



**SOUTH AREA COMMITTEE**  
**CHAIR CLLR AMANDA TAYLOR**  
**LABOUR SPOKES – CLLR RUSS MCPHERSON**



**AGENDA**

**To: City Councillors:** Taylor (Chair), Blackhurst (Vice-Chair), Al Bander, Ashton, Dryden, McPherson, Pippas, Stuart and Swanson

**County Councillors:** Carter, Heathcock and Shepherd

*Dispatched: Friday, 28 October 2011*

**Date:** Monday, 7 November 2011

**Time:** 7.30 pm

**Venue:** Meeting Room - CHVC - Cherry Hinton Village Centre

**Contact:** Martin Whelan

**Direct Dial:** 01223 457012

**1 APOLOGIES FOR ABSENCE**

**2 MINUTES** (*Pages 1 - 6*)

**3 MATTERS AND ACTIONS ARISING FROM THE MINUTES**

**4 DECLARATIONS OF INTEREST**

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

**5 OPEN FORUM**

**6 APPROVAL OF MEETING DATES FOR 2012/13 AND 2013/14 (PROVISIONAL)**

The committee is asked to consider the approval of meeting dates for

2012/13 and 2013/14 (Provisional).

## **2012**

10th May (Thursday)

16th July

10th September

12th November

## **2013**

14th January

7th March

9th May (Thursday)

## **2013/14 (provisional)**

15th July

9th September

6th January

10th March

8th May (Thursday)

## **7 POLICING AND SAFER NEIGHBOURHOODS** *(Pages 7 - 20)*

## **8 SITING OF AN ADDITIONAL ADVICE KIOSK FOR THE SOUTH AREA** *(Pages 21 - 22)*

An additional self-help touch screen kiosk, which can give access online to answers to common issues, is available for South Cambridge. Suggestions are sought from the members of the committee and the public on potential locations for the siting of the kiosk.

A representative of the CAB will be present to introduce the item and answer any questions from the committee and/or the public. *(Pages 21 - 22)*

## **9 PLANNING ITEMS**

9a 11/0900/FUL - Hills Road Sixth Form College Sports Ground, Sedley Taylor Road *(Pages 23 - 60)*

9b 11/0873/FUL - 12A Drayton Close *(Pages 61 - 78)*

9c 11/0202/FUL - 31 Beaumont Rd *(Pages 79 - 92)*

## INFORMATION FOR THE PUBLIC

**The Open Forum section of the Agenda:** Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

***To ensure that your views are heard, please note that there are Question Slips for Members of the Public to complete.***

### **Public speaking rules relating to planning applications:**

Anyone wishing to speak about one of these applications may do so provided that they have made a representation in writing within the consultation period and have notified the Area Committee Manager shown at the top of the agenda **by 12 Noon on the working day before the meeting** of the Area Committee.

**Filming, recording and photography** at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

## REPRESENTATIONS ON PLANNING APPLICATIONS

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

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

Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional

information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

At the meeting public speakers at Committee will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

### **To all members of the Public**

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

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

Additional information for public: City Council officers can also be emailed [firstname.lastname@cambridge.gov.uk](mailto:firstname.lastname@cambridge.gov.uk)

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

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

**SOUTH AREA COMMITTEE**

26 September 2011

7.00 - 8.50 pm

**Present:**

**City Councillors**

Taylor (Chair), Blackhurst (Vice-Chair), Ashton, Dryden, McPherson, Pippas, Stuart and Swanson

**County Councillor**

Carter

**Officers Present**

Principal Planning Officer - Toby Williams

Project Delivery and Environment Manager - Andrew Preston

Committee Manager – Martin Whelan

**Also Present**

Chief Executive Cambridgeshire Community Foundation – Jane Darlington

**11/42/SAC Apologies for Absence**

Apologies for absence were received from County Councillor Heathcock and City Councillor Al Bander.

**11/43/SAC Minutes of the meeting held on 11 July 2011**

The minutes of the meeting held on 11 July 2011 were agreed as a true and accurate record.

**11/44/SAC Matters and Actions Arising from the Minutes**

Cllr Ashton requested an update on the discussions regarding the height of the hanging baskets on Cherry Hinton High Street. It was agreed to defer the update to item 11/48/SAC.

**11/45/SAC Declarations of Interest**

There were no declarations of interest.

**11/46/SAC Open Forum**

Mr Limb addressed the committee and highlighted the recent very successful Cherry Hinton Festival. Cllr Dryden praised the hard work of the organisers and other Councillors highlighted other successful community events.

The following community events were highlighted

- Cherry Hinton Groups Community Forum on 15<sup>th</sup> October at the village centre.
- Health and Well Being Extravaganza on 5<sup>th</sup> October organised by the Queen Edith's Medical Centre at Queen Edith's Chapel.
- The Cherry Hinton Christmas Tree Light switch on 10<sup>th</sup> December.

**11/47/SAC Community Development Grants 2011-12**

The committee received a report from the Chief Executive of Cambridgeshire Community Foundation regarding Community Development Grants.

Ms Darlington reported a late request for funding from the Cherry Hinton Residents Association for funding towards a community Christmas event. It was noted that the application was requesting a contribution towards the cost of a Christmas tree and lights, plus a brass band. Following discussion it was agreed to consider the application, but that the organisers should be reminded of the need to stick to the published deadlines. Cllr Dryden agreed to feed back to the residents association.

With reference to the Princes Court and Hanover Court application, the offer of the loan of the marquee from Trumpington Residents Association was welcomed however it was noted that it was unlikely to be big enough for the size of the proposed event.

Cllr Stuart highlighted the excellent scrapbook, which had been circulated to members of the committee, which chronicled the history of Trumpington Elderly Action from its inception.

**Resolved** (Unanimously) to approve the applications as listed in the committee report, and the tabled application (£765 – Cherry Hinton Residents Association).

### **11/48/SAC Environmental Improvement Programme - Highway Schemes**

The Environmental Projects Manager explained that the specification for the existing hanging basket scheme required a 3-metre clearance from the underside of the basket. The committee noted that a request had been made to the contractor to assess what (if any) flexibility existed to this arrangement.

The committee received a report from the Environmental Projects Manager regarding the Environmental Improvement Programme – Highway Schemes.

The Environmental Projects Manager explained that the County Council had requested that the City Council provided matched revenue funding for small highways schemes such as traffic regulation orders (TROs).

The following new schemes were suggested

- A possible revision to the residents parking scheme in the New Town area.
- Installation of bollards in the immediate vicinity of Cherry Hinton Post Office, to stop inappropriate parking in the area. The Environmental Projects Manager explained that this scheme if it went forward would require permission of the Area Joint Committee.
- Installation of double yellow lines on the junction outside Alliance Court, to mirror the arrangements on the junction outside of Lady Jane Court.
- An additional “no through road” sign on Rathmore Road.

It was noted that the scheme listed for Eland Way was actually in South Cambridgeshire, and it was agreed to remove the item from the list.

Further information was requested from ward councillors on the proposals for Alpha Terrace and Hinton Avenue/Hills Avenue.

Clarification was requested on the Elsworth Way scheme. The Environmental Projects Manager explained that the proposal had been received from former City Councillor Alan Baker and related to “de-cluttering” the signage in the area.

**Resolved** (Unanimously) To allocate £5500 from the 2011/12 programme budget to match fund the County Council’s contribution to deliver minor highway schemes prioritised from the list in Appendix B of the committee report, subject to further consultation and approval of the specific projects at a future meeting.

### **11/49/SAC Planning Applications**

**8a** 11/0264/FUL - Former 5 Bells Public House, High Street, Cherry Hinton  
The committee received an application for full planning permission for the development of six terraced dwellings and associated works.

In light of the proximity of the site to Cherry Hinton Infants School, the following amendment to the collection and deliveries condition (condition 4) was agreed.

“Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays. In addition, there shall be no collection or deliveries between 0830 and 0930, and 1500 to 1600 Monday to Friday.”

The agent (Mr Proctor) spoke in support of the application.

**Resolved** (By 6 votes to 1) to approve application subject to the prior completion of a section 106 planning obligation (a unilateral undertaking) and the amended condition 4, for the following reasons

a) It is considered to conform to the Development Plan as a whole, particularly the following policies: East of England plan 2008: EVN7Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 Cambridge Local Plan (2006): 3/4, 3/6, 3/7, 3/8, 3/10, 3/11, 3/12, 4/7, 4/13, 5/1, 5/11, 8/2, 8/4, 8/6, 8/10, 10/1



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

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our

Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

The meeting ended at 8.50 pm

**CHAIR**

This page is intentionally left blank

## Neighbourhood Profile Update Cambridge City South Neighbourhood

November 2011



**PS Jim Stevenson**  
Neighbourhood Policing  
Sergeant

**Lynda Kilkelly**  
Safer Communities Manager  
Cambridge City Council



**CONTENTS**

<b>1. INTRODUCTION</b>	<b>2</b>
<b>Aim</b>	<b>2</b>
<b>Methodology</b>	<b>2</b>
<b>2. PREVIOUS PRIORITIES &amp; ENGAGEMENT ACTIVITY</b>	<b>3</b>
<b>Previous Priorities</b>	<b>3</b>
<b>Engagement Activity</b>	<b>5</b>
<b>3. AN INTRODUCTION TO ANTI-SOCIAL BEHAVIOUR (ASB) IN CAMBRIDGE CITY</b>	<b>5</b>
<b>4. EMERGING ISSUES</b>	<b>6</b>
<b>5. CURRENT CRIME AND INCIDENT LEVELS</b>	<b>11</b>

**1. INTRODUCTION****Aim**

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

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

**Methodology**

This document was produced using the following data sources:

- Crime and Incident data from June 11 – September 11 and as a comparison data from February 11 – May 11 and June 10 – September 10.
- Information from the Neighbourhood Policing teams October 2011.
- Environmental data from Cambridge City Council for the period June 2011 – September 2011, compared with the same period the previous year.

## 2. PREVIOUS PRIORITIES & ENGAGEMENT ACTIVITY

### Previous Priorities

At the neighbourhood panel meeting on 11<sup>th</sup> July 2011, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities which were set:

<b>Drug-misuse and associated anti-social behaviour - Arran Close, Cherry Hinton</b>	
<b>Objective</b>	<ul style="list-style-type: none"> <li>□ To reduce incidences of anti-social behaviour</li> <li>□ To seek to prosecute offenders and determine other methods of enforcement where appropriate</li> <li>□ To increase resident confidence in policing services.</li> </ul>
<b>Action Taken</b>	<ul style="list-style-type: none"> <li>□ Approximately 40 hours of dedicated patrols were conducted in Arran Close in addition to local staff paying attention to the area at key times during the in the course of routine duties.</li> <li>□ A search warrant under the Misuse of Drugs Act in Arran Close in late September resulted in the arrest of the occupant for the possession of drugs with intent to supply. The suspect is on bail whilst forensic examination of the items seized is conducted. The items are believed to Heroin.</li> <li>□ To assist in the collection of evidence and serve as a deterrent, a temporary CCTV has been secured and fitted in the area.</li> <li>□ A group of four youths have been frequently engaged by officers during patrols and Police and the City Council are looking at Acceptable Behaviour Contracts to curb ASB. Since engagement their presence in the area has receded.</li> </ul>
<b>Current Situation</b>	There has been a reduction in complaints from the community and incidents reported to Police during the period. Feedback from residents has been of increased police presence and a sense of feeling more reassured.
<b>Continue or Discharge?</b>	Suggest Discharge

<b>Anti-social and off-road use of Mopeds - Cherry Hinton and Queen Edith's</b>	
<b>Objective</b>	<ul style="list-style-type: none"> <li>□ To identify and engage offenders and seek to reduce incidences of anti-social use.</li> <li>□ Where necessary to make full use of powers under Sec.59 of the Police Reform Act to deny repeat and more serious offenders the use of the road through confiscation of vehicles.</li> </ul>
<b>Action Taken</b>	<ul style="list-style-type: none"> <li>□ Approximately 24 hours of dedicated patrols were conducted in the routes and location identified as problematic in addition to local staff paying attention to the area at key times during the in the course of routine duties. This is in addition to approximately 40 hours spent in the City East area working alongside East team colleagues to tackle similar behaviour by the same individuals there.</li> <li>□ Specific work in the South has revealed a small group of youths involved. Statutory (Sec.59 Police Reform Act) warnings regarding anti-social use of vehicles issued on 10 occasions. In one case, the recipient went on to carry out further ASB acts and his moped was seized under legislation.</li> <li>□ Further seizures have occurred in the East of the City also likely to impact positively on the problem in the South city vicinity.</li> <li>□ The parents of one youth central to the problem have been contacted concerning the potential effect on their housing tenancy if problems persist.</li> </ul>
<b>Current Situation</b>	Despite a reduction in calls for service some members of the group targeted remain active. It is felt that they be more active in the East of the City now. There are also some persons involved in both behaviour giving rise to this plan and anti-social congregation outside the High Street shops (see below).
<b>Continue or Discharge?</b>	For discussion at the Committee.

