and travel expenses for speakers/performers £1,600, refreshments £700, publicity £800. There is no charge for the audience. Recommend reduced amount and encourage them to find supplementary sources of funding.					
	Previous 2 years funding	2012/13: £2,000	2011/12: £2,000				
WC6	Windsor Road Resident's Association	Community events and meetings	Sense of community, protection of the environment and social activity.	All residents of Windsor Road: 109 dwellings, 250-260 residents (all Castle residents)	Full cost: £425 Income: £300	£125	£125
	Officer comment	Social activities are held jointly with Oxford and Richmond Road Resident's Associations. Recommend amount requested.					
	Previous 2 years funding	2012/13: £250	2011/12: £400				

Community Development

Community Activities

1. Activities which support children and young people and families experiencing disadvantage:

- § to provide children and young people with opportunities to participate in positive activities, engage in democratic processes, and improve the quality of life in neighbourhoods
- § to meet the needs of children and young people in the areas of growth or demographic change

2. Activities which support

- § **BME groups**
- § **people with disabilities**
- § **LGBT groups**
- § **women** lacking opportunities to live safe and fulfilling lives
- § **community cohesion** - activities helping people from different backgrounds to integrate into the Cambridge community and to get on well together

3. Activities which support older people to live socially and physically active lives.

Consideration will be given to specific activities and services that enable those groups and individuals to participate in their communities and improve their own well-being. Activities must include one or more of the following:

- § supporting those who are disadvantaged by low income/ disability/ discrimination
- § proposals that enable people to participate in decisions and influence the services that affect their lives
- § bringing people together to identify common issues and to bring about change
- § investigating local needs and developing responsive projects
- § increasing the awareness of and celebrating the city's cultural diversity

It is not for personal care services, proselytising or worship or services which are the responsibility of other statutory agencies

4. Social and Economic Deprivation

Projects, services or activities which promote Economic Inclusion.

- § Supporting organisations that help individuals to overcome barriers to participation in the City's economy.
- § Support, advice and guidance for workless people and those at the risk of worklessness to gain the confidence, motivation, skills and qualifications to engage in rewarding employment or entrepreneurial activities.

Arts & Recreation

1. Improve access to leisure activities

A targeted approach to improving access to arts and sports for city residents who currently have restricted access, particularly including:

- § Minority Ethnic Groups
- § People with disabilities
- § People on low incomes
- § Children, young people and older people at risk of exclusion from leisure opportunities

2. Enhance the City's cultural offer

Arts and sports activities that enhance Cambridge's cultural offer by doing some or all of the following:

- § Celebrating Cambridge's cultural identity or local traditions
- § Benefiting the local economy
- § Reflecting the city's creative reputation through being new, innovative, and ambitious
- § Promoting environmental sustainability

3. Encourage and support local neighbourhood arts and sports activities that enhance current provision and are for the benefit of local residents