<b>Youth anti-social behaviour at High Street, Cherry Hinton</b>	
<b>Objective</b>	<ul style="list-style-type: none"> <li>□ To identify and disperse any problematic or anti-social groups of youths in the vicinity of the High Street.</li> <li>□ To provide immediate respite for businesses and residents adversely-affected by anti-social congregation.</li> </ul>

<b>Action Taken</b>	<ul style="list-style-type: none"> <li>□ Approximately 100 hours of duty time was spent on this issue during the period. Some congregation has been witnessed and close liaison maintained with Tesco stores as the main focal point of the groups. 16 incidents were reported during the period.</li> <li>□ Tesco reported some occasions during the period where the group were noisy or boisterous, but largely they were well behaved. Attempts to purchase alcohol and cigarettes by underage people were reported as frequent. During Police patrols underage drinkers were located on one occasion and seizures made.</li> <li>□ During the period it became clear that the congregation was relocating to green areas in and around Bridewell Road with complaints from residents received. Patrols were then focused on this area and the same group identified and engaged concerning the impact on immediately-adjacent residents during the evenings and into the night.</li> <li>□ During the period four searches under drug legislation were completed, but no drugs found.</li> </ul>
<b>Current Situation</b>	Total anti-social behaviour in Cherry Hinton has remained static during the period compared to the period immediately prior and same period in the previous year. The report of 16 incidents in the High Street during the period is reasonably low compared to previous periods.
<b>Continue or Discharge?</b>	For discussion at the Committee.

### Engagement Activity

Regular public surgeries are held at Cherry Hinton Village Centre, Waitrose Hauxton Road and Addenbrooke's Hospital. Full details are available on the Constabulary website [www.cambs-police.co.uk](http://www.cambs-police.co.uk) or by calling 101.

Members of the public wishing to discuss matters in a more private setting should contact the Constabulary on the number above and request contact to be made by one of the members of the Cambridge City South neighbourhood Policing Team.

### 3. AN INTRODUCTION TO ANTI-SOCIAL BEHAVIOUR (ASB) IN CAMBRIDGE CITY

It has been noted from recent Cambridge City Neighbourhood Panel Meetings that anti-social behaviour (ASB) issues are at the forefront of public concern. To address these concerns, this document will now mainly focus on ASB issues and will aim to give greater detail of the problems faced in each ward. As a result, included in this document will be a breakdown of ASB types as well as a summary of the issues raised by the public when reporting incidents. A summary of emerging issues

within crime will still be provided.

**Please note that due to changes in the Police incident reporting system, we will now be using the final call type rather than the Closure Class Definitions in the summary tables. The specific final call types for those incidents defined as ASB are included below**

CODE	DESCRIPTION
ABAN CALL	ABANDONED CALL
ABVEH	ABAN VEHICLE NOT STOLEN
ALARM	ALARM
ANIMALS	ANIMALS
ARREST	ARREST
BAIL	BAIL ENQUIRY/BREACH
BDV	BROKEN DOWN VEHICLE
BEGGING	BEGGING/VAGRANCY
BILKING	BILKING
BOMB	BOMB OR BOMB THREAT
BREACH INJ	BREACH OF INJUNCTION
BUR BUSNES	BURGLARY BUSINESS
BURG DWELL	BURGLARY DWELLING
BURG IN PR	BURGLARY IN PROGRESS
BURG OTH.	BURGLARY OTHER
CIVIL DISP	CIVIL DISPUTE
COLL/ILL	COLLAPSE/INJURY/ILLNESS
COMPOL	COMPLAINT V POLICE
CONCERN	CONCERN FOR PERSON
CORDLESS	CORDLESS
CRIM DAM	CRIMINAL DAMAGE
CRIME OTH	CRIME OTHER
DOM IN PR	DOMESTIC IN PROGRESS
DOMESTIC	DOMESTIC INCIDENT
DRUGS	DRUGS
DUP INC	INCIDENT BEING DEALT
ESCORT	ESCORTS - ALL
F/ARMS INC	FIREARMS INCIDENT
FIRE ETC	FIRE/ARSON
FIREWORKS	FIREWORK RELATED INCIDENT
FRAUD ETC	FRAUD/FORGERY
GAS/ELECTR	GAS & ELECTRIC
HIGHWAYS	HIGHWAYS DISRUPTION
HOAX CALL	HOAX CALL
INS PREMS	INSECURE PREMISES/VEHS
LICENSING	LICENSING
LITTER	LITTER
MAL/NUIS	MALICIOUS/NUISANCE COMMS

CODE	DESCRIPTION
MESSAGES	PASS MESSAGE
MFH	MISSING FROM HOME
NBOUR DISP	NEIGHBOUR DISPUTE
NOISE COM	NOISE - ALL TYPES
OBS MESS	OBSERVATION MESSAGE
OTH AGENCY	OTHER PUBLIC AGENCY
OTH. FORCE	OTHER FORCE
PETS	PETS/DOMESTIC ANIMALS
POACHING	COURSING/POACHING
POLICE GEN	POLICE GENERATED ACTIVITY
PREJ INC	PREJUDICE INCIDENT
PRE-PLAN	PRE-PLANNED EVENT
PROPERTY	LOST/FOUND PROP
PROSTITUTE	PROSTITUTION
PROTEST	PROTEST/DEMONSTRATION
PURSUIT	PURSUIT
R.T.C.	ROAD TRAFFIC COLLISION
RAVE	RAVE OR ANTICIPATED RAVE
RD RELATED	ROAD RELATED
RO ENQUIRY	REG OWNER ENQUIRY
ROBBERY	ROBBERY
ROWDY/NUIS	ROWDY/NUISANCE INCIDENT
SER SEX OF	SERIOUS SEXUAL OFFENCE
SEX OFF	SEXUAL OFFENCE
SHOPLIFTIN	SHOPLIFTING
SIL999_MOB	SILENT 999 OR 112 CALL FRM MOB
SIL999_TEL	SILENT 999 OR 112 FRM L/LINE
SMV	SMV
ST. DRINK.	STREET DRINKING - GENERAL
SUSP CIRCS	SUSPICIOUS CIRCS
THEFT	THEFT NOT VEH RELATED
THEFT FVEH	THEFT FROM M/VEH
TRANSPORT	TRANSPORT INCIDENT
TRESPASS	TRESPASS
TRUANCY	TRUANCY
VEH NUIS	VEHICLE RELATED NUISANCE
VIOL IN PR	VIOLENCE IN PROGRESS
VIOLENCE	VIOLENCE AGAINST PERSON

## 4. EMERGING ISSUES

### Neighbourhood trends

Overall, during the four-month period, total crime in the City South neighbourhood has been increased by around 14% against the previous



period but decreased by 26% compared the same period last year. Reductions on last year were observed across most crime types, particularly in dwelling burglary, cycle crime, violent crime and vehicle crime.

At 370 incidents reported, anti-social behaviour (ASB) levels across the neighbourhood have seen an increase of 25 incidents from the previous period. In spite of this, incidents levels remain lower than the same period last year in which a total of 411 incidents were recorded.

### **Trumpington**

- Total crime in Trumpington has seen an increase of 11 offences on the previous period and a reduction of 88 offences on the same four month period last year.
- This notable reduction was largely seen in non-dwelling burglary offences (down to 8 from 13 in the previous period), violent crime (26 from 41), vehicle crime (12 from 36), and cycle theft (37 from 67).
- There has been a reduction of non-dwelling burglaries (13 to 8). In half of the 8 offences a garage has been forced at the padlock and power tools stolen. These have occurred on different months. No offenders have been charged for these offences.
- There has been a reduction in dwelling burglaries in the area. In the 3 of the four offences that have occurred, the offender has gained entry to the building through an opened/unlocked door or window.
- Cycle theft offences have seen an increase in levels, with 37 offences reported compared with 29 reported in the previous period. Bikes were stolen mainly at the town end of Hills Road and its branching routes.
- ASB incidents have increased during this four month period with 123 incidents reported, compared to 100 the previous period, but have decreased on last year which saw 155 incidents for the same period. Rowdy/Nuisance behaviour is the main ASB issue affecting the area. Gonville Place has seen 12 calls during this period, many of which relate to arguments/fighting between younger males. Hills Road has seen 9 calls of this nature, again relating to arguments.

### **Environmental Issues**

- Between June and September 2011, there were 4 reports of abandoned vehicles in the ward compared with 4 during the same period the previous year. This included 3 vehicles, which were not on site following inspection. There were no specific hotspots during either period.
- Between June and September 2011, there were 25 reports of fly tipping in the ward compared with 31 during the same period the previous year. There was sufficient evidence to issue 3 formal warning letters to domestic offenders and a formal warning letter to trade offender. Anstey Way (4), Monkswell (4), George IV Street (3) and Princess Court (3) were the main hotspots during the current reporting period. The offences at George IV Street accounted for 2 of the formal warning letters being sent. Hanover Court (4), Russell Court (4) Anstey

Way (3), George IV Street (3) and Hills Road (3) were the main hotspots during the previous year.

- Between June and September 2011, 15 derelict cycles were dealt with compared with 37 during the same period the previous year. Russell Street (4) and Hills Road (3) were the main hotspots during the current reporting period. Hauxton Road (8), Kingfisher Way (4), Shelford Road (4), Gonville Place (3), Hills Road (3) and Porson Road (3) were the main hotspots during the previous year.
- Between June and September 2011, there were no needles reported in this area for either year.

### **Cherry Hinton**

- The total level of offences reported in Cherry Hinton has increased by 39 offences compared to the previous period but is 40 offences lower than the same period last year. In particular, reductions were noted in violent crime and dwelling burglary.
- Theft from vehicle offences have seen an increase as 33 offences were reported during the 4 months, compared to 17 in the previous period and 20 in the same period last year. In August and September there were several offences where the offender would smash a car window and grab whatever property is available. This property included cash, wallets/purses and satellite navigation systems. This was recently adopted as a priority for the division and since the time a reduction in offences has been seen.
- Dwelling burglaries has seen a decrease on both the previous period and the same period last year with only 4 offences occurring within this period. In all four offences the offender has attempted to gain entry to the house by forcing open a rear window or patio door. Entry has been gained in 3 offences and jewellery and small electrical items such as laptop computers have been stolen.
- There has been an increase in theft from shops with 6 occurring during this period. These all occurred at the same store on Rectory Terrace. Alcohol and food has been stolen during these offences with arrests and subsequent charges made in four of the offences.
- Cycle thefts have seen a further reduction to 13 offences. There is however there is a hotspot for the current thefts this being Cherry Hinton Road / St Bedes Crescent.area.
- ASB levels remains consistent with the previous period and the same period last year with 133 incidents reported over the last 4 months. The highest level of incidents were reported on the High Street (16 incidents), which were mostly youth-related nuisance such as throwing items at passing vehicles.
- There were 9 calls in regarding youths on Walpole Road, in particular many of the incidents relate to youths riding mopeds up and down the road and making lots of noise. There have been similar complaints of youths on mopeds in Cherry Hinton Road and Highdene Road.

### **Environmental Issues**

- Between June and September 2011, there were 15 reports of abandoned vehicles in the ward compared with 13 during the same period the previous year. This included 2 vehicles, which were not on site following inspection and 3, which were subsequently claimed by their owners. In addition, 2 CLE26 notices were issued to offenders on behalf of the DVLA for not displaying road tax on a public highway, which will result in a fine issued by the DVLA. High Street Cherry Hinton (3) & The Orchards (3) were the hotspots during the current reporting period. There were no specific hotspots for the same period the previous year.
- Between June and September, there were 27 reports of fly tipping in the ward compared with 28 during the same period the previous year. There was sufficient evidence to issue 3 formal warning letters to domestic offenders. In addition, 1 waste transfer documentation was requested from the trade offender. Colville Road (6), Limekiln Road (4) and St Bedes Crescent (4) were the main hotspots during the current reporting period. St Bedes Crescent (5) and Tenby Close (4) were the main hotspots during the previous year.
- Between June and September 2011, 14 derelict cycles were dealt with compared with 12 during the same period the previous year. Wenvoe Close (4) was the hotspot during the current reporting period. There were no specific hotspots during the previous year.
- Between June and September 2011, there were no needles reported compared with 5 during the same period the previous year. During the previous reporting period the 5 needles were removed from Cherry Hinton Road.

### **Queen Edith's**

- Comparatively, Queen Edith's has seen a slight increase in offences compared to the previous period, with 158 reported against 150. However there is a considerable reduction on the same period last year when 200 offences were reported. Reductions in theft from vehicle offences, criminal damage and non-dwelling burglary were largely responsible for the overall reduction.
- An increase of 7 dwelling burglaries was observed over the four-month period with only 4 offences being reported in the previous period. However, this is lower than the same period last year that recorded 18 offences. Of the 11 offences reported, an offender was arrested and charged with 1 offence. Entry was gained by forcing a rear door or window or via an open/unlocked door. Jewellery and small electrical items were the main target.
- Violent offences in Queen Edith's remain consistent with the previous 4-month period with 30 offences reported. This is comparatively lower than the 44 reported in the same period last year. Offenders were arrested and charged in 14 of these offences.
- Majority of the 9 theft from motor vehicle offences which occurred in this period involved the offender removing an item from the exterior of the vehicle. These included theft of tax disc from a motorcycle, theft of number plates and theft of wing mirrors. In another offence the victim left the vehicle insecure with a handbag on show which the offender

was able to steal with ease.

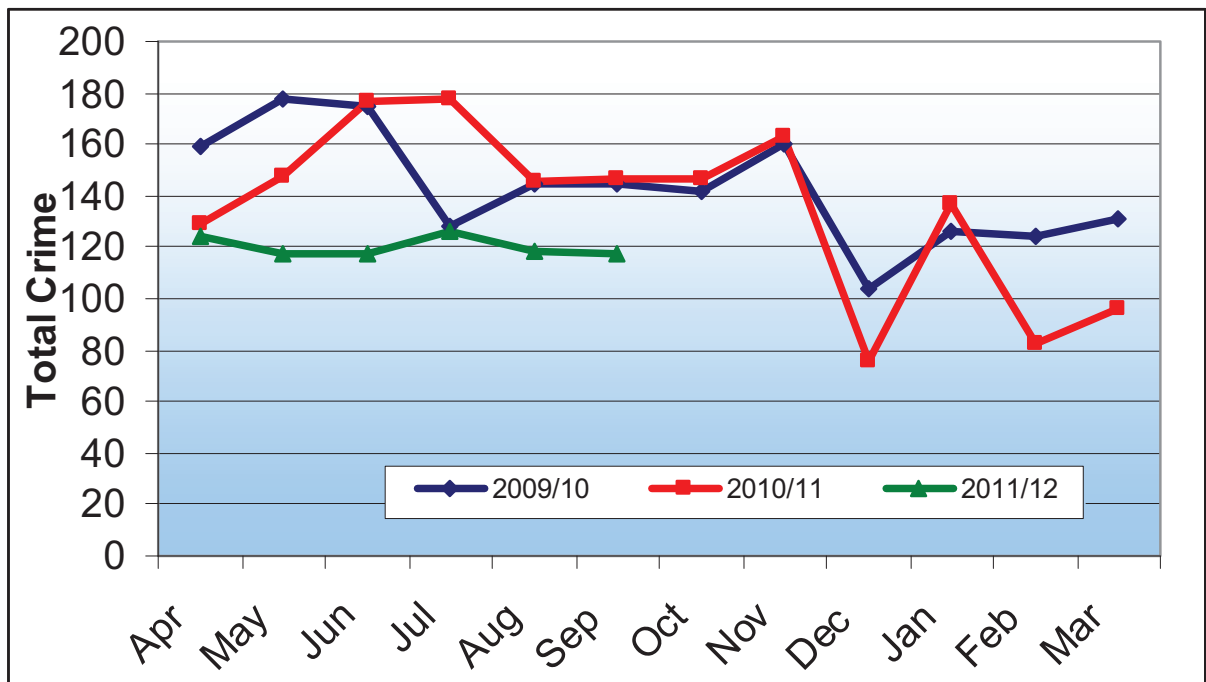
- Over the four-month period, 32 cycles were stolen. Despite a slight reduction in theft of pedal cycle offences in comparison to the previous period, offences remain consistent with the same period last year. The main streets in which cycles have been stolen during this period are Hills Road (8), Purbeck road (4), Long Road (3), Cavendish Avenue (3) and there was a continuation of offences in Blinco Grove which saw 2 stolen during this period and 3 in the few months leading up to this period.
- ASB levels in Queen Edith's have slightly decreased to 114 incidents over the four-month period from 116 previously. This is lower than the same level recorded in the same period last year that saw 123 incidents. Over a fifth of the incidents were reported on Hills Road (26), with 19 incidents relating to Hospitals. Gunhild Way recorded 9 incidents, with the majority of which were related to youths on mopeds. At least 5 of these calls were made from the same person. There were 9 incidents reported on Wulfstan Way which were mainly related to either youths throwing items or the behaviour of intoxicated persons. Furthermore, 4 incidents were reported in Gunhild Way in relation to youths causing a nuisance on mopeds.

### **Environmental Issues**

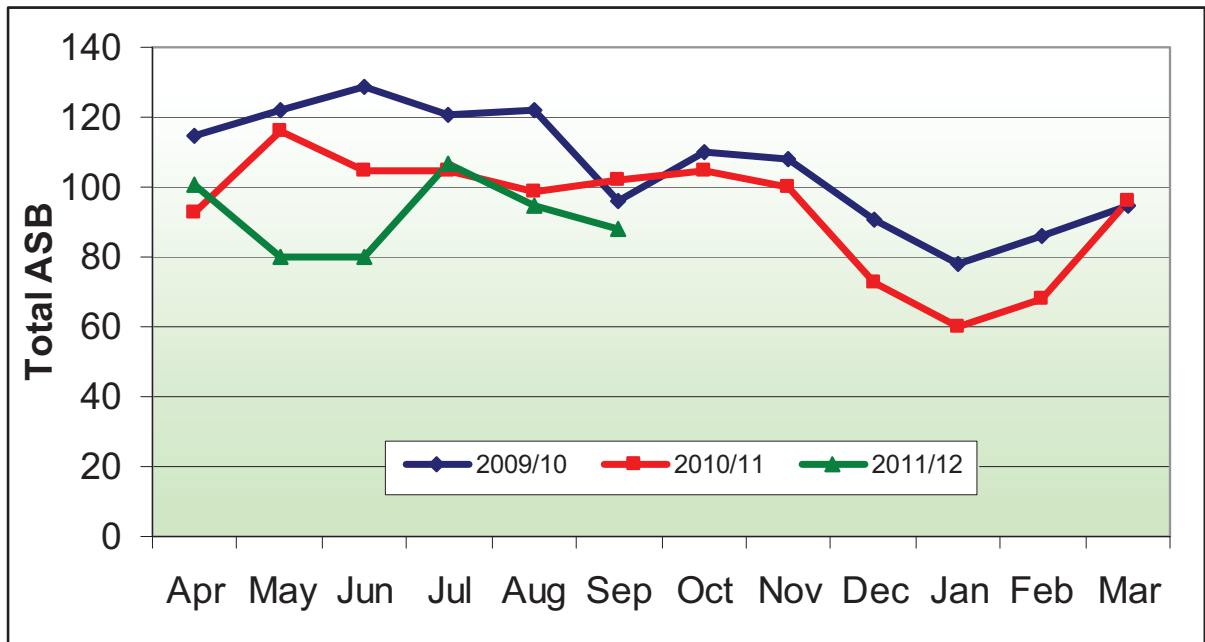
- Between June and September 2011, there were no reports of abandoned vehicles in the ward compared with 8 during the same period the previous year. There were no specific hotspots during previous year either.
- Between June and September 2011, there were nil reports of fly tipping in the ward compared with 15 during the same period the previous year. Wulfstan Way (7) was the hotspots during the previous year.
- Between June and September 2011, 18 derelict cycles were dealt with compared with 13 during the same period the previous year. Babraham Road (16) was the hotspot during the current reporting period. Babraham Road (3), Glenmere Close (3) and Wulfstan (3) were the main hotspots during the previous year.
- Between June and September 2011, there were no needles reported compared with 2 during the same period the previous year. During the previous reporting period the 2 needles were removed from Rock Road.

5. CURRENT CRIME AND INCIDENT LEVELS

Total Crime



Total ASB



**CURRENT CRIME AND INCIDENT LEVELS IN NEIGHBOURHOOD, BY WARD**

Ward	Period	Dwell. Burg.	Other Burg.	Violent Crime	Robbery	Theft of Vehicle	Theft from Veh.	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
City South	Jun 11 – Sep 11	19	19	85	3	8	51	82	12	68	131	478	370
	Feb 11 – May 11	17	26	68	3	11	34	77	13	57	114	420	345
	Jun 10 – Sep 10	41	37	124	4	13	73	130	15	94	117	648	411
Trumpington	Jun 11 – Sep 11	4	8	29	1	3	9	37	5	21	46	163	123
	Feb 11 – May 11	7	13	18	3	0	9	29	6	22	45	152	100
	Jun 10 – Sep 10	5	13	39	4	4	32	67	13	26	48	251	155
Cherry Hinton	Jun 11 – Sep 11	4	7	26	1	3	33	13	6	28	36	157	133
	Feb 11 – May 11	6	4	22	0	8	17	14	5	20	22	118	129
	Jun 10 – Sep 10	18	13	41	0	3	20	31	2	38	31	197	133
Queen Edith	Jun 11 – Sep 11	11	4	30	1	2	9	32	1	19	49	158	114
	Feb 11 – May 11	4	9	28	0	3	8	34	2	15	47	150	116
	Jun 10 – Sep 10	18	11	44	0	6	21	32	0	30	38	200	123

## TOP 10<sup>1</sup> ASB INCIDENT TYPES IN THE CITY SOUTH NEIGHBOURHOOD, BY WARD

Please Note: Incident levels for each of the wards may not be consistent with the official figures that will be published by the Force and Home Office. This is because the data system used to draw the level of detail needed for the ASB type breakdown for this report may not contain precise locations due to the way incidents are reported e.g. ASB reported where ward boundaries lie could initially be recorded in the neighbouring ward but subsequently corrected. The figures should only be used as a guide and not regarded as official statistics for publication.

Wards	N <sup>o</sup> of	City South		Grand Total									
		Jun 11 – Sep 11	Feb 11 – May 11	ABANDONED VEHICLE (NOT SMV/OBSTRICT)	CONCERN	MALICIOUS/NUIS. COMMUNICATION	NEIGHBOUR DISPUTE	NOISE (ALL TYPES)	ROAD RELATED	ROW & INCONSID. BEHAVIOUR.	SUSPICIOUS CIRCUMSTANCES	VEHICLE NUISANCE	VIOLENCE
Trumpington	Jun 11 – Sep 11	16	1	30	8	29	8	199	4	30	13	21	371
	Feb 11 – May 11	23	5	27	6	17	8	172	6	34	25	21	344
Cherry Hinton	Jun 11 – Sep 11	6	1	7	4	11	4	65	0	5	5	6	122
	Feb 11 – May 11	11	3	6	2	4	4	49	3	4	5	6	97
Queen Edith	Jun 11 – Sep 11	5	0	12	1	8	1	79	3	11	3	8	134
	Feb 11 – May 11	10	2	10	3	3	0	70	3	13	8	8	130
Grand Total	Jun 11 – Sep 11	5	0	11	3	10	3	55	1	14	5	7	115
	Feb 11 – May 11	2	0	11	1	10	4	53	0	17	12	7	117

<sup>1</sup> The table shows top 10 different call types (final call types).

## **6. RECOMMENDATIONS**

The following Neighbourhood Priorities are recommended for consideration:

- Continuation of work to tackle anti-social and off-road use of Mopeds - Cherry Hinton and Queen Edith's
- Continuation of work to tackle youth anti-social behaviour in Cherry Hinton



## ADVICEHUB TOUCH SCREEN KIOSK

Produced 3<sup>rd</sup> October 2011

### Introduction:

Advicehub will continue to develop and strengthen a partnership of advice and support services across the county by creating an infrastructure to coordinate activities, share resources and monitor quality of service.

One of the main objectives of Advicehub is to make advice available to everyone in Cambridgeshire who needs it. Advicehub has designed locally focused self-help websites, which has details and frequently asked questions so that clients can access advice and information quickly. Advicehub will continue to engage local advice organisations, commercial organisations, voluntary organisations and statutory bodies and include their details on the kiosk site. The kiosk will:

- 1) **Be an easily accessible information and advice point**
- 2) **Reduce travelling costs – not all clients will have to travel to city/town centres to see an adviser**
- 3) **Provide information on local organisations and advice specialists. Right door first time.**
- 4) **Provide printing facilities to print information requested (where available/requested)**
- 5) **Provide Advice in different languages – to provide help and support to migrant population**
- 6) **Provide statistics with regards to which issues the clients are requesting help on (e.g. housing, debt, employment, benefits etc.)**
- 7) **Develop partnership working between all Advice and support organisations in the County.**

These kiosks are just one strand of the Advicehub initiative and we are currently testing advice delivery using especially designed desk-top kiosks which allows advice services to be delivered remotely. This technology will use skype/video conferencing, IP Phones, document scanners and webcams. This will benefit advice delivery organisations as well as the client and will enable advice to be delivered quickly.

### Monitoring Kiosk usage across Cambridgeshire:

Of the 16 kiosks we have currently installed and in use (including 2 desk-tops), 9 of these have been earmarked for Cambridge City, generously funded by Cambridge City Council. We will continue to liaise with Cambridge City Area Committees to identify suitable locations.

Advicehub uses Siteremote software to collect statistics on the usage of each kiosk. Below is a summary of the usage from all kiosks in Cambridge City (a further 4 waiting to be installed). The kiosk at Mandela House went live on Friday 23<sup>rd</sup> September. For further information please contact Kulbir Singh (Advicehub Partnership Development Manager) on kulbir@advicehub.org or Tel: 01223 222765.

*The table below provides number of visitors along with the number of pages visited for each month at each kiosk.*

Currently Active Kiosks	Mar 2011	Apr 2011	May 2011	Jun 2011	July 2011	Aug 2011	Sept 2011	Totals to date	Total Pages	Total Users
Addenbrooke H- No. Pages	1065	1428	1714	1656	1488	2448	2163	11962	64,002	5784
Addenbrooke H –No. Users	180	133	140	164	191	216	215	1239		
Arbury – No. Pages visited	N/A	N/A	5781	7616	6664	5339	7516	32916		
Arbury – No. of Users	N/A	N/A	527	407	470	517	596	2517		
Cambridge CAB –No. Pages	1254	787	643	948	853	1002	780	6267		
Cambridge Cab – Users	151	112	101	135	111	137	111	858		
East Barnwell – No. Pages	2173	1519	1504	1586	3224	1191	1922	11689		
East Barnwell – No. Users	170	160	124	116	125	98	121	914		
Mandela House – No. Pages							1168	1168		
Mandela House – No. Users							256	256		



Advicehub is a partnership initiative by the four Cambridgeshire CABs - Cambridge, Ely, Fenland and Huntingdonshire based at Cambridge & District CAB, Devonshire Road, Cambridge, CB2 2BL (a registered charity no. 1056102)

This page is intentionally left blank

<b>Application Number</b>	11/0900/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	10th August 2011	<b>Officer</b>	Miss Sophie Pain
<b>Target Date</b>	5th October 2011		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	Hills Road Sixth Form College Sports Ground Sedley Taylor Road Cambridge Cambridgeshire		
<b>Proposal</b>	Demolition of existing Sports Pavillion and replacement and relocation of new replacement Sports Pavillion, with associated secure open air store.		
<b>Applicant</b>	Hills Road Sixth Form College Hills Road Cambridge CB2 8PE		

---

### 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Hills Road Sixth Form College Sports Ground is located separately from the main sixth form campus on land, which has Long Road to the south and Sedley Taylor Road to the east. The sports ground comprises of land owned directly by the College and a further parcel of land to the south, which is owned by a Trust, of which the College is one of the trustees, and is shared with the Cantabrigian Rugby Club. To the west of the site is the Cambridge to London railway line and to the north is Homerton College. Along the length of the playing fields, the site is bordered by residential properties, which are on the west side of Sedley Taylor Road. These properties are all detached with gardens averaging 60 m in length, abutting the application site.
- 1.2 There is an existing pavilion situated on the eastern boundary of the site, approximately at the mid-point of the playing fields. It was built in the 1930's and is traditional in appearance with a hipped pan tile roof central to the building and two flat roofed

extensions, one to either side, which provides changing facilities for sports teams.

- 1.3 There are two narrow access roads, which lead down to the playing fields, one from the corner of Sedley Taylor Road and Luard Road (north access) and the second is between 23 and 23a Sedley Taylor Road (south access). The latter of these two access roads is used predominantly to serve the Cantabrigian Rugby Club car park and clubhouse.
- 1.4 The site presently has two football pitches, two rugby pitches and a cricket pitch.
- 1.5 The site is allocated as protected open space in the Cambridge Local Plan (2006). On the eastern boundary with properties in Sedley Taylor Road, the tree belt is protected by tree preservation orders. No.23 Sedley Taylor Road is grade II listed.

## **2.0 THE PROPOSAL**

- 2.1 The applicants seek planning permission to demolish the existing sports pavilion and to relocate it to the south on the playing fields, constructing a building, which is better suited for its purposes.
- 2.2 The building has been designed in order to accommodate changing facilities for both sexes, a team room, visitor facilities and official's changing. This has resulted in a linear form for the building, which has an open veranda for spectators and team members, all underneath a gable end roof, which has a low eaves height of 2.5 m rising to a ridge of 8 m.
- 2.3 The proposed use of materials are horizontal and vertical timber boarding natural stained and a standing seam grey metal roof. The open veranda is protected when not in use by sliding timber shutters, which are fixed shut to provide security to the building.
- 2.4 The open-air storage to the rear of the building is protected to the north and south sides by a 2.4 m high metal fence to secure the area.
- 2.5 The new pavilion would be located 23 m into the playing fields, to the north of the existing Cantabrigian car park, 20 m from the

common boundary with properties on Sedley Taylor Road. The building takes the form of an 'L' shape. The front elevation of the building, which fronts the playing field is 36.5 m in length and has a side return on the northern elevation, which measures 11 m in depth.

2.6 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Arboriculture Report
3. Archaeological Report
4. Drainage Statement
5. Ecology Report

### **3.0 SITE HISTORY**

3.1 No relevant site history

### **4.0 PUBLICITY**

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
DC Forum (meeting of 28 <sup>th</sup> September 2011)	Yes

### **5.0 POLICY**

#### **5.1 Central Government Advice**

Planning Policy Statement 1: Delivering Sustainable Development (2005)  
Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)  
Planning Policy Guidance 13: Transport (2001)  
PPG17 Planning for Open Space, Sport and Recreation (2002)  
Circular 11/95 – The Use of Conditions in Planning Permissions

#### **5.2 East of England Plan 2008**

SS1: Achieving Sustainable Development  
T9: Walking, Cycling and other Non-Motorised Transport  
T14 Parking  
ENV7: Quality in the Built Environment

### **5.3 Cambridge Local Plan 2006**

- 3/1 Sustainable development
- 3/4 Responding to context
- 3/7 Creating successful places
- 3/11 The design of external spaces
- 3/12 The design of new buildings
- 4/2 Protection of open space
- 4/3 Safeguarding features of amenity or nature conservation value
- 4/4 Trees
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 6/2 New leisure facilities
- 8/2 Transport impact
- 8/6 Cycle parking
- 8/10 Off-street car parking
- 8/18 Water, sewerage and drainage infrastructure

### **5.4 Supplementary Planning Documents**

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

### **5.5 Material Considerations**

#### **Central Government Guidance**

#### **Draft National Planning Policy Framework (July 2011)**

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

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be 'yes', except where this would

compromise the key sustainable development principles set out in the Draft NPPF

3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

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

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing

supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

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

Includes the following statement:

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

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

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

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

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

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

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy



in PPS4), and that they can give clear reasons for their decisions.

### **City Wide Guidance**

Cambridge City Council (2011) - Open Space and Recreation Strategy.

Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

#### **First Advice (12.08.2011)**

- 6.1 Recommendation that conditions are applied to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that no demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority.

The principle area of concern is that the traffic management plan should address are;

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway

## **Second Advice (05.10.2011 at request of Case Officer)**

Local residents have raised the issue of on-street parking and the need to require provision from the developer to accommodate its needs within the site.

The issue of on-street parking is an existing one.

Having reviewed the submission, including the Design and Access Statement, and given that the application is for the replacement of the existing pavilion with a new structure serving the same purpose, albeit with a slightly enlarged floor area, and that no new facility, such as a bar/function room has been added, there is no argument that the situation is made significantly worse by the existing proposal, and therefore no requirement for addressing detriment.

## **Third Advice (21.10.2011 after submission of traffic survey by residents)**

Whilst the new pavilion will make use of the site more attractive, it is the sports facility itself that is the generator.

The application does not increase the number of pitches, nor does it vary their type or distribution between sports.

The existing pavilion could, as I understand the situation, be renovated to improve facilities.

Therefore replacing the pavilion, provided the amenities remain unvaried, and by that I mean provided they do not add a significant additional facility, say, a room and supporting facilities capable of holding an organised function such as a dance, dinner or similar organised entertainment function (which would need an appropriate permission), does not alter the site capacity in terms of trip generation, which is determined by the number of teams attending the site.

The evidence gathered by Dr Muthesius relates to existing problems associated mainly with the link formed by Sedley Taylor Road/Luard Road from Long Road to Hills Road avoiding the delays at the junction of Hills Road and Long Road, and its proximity to Addenbrookes.

These are existing issues which the application to replace the pavilion will neither resolve nor, in planning terms, make materially worse. The developer cannot, in my opinion, be expected under the planning system to resolve them, nor can any betterment be required of the developer.

### **Cambridgeshire County Council (Archaeology)**

- 6.2 Archaeological records indicate that the site lies in an area of high archaeological potential. Extensive excavations conducted to the south east (Addenbrookes, Guided Bus Scheme and Southern Fringe settlement sites) have demonstrated the presence of established late prehistoric and Roman settlements surrounded by organised field systems and enclosures for arable, horticultural and pastoral usage.

Therefore it is considered that the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition.

### **Sport England**

- 6.3 It is recognised that the proposed development will necessitate the relocation of the rugby pitch, which currently overlaps the site of the proposed pavilion, but this could be satisfactorily achieved within the remaining site.

Sport England are satisfied that the proposal meets exception E2 of Sport England's policy 'A Sporting Future for the Playing Fields of England' (1997) as the proposal is ancillary to the principle use of the site as a playing field and does not affect the quality or quantity of existing pitches, or adversely affect their use.

It also delivers additional benefits for sport in terms of the removal of the existing pavilion, which currently compromises the use of the main cricket square, as well as the quantitative and qualitative improvements to provision through the design of a modern, purpose-built facility, which meets current standards and legislative requirements with regards to full accessibility.

Finally, it delivers an additional sporting benefit with regard to the addition of a secure external storage compound for ground maintenance and sports equipment.

Sport England supports the application, subject to the imposition of conditions relating to the provision of Rugby Pitch 1 and the reinstatement of land after the demolition of the existing pavilion.

### **Head of Planning Policy**

6.4 No comment.

### **Head of Environmental Services**

6.5 No objection but recommendation of conditions relating to construction hours, dust mitigation and plant noise in order to protect the amenity of neighbouring residents.

### **Arboriculture Officer**

6.6 No Objection, Subject to adherence to Acacia Arboricultural Report dated 20th July 2011.

### **Nature and Conservation Officer**

6.7 The roof void of the structure proposed for demolition has potential as a roost site, particularly given the age and location. It is suggested that an external and internal inspection for bats be undertaken. September or October would be fine for such a survey. This should not be conditioned.

### **Sustainable Drainage Engineer**

#### **First advice (6.09.2011)**

6.8 The proposal to separate foul and surface water is welcomed and the use of an infiltration system is also fully supported, although an above ground infiltration basin with an overflow connected to the existing ditch should be considered

However, the use of an infiltration system should be backed up with adequate ground investigations, particularly as no

alternative drainage proposal has been discussed if infiltration is not a suitable option.

With regard to the foul, it is possible that no history of blockages is due to the existing system being a foul system. Self-cleansing velocities not being met can be an issue but it is also dependant on the condition of the existing pipe. It should be stated how far off meeting self-cleansing velocities the foul system will be and the condition of the existing pipe. The 'adequate provision of access' should also be indicated and it should be stated how this will be managed.

**Second advice (04.10.2011)** (following 03.10.2011 information)

- 6.9 Further information has been submitted by applicants regarding foul water and this is satisfactory. However, there is still no plan B with regard to surface water disposal should the ground not be suitable for infiltration. Although infiltration is fully supported, prior to infiltration being proposed testing should be undertaken to ensure it is appropriate.

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

- 6.10 As the changing rooms are only serving grass area sports then no provision for wheelchair users needs to be done. It may be useful to keep the proposed accessible toilet and shower, but the college may wish to fit this with additional fixtures (for example to make it an officials room as well).

Colour contrast should be considered in the decoration scheme as blind spectators for cricket, football and rugby are growing in popularity.

All toilet doors need to either open inwards or have release catches as people can collapse after physical exercise.

- 6.11 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 Swanson has requested that this application be determined at South Area Committee if officers are minded to

approve the application as concerns relating to intensification of use and access to the playing field need to be widely discussed.

- 7.2 The owners/occupiers of the following addresses have made representations objecting to the application;

20 Sedley Taylor Road

23 Sedley Taylor Road

24 Sedley Taylor Road

26 Sedley Taylor Road

35 Sedley Taylor Road

2 Luard Road

27 Luard Road

One representation was submitted by email

- 7.3 The representations can be summarised as follows:

#### Appearance and character of the proposal

The design is generic and does not reflect the charm of the existing cricket pavilion;

The proposed building is bigger, taller with a more solid roofline, and is located further into the playing fields than the existing pavilion which is subordinate to the open space;

The choice of materials is unsympathetic and gives the impression of an industrial warehouse;

#### Trees

The pavilion should not harm the health of any of the trees on the common boundary between Sedley Taylor Road and the applications site;

#### Drainage

There was a drainage ditch, which has now been half filled in. The consequences of this need to be considered.

#### Neighbour amenity

Increase in noise, especially when the showers are being used, which are located in close proximity to neighbouring properties;

The proposed building will overshadow the neighbouring gardens in the evening;

The site used to be open to the public, when it was not in use. Since the proposed development provides improved security of the building, restoring public access to the site might be one way of offsetting some of the nuisance caused by the development;

### Crime and anti-social behaviour

If the proposed pavilion is licensed to sell alcohol it will exacerbate existing problems that occur in Sedley Taylor Road and Luard Road, which are problems with theft, vandalism and unsociable behaviour;

### Highways issues, traffic and cycle parking

The proposed use would lead to an increase in traffic movements, in Sedley Taylor Road;

The southern access road is narrow and drivers exiting the track onto Sedley Taylor Road cannot see oncoming pedestrians, it is not appropriate for regular vehicular access;

The use of the northern access road on the corner of Luard and Sedley Taylor Road being used for construction traffic is dangerous with frequent accidents;

The application does not provide sufficient details for constructors traffic and parking and with the parked cars and traffic calming methods, the roads are inappropriate for large construction vehicles;

Construction and demolition traffic require management and as a minimum access hours should be restricted to prevent construction traffic at the same time as users;

Provision needs to be made for the repair of the traffic calming measures in the likely event that they are damaged by construction traffic;

### Car and Cycle parking

With a 75% increase in floorspace, there is concern that as no provision for car parking has been made that illegal parking will continue and that there will be an increase in the requirement for parking;

On Saturday's and Sundays when parking restrictions are not in place, it is common to find cars parked so that they partially block the entrances to properties on Sedley Taylor Road making it difficult to exit safely due to poor visibility;

Insufficient provision on local streets for the accommodation of cars required for visiting teams from the county;

Visiting teams will arrive by coach, which will be unable to enter the 10 foot track;

Some matches generate the need for 60 – 80 car parking spaces as demonstrated through neighbours traffic surveys;

For those more local members who may cycle to the ground, 20 cycle parking spaces is unreasonable for the number of persons who might be generated by several teams, together with officials and spectators;

### Application process

Procedural irregularities relating to the filling in of the application form with reference to question 18, inconsistencies as to whether the proposal will intensify the use of the site or not and that neighbour notification has been undertaken, which some neighbours have not received;

The red line is only around the immediate area of the new sports pavilion, this line should extend around the building to be demolished too;

Some sections of the planning application form were left blank and other sections filled in inadequately. This inadequacy was not corrected within the Design and Access Statement, which was not included in the documentation on Public Access but put up five days later after neighbours drew attention to it;

Concern about neighbour consultation, which was undertaken by the College prior to the submission of the application;

The planning application contained two contradictory dates for the return of neighbour comments due to the publication of a site notice and neighbour letters;

There are questions as to the ownership of the Cantabrigian Rugby Club car park;



## Other

In order to retain this green space, it is important that it continues to serve its sporting purpose; hence it is not appropriate to suggest that the sport be curtailed due to lack of access. However, it must be the site operator's responsibility to manage the flow of traffic to avoid hazards and nuisance;

The relocation of the existing pavilion is part of a strategy to provide land at the Homerton end of the field for a residential development that Homerton College and Hills Road Sixth Form College will both be party to.

- 7.4 A petition of 62 signatures has been submitted, stating that the signatories are opposed to the relocated pavilion because;

Inadequate access and parking provision;  
Failure to site the pavilion without loss of sporting fields;  
Failure to provide adequate drainage;  
Does not propose a building which is 'iconic'  
Failure to protect neighbours and the area from noise, nuisance, loss of amenity and privacy and over development of an unsuitable area;  
Failure to address serious health and safety concerns;  
and  
Adds to foul sewerage and highway congestion problems.

- 7.5 The owners/occupiers of the following address has made a neutral representation:

41 Sedley Taylor Road

- 7.6 The representation can be summarised as follows:

If demolition and building access will be via Long Road and there will be no on street parking and the mature trees can be protected, the proposal appears acceptable.

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

## **8.0 ASSESSMENT**

8.1 From the 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. Trees and Wildlife
4. Archaeology
5. Drainage
6. Disabled access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Cycle parking
11. Third party representations

### **Principle of Development**

8.2 Cambridge Local Plan 2006 policy 6/2 states that development for the improvement of a leisure facility will be permitted if it improves the range, quality and accessibility of facilities, is of an appropriate scale for the locality, and would not have a negative impact on the vitality and viability of the City Centre and proposals for improvements will be supported providing that there would not be undue intrusion or significant adverse impact on the immediate locality or wider environment.

8.3 This application must, therefore, demonstrate that the proposed pavilion is appropriate to the surrounding area, and that it would improve the quality of the existing sports facility.

8.4 The applicants state that the existing pavilion, which was built in 1930 was built to meet the needs of the boys county high school. Throughout the years the pavilion has been remodelled and extended in accordance with the increasing demands of the facility, namely the need to provide girls and boys changing facilities. However, the pavilion can no longer be used practically as there is insufficient changing space to segregate males and females and because of the poor quality of the facilities. The uptake of the pitches for matches has therefore dropped significantly.

- 8.5 The applicants have undertaken a feasibility study, which examined the options of refurbishing the existing pavilion or building a new one. Given that the existing pavilion is located within the current cricket oval, any extension to the existing pavilion to provide appropriate facilities would exacerbate the existing problem of cricket balls hitting the pavilion. Furthermore, the option of relocating the cricket oval was investigated, but the rules of cricket state that players must be able to get to the crease within 2 minutes. Additionally, the existing pavilion is located close to the protected tree belt and the construction of an extension to the existing building would be severely limited due to the root protection area of the trees.
- 8.6 I am satisfied that this application appears to firmly enhance sporting provision in Cambridge by re-developing the existing facilities to provide improved facilities. I consider that the improvement and enhancement of existing facilities that allow these facilities to evolve with changing needs over time are not unreasonable and are supported by policy 6/2 of the Cambridge Local Plan 2006. There is no intrinsic harm in the development of this existing sports site to meet contemporary requirements and this in fact is the most efficient and effective use of such sites.
- 8.7 Sport England has stated that they are supportive of the proposal which meets the exception test E2 of policy P1 in their guidance 'A Sporting Future for the Playing Fields of England' (1997). This exception is that the development is ancillary to the principle use of the site as a playing field and does not affect the quantity or quality of existing pitches, or adversely affect their use. The proposal is also in compliance with Sport England policy and wider government objectives to raise participation in sport and physical activity.
- 8.8 I consider the construction of a new pavilion is beneficial to this existing site, significantly enhancing the quality of facilities. As such, the development is considered acceptable, in principle, and is therefore in accordance with policy 6/2 of the Cambridge Local Plan 2006.

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

- 8.9 The site is very open and highly visible from Long Road bridge and to users of the London to Cambridge railway line. The area

is designated as Protected Open Space within the Cambridge Local Plan (2006) and development is not permitted where it may lead to harm upon the character of, or lead to the loss of, open space of environmental and/or recreational importance. Proposals, which respect the character of the area, improve amenity, improve sports facilities and increase public access will be supported.

- 8.10 Neighbours have expressed that the proposed development is not in character with the area as the pavilion is situated prominently on the playing field, which is at odds with the existing pavilion, which is situated close to the eastern boundary. I acknowledge that this is the case, but the root protection area of the protected trees are a significant constraint upon the proposal and it would be more favourable to retain the health of the trees and locate the pavilion more within the playing field as a consequence. Further to this opinion, the pavilion is an ancillary use to the playing field and is an integral building to its use and therefore, if it is more prominent, providing the appearance of the building is acceptable, this should not be viewed negatively.
- 8.11 The amended plans have reduced the length of the building from 44 m to 36 m, which in my opinion has created a building, which is more in proportion. The use of lighter colour timber also assists with improving and softening its appearance and removes the industrial appearance, which was associated with the building when black timber was proposed. Neighbours consider that the design is generic and doesn't reflect the charm of the existing pavilion. I appreciate these concerns, but the proposed design is more contemporary in appearance and although the use of more traditional features such as a clock tower may assist in softening the roofline of the proposed building, its such absence is not a fundamental shortcoming.
- 8.12 The side return of the building assists in securing the open-air storage area and rather than using 2.4 m high metal fencing as previously proposed, this element of the amended proposal helps to soften the appearance of the building, especially when traveling from Cambridge to London, as it will also be finished in natural timber.
- 8.13 In my opinion the proposal is a sensitive design although more prominent within the protected open space it does not detract

from the character of the area. The building form is simple and clean and the presence of a veranda will create some depth and shadow to the front of the building. Providing that a condition is imposed, which requires that once demolition of the existing pavilion is complete, the land will be reinstated as open space. I consider the proposal is acceptable and is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12 and 4/2.

### **Trees and Wildlife**

- 8.14 The protected tree belt is along the length of the common boundary of the site with residential properties on Sedley Taylor Road and contains 33 trees, all of which have been surveyed in the submitted Arboriculture report. The report has identified the constraints of the site and acknowledges the need to create a temporary access road within the root protection area of tree number T33. The proposed demolition of the existing pavilion is being carried out close to tree numbers T14 and T18 and the build up of cement based dust is a consideration. The proposed new pavilion will be constructed outside of the root protection areas.
- 8.15 No tree removal is required, although the Tree Survey Schedule does recommend crown lifting a number of the trees in order to accommodate the construction vehicles. Access for a mobile crane could provide a significant logistical constraint due to the weight of the crane and the space required for manoeuvring. However, the construction exclusion zone will be in place around the root protection areas and as a result, this is a constraint that the constructors need to work within.
- 8.16 The City Council Arboriculture Officer is satisfied with the recommendations made in the report providing that any permission is conditioned so that works are carried out in accordance with the report.
- 8.17 There are concerns that there may be bats roosting within the roof void of the existing pavilion. It has been suggested that an external and internal inspection needs to be undertaken prior to the determination of the application. This inspection is presently taking place, during October, which is an satisfactory month to do so and the results of this investigation will be reported on the amendment sheet.

8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 4/3 and 4/4.

### **Archaeology**

8.19 Records indicate that the site is in an area of high archaeological potential and that recent excavations for the Southern Fringe and the Guided Bus have demonstrated the presence of established late prehistoric Roman settlements. The applicants have submitted an archaeology report, which was a desk-based assessment. However, the County Archaeologist has confirmed that a desk-based assessment is not required and that due to the recent discoveries, a programme of archaeological investigation needs to be undertaken and should be conditioned.

8.20 As case officer, I have questioned the requirement given the shallow foundations that will be required for this development. The County Archaeologist has confirmed that while any response would be tailored to the impact of the proposal, the condition should still be imposed.

8.21 In my opinion, subject to the imposition of a suitably worded condition, the proposal is in accordance with Cambridge Local Plan (2006) policy 4/9.

### **Drainage**

8.22 The proposal seeks to separate foul and surface water and use an infiltration system for surface water, which should be satisfactory subject to infiltration testing.

8.23 With reference to foul water drainage an amended strategy has been received. It is proposed that given the frequency of use of the proposed facilities over the existing and that there will be an increase in peak flow rates, this will provide betterment over the existing situation in terms of self cleansing velocities. This approach is acceptable to the Sustainable Drainage Engineer.

8.24 However, relating to the surface water drainage, prior to the agreement of an infiltration system, there should be adequate ground investigations to back up this approach especially as no alternative drainage proposal has been discussed. These

investigations are presently occurring and the results will be forwarded onto the Sustainable Drainage Engineer. Any revised comments will be available on the amendment sheet.

- 8.25 In my opinion the proposal is in accordance with Cambridge Local Plan (2006) policy 8/18.

### **Disabled access**

- 8.26 As the changing rooms are only serving grass area sports then no provision for wheelchair users needs to be provided. The inclusion of an accessible toilet and shower is welcomed but the College may wish to fit this with additional fixtures in order to make it an official's room as well.
- 8.27 When finalising details it should be remembered that colour contrast is incorporated into the decoration scheme and that all toilet doors open inwards and have release catches as people can collapse after physical exercise.
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.29 The neighbouring properties, which are affected by the relocation of the proposed pavilion are those located on the western side of Sedley Taylor Road, whose gardens directly abut the playing fields. At present, the existing pavilion is located to the rear of 13, 14 and 15 Sedley Taylor Road. With the proposed relocation of the pavilion to the south, it will affect a new set of neighbours, namely 20, 21 and 22 Sedley Taylor Road.
- 8.30 On the rear elevation of the proposed building there are ventilation cowls within the roof slope, which are above the showers. However, there are no windows on this elevation even at high level, which may lead to a loss of privacy to the neighbouring properties, nor should there be any disturbance to these neighbours in terms of an increased level of noise from users of the pavilion as any noise will be directed out towards the playing field and the railway line beyond.

- 8.31 The application has proposed opening hours for the pavilion. However, it is not considered to be reasonable to impose conditions on the proposed pavilion, given that the existing is not subject to such restrictions. Neighbours are also concerned that in the future the College may wish to apply for a license to sell alcohol. The applicants have stated that this is not their intention.
- 8.32 There is concern from neighbours that there will be a loss of evening light to gardens due to the presence of the pavilion. I appreciate that the neighbours which will be affected by the new position of the building have until now enjoyed an undisturbed view onto the playing field. The proposed pavilion will be directly to the west of these gardens and therefore it will be late evening light that will be affected. However, given the mature tree belt, I do not believe that much light penetrates these trees during the summer months. I appreciate that these trees are deciduous, so afford less protection during the winter months, but, given the low height of the sun at this time of day, I believe that it will be behind the mature trees on the west side of the railway track and that the proposed pavilion will not significantly alter effect sunlight.
- 8.33 In terms of the wider area, concerns relating to parking both for contractors and users of the pavilion have caused great concern within the area due to the intensive use of Sedley Taylor Road and Luard Road by commuters, workmen, staff from Addenbrookes and students. The implications of highway safety due to on-street parking will be addressed separately.
- 8.34 It is proposed to use the northern access road for construction traffic in order to access the site and the contractors compound. The access road is large enough to accommodate contractor vehicles, yet narrow enough to limit vehicle speeds. Construction hours will be limited in order to protect neighbouring amenity and for the relatively short period of time it will take to construct the pavilion, I believe that this arrangement will not significantly impact upon the amenity of neighbours along this access road. A temporary track will also be constructed along the edge of the playing field, between the construction compound and the proposed pavilion site, but as this track will be approximately 60 m from the main dwellings, I do not consider that they will be disturbed significantly.



- 8.35 I do appreciate that Sedley Taylor Road and Luard Road are well used for on-street car parking by a variety of users and that users of the pavilion are likely to continue to add to this situation, but this would be no different to the existing situation. A high proportion of properties along these roads benefit from off-street car parking and are therefore not competing directly with on-street car parking spaces. I acknowledge that if junior matches are played, then it is likely that parents will wish to watch matches, which will lead to a higher volume of cars. At present, Sedley Taylor Road and Luard Road do not have parking restrictions on evenings and weekends. As a result, motorists are free to park on the roads during these times but will be in direct competition with other users. The College has investigated whether Long Road Sixth Form College would be willing to allow Hills Road Sixth Form to use their car park on evenings and weekends, when matches are played, but an agreement has not been forthcoming.
- 8.36 Some car parking will continue to be provided at the Cantabrigian Rugby Club, adjoining the site. I consider that greater management responsibility needs to be exercised by the college with regards to car parking in order to limit its impact upon the neighbouring community as visiting teams are likely to arrive by minibus or small coach. It is not appropriate to seek to rectify what is clearly an existing problem through this application, however the College should consider introducing a traffic management plan incorporating the use of marshals, to assist in reducing the negative impact of cars upon the residents.
- 8.37 The demolition of the existing pavilion and control of dust will be addressed through appropriate conditions relating to strategies and hours of demolition in order to protect the amenity of neighbouring residents.
- 8.38 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 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

## Highway Safety

- 8.39 Residents have concerns regarding the proposals and use of the two access roads upon highway safety.
- 8.40 The Highway Engineer recommended the use of the northern access road by construction traffic as there was improved visibility for vehicles leaving the site providing that a condition was attached requiring a construction traffic management plan prior to the commencement of demolition or development. This plan would need to address the movement and control of muck away lorries, contractor car parking, movements and control of all deliveries, including hours of delivery that should be outside of morning and evening rush /school hours. Further to this, I consider that a banksman should be used to ensure safe egress and ingress from the access road onto the public highway. The Highway Engineer is in agreement with this approach.
- 8.41 The use of the southern access road does not fall within the application site. I am well aware of the existing problems pertaining to this access road and do not dispute that it is extremely narrow, to the point where a car cannot pass a pedestrian or cyclist, nor can two cars pass each other. It would not be reasonable of the council to try and rectify what are existing issues, outside of the application site, through this proposal. The application is for a replacement pavilion, albeit with an enlarged floor area to provide the improved facilities. No new facility has been added and as a result, it is not reasonable to argue that the proposal significantly worsens the existing problem.
- 8.42 A neighbour has undertaken their own traffic assessment, which has been considered by the Highway Authority. However, the evidence gathered relates to existing problems associated mainly with the link formed by Sedley Taylor Road/Luard Road from Long Road to Hills Road. These are existing issues which the application to replace the pavilion will neither resolve nor, in planning terms, make materially worse. Additionally, local residents consider that an independent traffic assessment is required. It is my view that it would be unreasonable to request such an assessment on the basis that the use of the proposed pavilion does not alter from the existing.

- 8.43 I have considered the most recent appeal decision on a parcel of land to the rear of 23 Sedley Taylor Road, which related to planning reference 05/0028/S73, which was for an extension of time of a previous permission C/99/0562/OP, which was for the construction of a single dwellinghouse.
- 8.44 In this appeal decision, the Inspector does conclude that given the narrow access of the road, the proposal would intensify the potential of conflicting vehicle and pedestrian movements on the access road leading to unsafe conditions, particularly for pedestrians and cyclists. This application was for a new dwelling creating new movements through this access road. The application for a replacement pavilion does not propose any new uses within the pavilion and seeks to only improve the existing facilities. Parallels cannot therefore be drawn between the reasoning to resist the new dwelling and the replacement pavilion. The southern access road is not within the application site area as no changes are proposed and therefore consideration cannot be given any further to the use of this access road and its existing problems, nor can conditions be attached.
- 8.45 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Cycle Parking**

- 8.46 The existing pavilion has 20 cycle parking spaces located at the eastern boundary, close to the northern access road. This is because students of Hills Road Sixth Form use this access road as pedestrian and cycle access to the site. The retention of the existing 20 cycle parking spaces are proposed for the new pavilion and this is in accordance with adopted standards.
- 8.47 However, while some cycle parking in the existing location is useful, as users of the pavilion do not then need to push their bikes across the edge of the playing field, I do consider that some should also be provided near to the proposed pavilion. In order to ensure that a sufficient level of provision is provided, I consider that it is appropriate to impose a condition requiring further racks.

8.48 In my opinion the proposal is compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan (2006) policy 8/6.

### **Third Party Representations**

8.49 The majority of objections have been addressed within the main report, although there remain some outstanding. These are addressed below.

8.50 The restoration of public access onto the site is a matter for the College to consider as the land is private property.

8.51 The recommendation that provision needs to be made for any damage to traffic calming measures is beyond the remit of the local planning authority and in the event that such damage does occur, it would be for the Highway Authority to follow up as it is their property.

8.52 While I appreciate that the original question 18 within the application form was incorrect, this was picked up at validation stage where an amended copy of question 18 was submitted on its own. This was published on Public Access separately to the main planning application form but was available from the start of the application.

8.53 With the amended design of the proposed pavilion an amended site location plan was submitted which correctly outlined the application site, including the existing pavilion and contractors compound and access.

8.54 There was a small delay in getting the Design and Access Statement published on Public Access, for which I apologised and rectified the situation.

8.55 Applicants are not required to undertake neighbour consultation prior to the submission of an application. In this instance the College did but the logistics of how this was carried out are not for the scrutiny of the local planning authority. The planning application itself did in have two dates for neighbour comments. One was generated by the letter sent to neighbours which specified the latest dates was 1<sup>st</sup> September, while the site notice extended this date to 9<sup>th</sup> September. I appreciate that this was a little confusing, but I confirmed that neighbours

had until 9<sup>th</sup> September to comment and the facility for public comments remained open until this time on Public Access. It is not standard practice to send out a second letter to clarify this situation to neighbours.

- 8.56 The opinion of some residents is that the proposed relocation of the existing pavilion is a strategy to provide land at the Homerton College end of the field, for a residential development, this has been disputed by the applicant.

## 9.0 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

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

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

4. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1800 hrs on Monday - Friday, 0800 hrs and 1300 hrs Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays. In addition, there shall be no collection or deliveries between 0730 and 0900, and 1500 to 1630 Monday to Friday.

Reason: To protect the amenity of the adjoining properties and in the interests of highway safety. (Cambridge Local Plan 2006 policies 4/13 and 8/2)

5. No demolition or construction works shall commence on site until a construction traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
  - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking should be within the curtilage of the site and not on street.
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv. The requirement of a trained banksman to assist all lorries with egress and ingress from the site onto the public highway.

Thereafter, there shall be no variation or amendment to the approved Traffic Management Plan unless formally agreed in writing by the local planning authority.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006 policy 8/2)

6. Before the development hereby permitted is commenced details of the following matters for that phase shall be submitted to and approved by the local planning authority in writing.
  - i) contractors access arrangements for vehicles, plant and personnel,
  - ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

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

- 7. No development shall take place until a programmed of measures to minimise the spread of airborne dust from the site during the construction period has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

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

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

- 9. No development shall commence until a detailed scheme for the provision and implementation of surface water drainage in accordance with the submitted Drainage Strategy and Flood Risk Assessment by WSP dated 20th February 2009, reference 11012117 has been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of the development.

Reason: In order to ensure adequate means of surface water drainage

(Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 8/18).

10. Development shall be carried out in strict accordance with the submitted Arboricultural Report by Acacia Tree Surgery Limited, prepared by Cliff Freed and dated 20th July 2011.

Reason: In order to protect the tree belt (Cambridge Local Plan 2006 policy 4/4).

11. Prior to commencement of use of the development hereby approved, Rugby Pitch 1 shall be satisfactorily re-configured as indicated on submitted drawing ref: 11530/(0)01/P2 and thereafter maintained as such unless the prior approval of the local planning authority is obtained.

Reason: To ensure existing sports pitch provision on the site is maintained following the completion of the development hereby approved, in accordance with Cambridge Local Plan 2006 policy 4/2).

12. Within six months of the completion of the development approved under this planning permission, the existing pavilion shall be demolished and the land reinstated to playing field in accordance with a restoration scheme to be submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that the site of the existing pavilion is satisfactorily reinstated to playing field use, in the interests of overall sports pitch provision on this site, in accordance with Cambridge Local Plan 2006 policy 4/2).

13. Prior to occupation of the approved pavilion details of facilities for the secure parking of 30 bicycles for use in connection with the development hereby permitted have been 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 satisfactory provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)



**INFORMATIVE:** The applicant is advised to contact Mark Taylor, Cambridge City Council Access Officer to discuss requirements for disabled spectators further.

### **Reasons for Approval**

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

East of England plan 2008: SS1, T9, T14, ENV7

Cambridge Local Plan (2006):

3/1,3/4,3/7,3/12,4/2,4/3,4/4,4/9,6/2,8/2,8/6,8/10,8/18

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

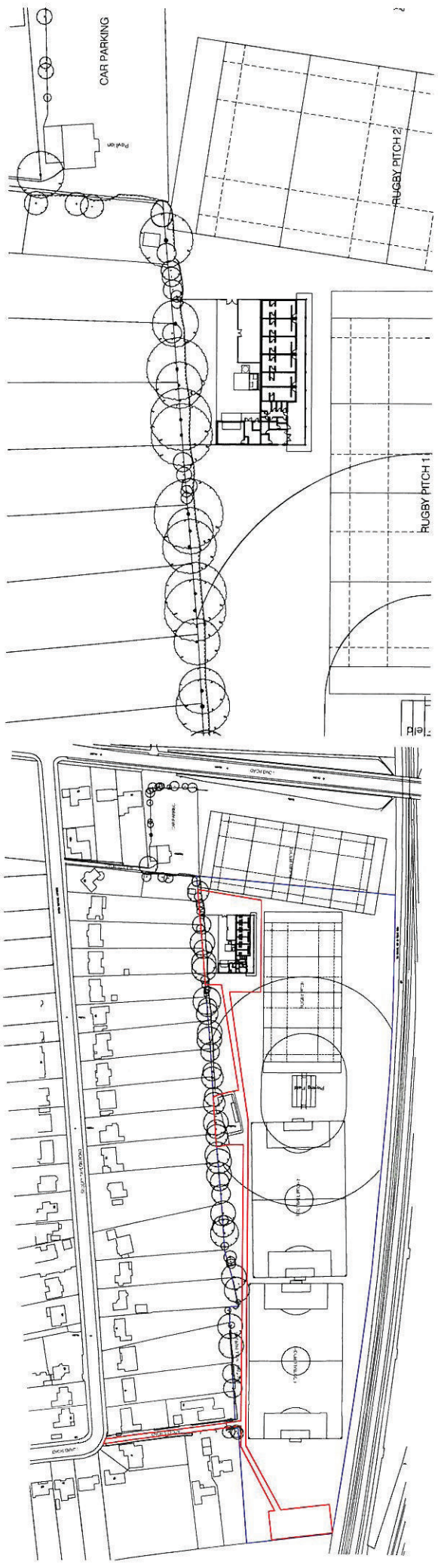
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre,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

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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

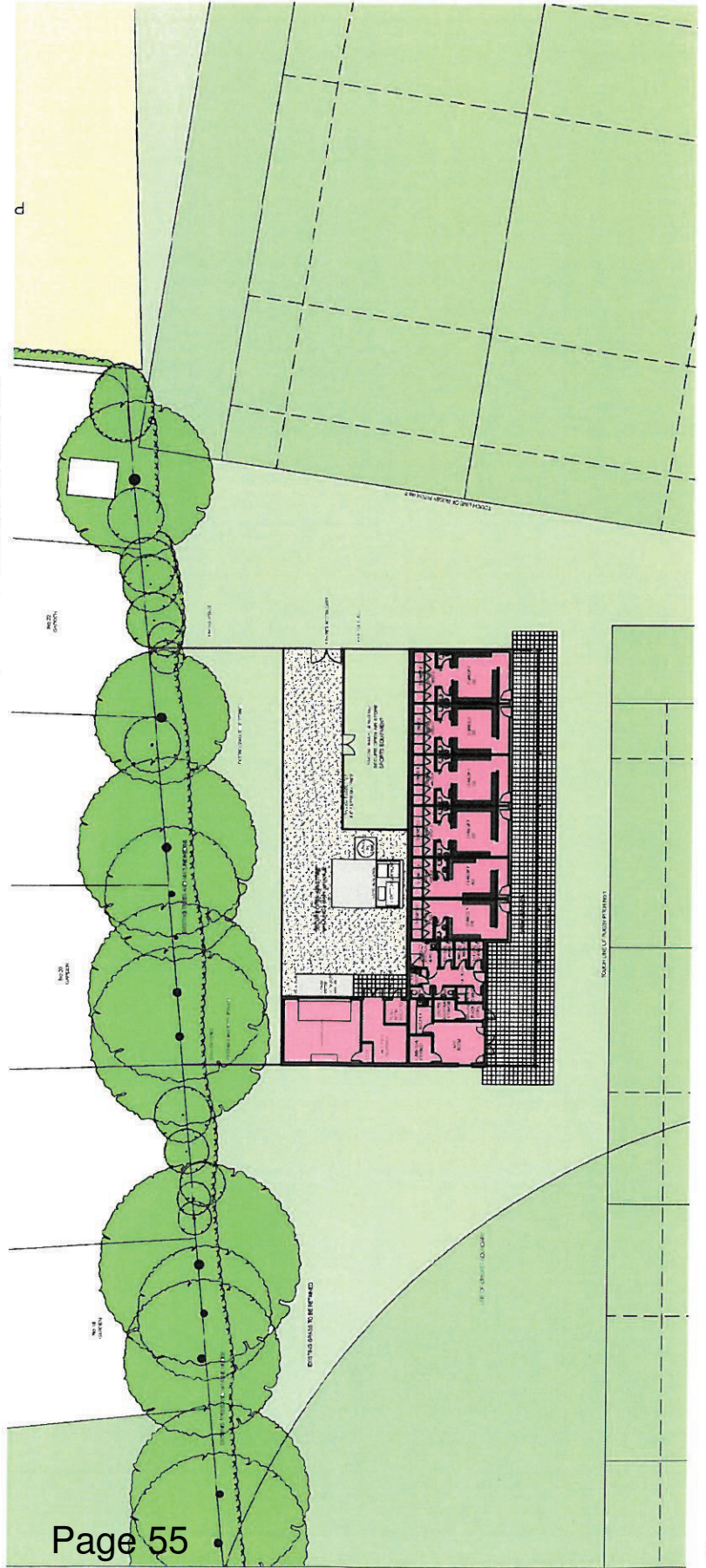
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received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

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



SITE BLOCK PLAN (PART) 1:500

SITE LOCATION PLAN 1:1250



PROPOSED PLANNING PERMISSIONS: 20/06/11  
 APPROVAL TO INCLUDE PAVED DRIVEWAY AND  
 TO VARY THE  
 DATE: 20/06/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

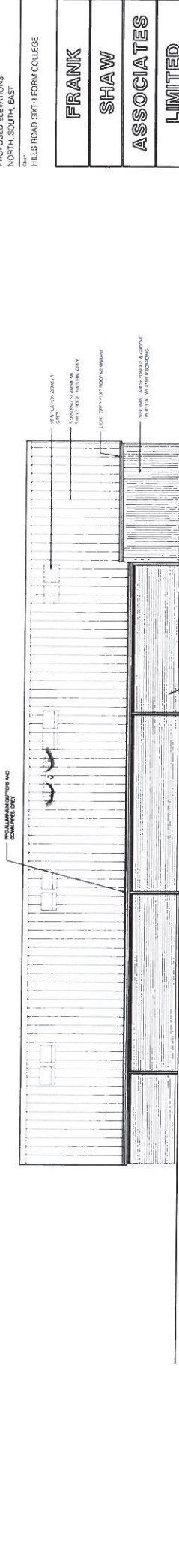
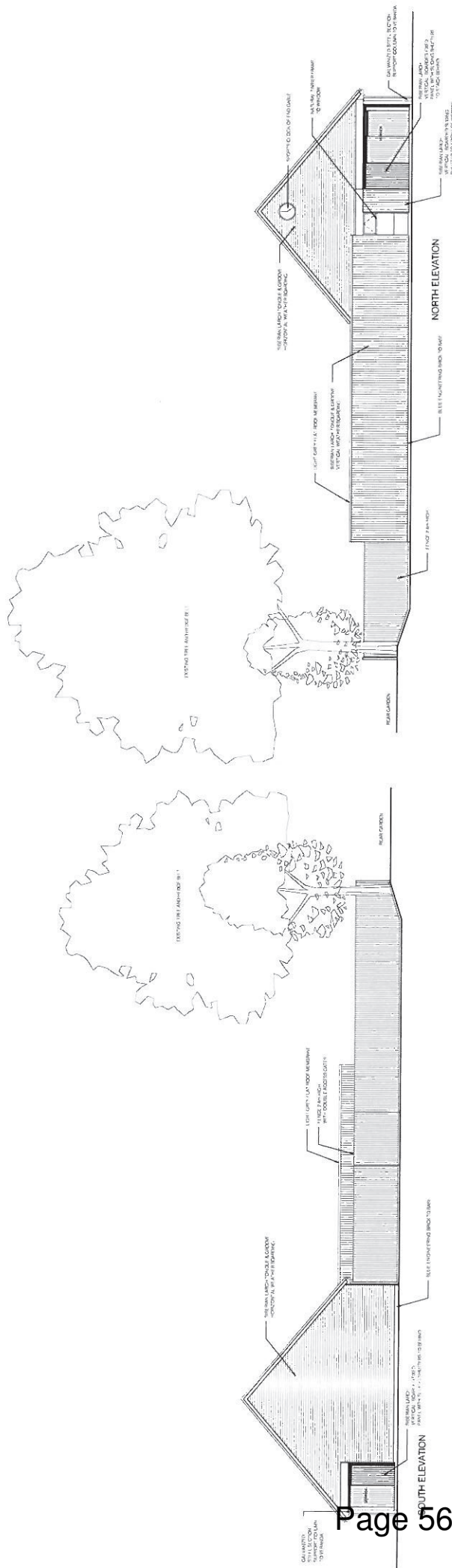
NEW SPORTS PAVILION  
 PROPOSED SITE PLAN  
 SITE LOCATION PLAN  
 HILLS ROAD 6TH FORM COLLEGE

**FRANK  
 SHAW  
 ASSOCIATES  
 LIMITED**

**ARCHITECTS**

1200, 11250/03/01 20/06/11  
 SCALE: 1:200  
 DATE: 20/06/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

11530 (01) P3



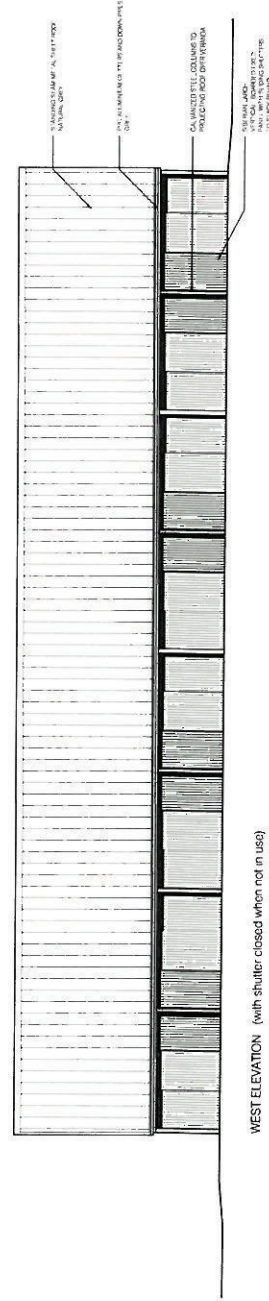
<b>FRANK SHAW ASSOCIATES LIMITED</b>	
ARCHITECTS	
11530 (0-105) P4	

PROJECT: NEW SPORTS PAVILION  
 NORTH SOUTH EAST  
 HILLS ROAD SWITH FORM COLLEGE

DATE: 04.07.13  
 SCALE: AS SHOWN

DRAWN BY: [Name]  
 CHECKED BY: [Name]

11530 (0-105) P4



WEST ELEVATION (with shutter closed when not in use)

1. FINISHED FLOOR FINISH TO BE DETERMINED  
 2. FINISHED FLOOR FINISH TO BE DETERMINED  
 3. FINISHED FLOOR FINISH TO BE DETERMINED  
 4. FINISHED FLOOR FINISH TO BE DETERMINED  
 5. FINISHED FLOOR FINISH TO BE DETERMINED  
 6. FINISHED FLOOR FINISH TO BE DETERMINED  
 7. FINISHED FLOOR FINISH TO BE DETERMINED  
 8. FINISHED FLOOR FINISH TO BE DETERMINED  
 9. FINISHED FLOOR FINISH TO BE DETERMINED  
 10. FINISHED FLOOR FINISH TO BE DETERMINED  
 11. FINISHED FLOOR FINISH TO BE DETERMINED  
 12. FINISHED FLOOR FINISH TO BE DETERMINED  
 13. FINISHED FLOOR FINISH TO BE DETERMINED  
 14. FINISHED FLOOR FINISH TO BE DETERMINED  
 15. FINISHED FLOOR FINISH TO BE DETERMINED  
 16. FINISHED FLOOR FINISH TO BE DETERMINED  
 17. FINISHED FLOOR FINISH TO BE DETERMINED  
 18. FINISHED FLOOR FINISH TO BE DETERMINED  
 19. FINISHED FLOOR FINISH TO BE DETERMINED  
 20. FINISHED FLOOR FINISH TO BE DETERMINED  
 21. FINISHED FLOOR FINISH TO BE DETERMINED  
 22. FINISHED FLOOR FINISH TO BE DETERMINED  
 23. FINISHED FLOOR FINISH TO BE DETERMINED  
 24. FINISHED FLOOR FINISH TO BE DETERMINED  
 25. FINISHED FLOOR FINISH TO BE DETERMINED  
 26. FINISHED FLOOR FINISH TO BE DETERMINED  
 27. FINISHED FLOOR FINISH TO BE DETERMINED  
 28. FINISHED FLOOR FINISH TO BE DETERMINED  
 29. FINISHED FLOOR FINISH TO BE DETERMINED  
 30. FINISHED FLOOR FINISH TO BE DETERMINED  
 31. FINISHED FLOOR FINISH TO BE DETERMINED  
 32. FINISHED FLOOR FINISH TO BE DETERMINED  
 33. FINISHED FLOOR FINISH TO BE DETERMINED  
 34. FINISHED FLOOR FINISH TO BE DETERMINED  
 35. FINISHED FLOOR FINISH TO BE DETERMINED  
 36. FINISHED FLOOR FINISH TO BE DETERMINED  
 37. FINISHED FLOOR FINISH TO BE DETERMINED  
 38. FINISHED FLOOR FINISH TO BE DETERMINED  
 39. FINISHED FLOOR FINISH TO BE DETERMINED  
 40. FINISHED FLOOR FINISH TO BE DETERMINED  
 41. FINISHED FLOOR FINISH TO BE DETERMINED  
 42. FINISHED FLOOR FINISH TO BE DETERMINED  
 43. FINISHED FLOOR FINISH TO BE DETERMINED  
 44. FINISHED FLOOR FINISH TO BE DETERMINED  
 45. FINISHED FLOOR FINISH TO BE DETERMINED  
 46. FINISHED FLOOR FINISH TO BE DETERMINED  
 47. FINISHED FLOOR FINISH TO BE DETERMINED  
 48. FINISHED FLOOR FINISH TO BE DETERMINED  
 49. FINISHED FLOOR FINISH TO BE DETERMINED  
 50. FINISHED FLOOR FINISH TO BE DETERMINED  
 51. FINISHED FLOOR FINISH TO BE DETERMINED  
 52. FINISHED FLOOR FINISH TO BE DETERMINED  
 53. FINISHED FLOOR FINISH TO BE DETERMINED  
 54. FINISHED FLOOR FINISH TO BE DETERMINED  
 55. FINISHED FLOOR FINISH TO BE DETERMINED  
 56. FINISHED FLOOR FINISH TO BE DETERMINED  
 57. FINISHED FLOOR FINISH TO BE DETERMINED  
 58. FINISHED FLOOR FINISH TO BE DETERMINED  
 59. FINISHED FLOOR FINISH TO BE DETERMINED  
 60. FINISHED FLOOR FINISH TO BE DETERMINED  
 61. FINISHED FLOOR FINISH TO BE DETERMINED  
 62. FINISHED FLOOR FINISH TO BE DETERMINED  
 63. FINISHED FLOOR FINISH TO BE DETERMINED  
 64. FINISHED FLOOR FINISH TO BE DETERMINED  
 65. FINISHED FLOOR FINISH TO BE DETERMINED  
 66. FINISHED FLOOR FINISH TO BE DETERMINED  
 67. FINISHED FLOOR FINISH TO BE DETERMINED  
 68. FINISHED FLOOR FINISH TO BE DETERMINED  
 69. FINISHED FLOOR FINISH TO BE DETERMINED  
 70. FINISHED FLOOR FINISH TO BE DETERMINED  
 71. FINISHED FLOOR FINISH TO BE DETERMINED  
 72. FINISHED FLOOR FINISH TO BE DETERMINED  
 73. FINISHED FLOOR FINISH TO BE DETERMINED  
 74. FINISHED FLOOR FINISH TO BE DETERMINED  
 75. FINISHED FLOOR FINISH TO BE DETERMINED  
 76. FINISHED FLOOR FINISH TO BE DETERMINED  
 77. FINISHED FLOOR FINISH TO BE DETERMINED  
 78. FINISHED FLOOR FINISH TO BE DETERMINED  
 79. FINISHED FLOOR FINISH TO BE DETERMINED  
 80. FINISHED FLOOR FINISH TO BE DETERMINED  
 81. FINISHED FLOOR FINISH TO BE DETERMINED  
 82. FINISHED FLOOR FINISH TO BE DETERMINED  
 83. FINISHED FLOOR FINISH TO BE DETERMINED  
 84. FINISHED FLOOR FINISH TO BE DETERMINED  
 85. FINISHED FLOOR FINISH TO BE DETERMINED  
 86. FINISHED FLOOR FINISH TO BE DETERMINED  
 87. FINISHED FLOOR FINISH TO BE DETERMINED  
 88. FINISHED FLOOR FINISH TO BE DETERMINED  
 89. FINISHED FLOOR FINISH TO BE DETERMINED  
 90. FINISHED FLOOR FINISH TO BE DETERMINED  
 91. FINISHED FLOOR FINISH TO BE DETERMINED  
 92. FINISHED FLOOR FINISH TO BE DETERMINED  
 93. FINISHED FLOOR FINISH TO BE DETERMINED  
 94. FINISHED FLOOR FINISH TO BE DETERMINED  
 95. FINISHED FLOOR FINISH TO BE DETERMINED  
 96. FINISHED FLOOR FINISH TO BE DETERMINED  
 97. FINISHED FLOOR FINISH TO BE DETERMINED  
 98. FINISHED FLOOR FINISH TO BE DETERMINED  
 99. FINISHED FLOOR FINISH TO BE DETERMINED  
 100. FINISHED FLOOR FINISH TO BE DETERMINED

NEW SPORTS PAVILION  
 PROPOSED ELEVATIONS  
 NORTH, SOUTH, EAST  
 HILLS ROAD SIXTH FORM COLLEGE

**FRANK**  
**SHAW**  
**ASSOCIATES**  
**LIMITED**

Project No: 11530 Date: 04.07.11 Drawn: IC Checked: IC Scale: 1:1000 (R:0:1) Client: Hills Road Sixth Form College	Page No: (0-104) Page: P6

This page is intentionally left blank



**11/0900/FUL**  
**Hills Road Sixth Form College Sports Ground Sedley Taylor**  
**Road Cambridge Cambridgeshire**

This page is intentionally left blank



<b>Application Number</b>	11/0873/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	25th July 2011	<b>Officer</b>	Miss Sophie Pain
<b>Target Date</b>	19th September 2011		
<b>Ward</b>	Cherry Hinton		
<b>Site</b>	12A Drayton Close Cambridge Cambridgeshire CB1 9EY		
<b>Proposal</b>	Alterations to provide dependant relative's annex single storey side and rear extension.		
<b>Applicant</b>	Mrs S Jenson And Mr J Paul 12A Drayton Close Cambridge Cambridgeshire CB1 9EY		

---

### 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 12a Drayton Close is the northern half of a pair of semi-detached houses located at the end of the cul-de-sac/turning area at Drayton Close. The property has recently been re-numbered from No.13 to 12a and shall be referred to as such. Numbers 12, 12a and 14 were all built at the same time and of a similar design. 12a has been extended to the north-east with a two storey extension.
- 1.2 The surrounding area is characterised by semi-detached two storey houses. Some of the houses benefit from extensions, which are mainly single storey but there are two storey extensions and some of the ground floor additions are of a substantial size.
- 1.3 The site does not fall within a Conservation Area and there are no Listed Buildings, Buildings of Local Interest or protected trees in the vicinity. The site falls outside the controlled parking zone.

## 2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a single storey rear extension to provide an annexe for a dependent relative. The agent has confirmed that the additional accommodation is required to accommodate dependant relatives.
- 2.2 The extension is to be erected to the north east of the existing two-storey projection. It measures 12.6 m long and has a projection beyond the rear elevation of the existing house of 8.6 m (10.6 m beyond the rear elevation of the house as constructed). It is 5 m wide. To the side of the house the proposed extension has a monopich roof of maximum height 4.6 m, the same eaves height as the house. To the rear the extension has a pitched roof rising to a maximum height of 4 m above ground level. The eaves height is between 2.5 m and 2.8 m. The extension is set off the boundary with no. 14 by 8 metres and is 1 m from the boundary with no. 12 at its closest point.
- 2.3 The extension accommodates a hall, which provides independent access, a bathroom, a bedroom and a living room. There are French doors serving the lounge, which face towards no. 14 and windows to the lounge, bedroom and bathroom, which face towards no. 12. A door links the hall to the lounge in the existing house.
- 2.4 The application is accompanied by the following supporting information:
1. Statement from the agent regarding the intended use of the extension.

## 3.0 SITE HISTORY

Reference	Description	Outcome
C/86/1255	Single storey side extension and front porch	A/C
C/88/1336	First floor extension to side and rear	A/C

## 4.0 PUBLICITY

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

## 5.0 POLICY

### 5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the

density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

**Planning Policy Statement 3: Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

- 5.4 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.5 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.6 **East of England Plan 2008**  
SS1: Achieving Sustainable Development  
T14 Parking  
ENV7: Quality in the Built Environment
- 5.7 **Cambridge Local Plan 2006**  
3/1 Sustainable development  
3/4 Responding to context  
3/14 Extending buildings  
8/10 Off-street car parking

## 5.8 Supplementary Planning Documents

**Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

## 5.9 Material Considerations

### Central Government Guidance

#### Draft National Planning Policy Framework (July 2011)

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

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be 'yes', except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices,

- commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
  5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
  6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
  7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
  8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
  9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
  10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

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

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

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

Includes the following statement:

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

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

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

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

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

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

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

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

6.1 No comments.

### **Refuse and Environmental Services**

6.2 No concerns with regard to collection of refuse.

## **7.0 REPRESENTATIONS**

7.1 Councillor Dryden has commented on this application. The representation is attached to this report. The application is brought before South Area Committee at Councillor Dryden's request on the grounds of potential overdevelopment of the site and access for refuse and other vehicles to the site.

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

28 Bridewell Road

7.3 A petition containing signatures from the residents of 8 houses in Drayton Close and 2 houses in Bridewell Road has also been submitted. These residents include the occupier of the attached house 14 Drayton Close.

7.4 The representations can be summarised as follows:

Size and bulk of the extension and proximity to boundaries;

Loss of light, outlook and increased sense of enclosure;

The house already has an extension and accommodates a large family, which cause noise and disturbance already; and

The occupiers of the application site have two cars, which they park on the street and one van that is parked in the driveway. Additional parking demands will exacerbate problems arising from obstruction of the turning area.

7.5 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 parking
5. Third party representations

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

8.2 The houses in Drayton Close are of the same design with generally red brick walls under a pitched and hipped roof. The terrace of 9-12 Drayton Close, which is finished in white render is an anomaly that gives the end of the cul-de-sac a distinctive character. Most of the houses in the Close have some form of extension and therefore additions are not out of character. 12a Drayton Close benefits from a two storey extension, however the location of the extension is such that it is prominent in the streetscene.

8.3 The proposed extension will not be visible in the street but will be visible above the boundaries of no.s 12 and 14 Drayton Close and from first floor windows. 12a Drayton Close is unusual in that it occupies a corner plot and has a larger garden than some neighbouring houses. Although the extension does have a large footprint it is my view that it is acceptable because a sufficiently large garden is retained to preclude overdevelopment of the plot and it has limited impact on the visual amenities of the area.

8.4 The proposed extension has a pitched roof which is compatible with the design of 12a Drayton Close and is to be constructed in bricks and tiles to match existing.

8.5 In my opinion the proposal is compliant with East of England Plan (2008) policies SS1 and ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.6 In terms of the physical presence of the extension, the neighbours most affected by the development are the occupiers of 12 and 14 Drayton Close. The single storey nature of the extension mitigates its impact to a significant degree as do the 1.8 metre high boundary fence to the boundaries with the neighbours.
- 8.7 The extension will be visible from within the neighbour's gardens but will not in my view have a significant impact on outlook or result in enclosure. At its closest point the extension will be approximately 5.1m from 12 Drayton Close but at this point it replaces an existing shed. The extension will sit to the north of 14 Drayton Close and therefore will not lead to the overshadowing of or loss of light to this property. It will sit to the south of the garden of 12 Drayton Close, but will not in my view lead to a significant loss of light or overshadowing of this space. There are windows in the north and south elevations of the extension but existing boundary fencing will prevent significant overlooking.
- 8.8 Representations have been received from residents of the area with regard to noise and disturbance generated from occupation of the existing house and concerns are raised regarding the potential for this to increase as a result of the extension. Whilst I am unable to comment on the accuracy of these observations, the proposed development does not lead to the creation of a new dwelling or separate planning unit. In these circumstances a refusal on the grounds of additional noise and disturbance could not be justified.
- 8.9 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.

## **Highway Safety**

- 8.10 Existing problems of obstruction of the highway have been raised by residents and there is concern that this will be exacerbated as a result of the occupation of the extension. The

Highway Authority has raised no objection and the Environmental Health Officer has confirmed that there is no experience of problems for refuse vehicle access. I do not consider that it would be reasonable to recommend refusal on the grounds of highway safety.

- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Car Parking**

- 8.12 Neighbours have raised concerns with regard to the number of vehicles that the existing occupants own and that if further cars are required, it will be difficult for vehicles to get through. The annex is for dependant relatives and there is potential that they will have their own vehicle. However, the property is located in the corner of the existing close adjacent to the turning head and therefore, there is not any need for vehicles to get through. It has already been stated that there is no recorded problems for the refuse vehicle to gain access. Drayton Close itself does not have parking restrictions and as a result occupants are able to park their vehicles on the highway. The application seeks an extension to the existing dwelling and as such, I do not consider that it would be reasonable to recommend refusal on the grounds of lack of off-street car parking.

- 8.13 In my opinion the proposal is compliant with East of England Plan T14 and Cambridge Local Plan (2006) policy 8/10.

### **Third Party Representations**

- 8.14 I consider that the report addresses the concerns raised by local residents to the proposals.

## **9.0 CONCLUSION**

- 9.1 In my opinion the proposed development at 12a Drayton Close is sensitive to its context and is appropriate in scale to the surrounding area. The development will not have any adverse impact upon either the surrounding area or the amenities of neighbouring residents. The application is therefore acceptable and is recommended for approval.

## 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. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. The development hereby permitted shall be used solely in conjunction with and ancillary to the main dwelling 12a Drayton Close; and shall not be separately sold, occupied or let.

Reason: To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 2006 policy 3/4)

### **Reasons for Approval**

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

East of England plan 2008: SS1, T14 and ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/14 and 8/10

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

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

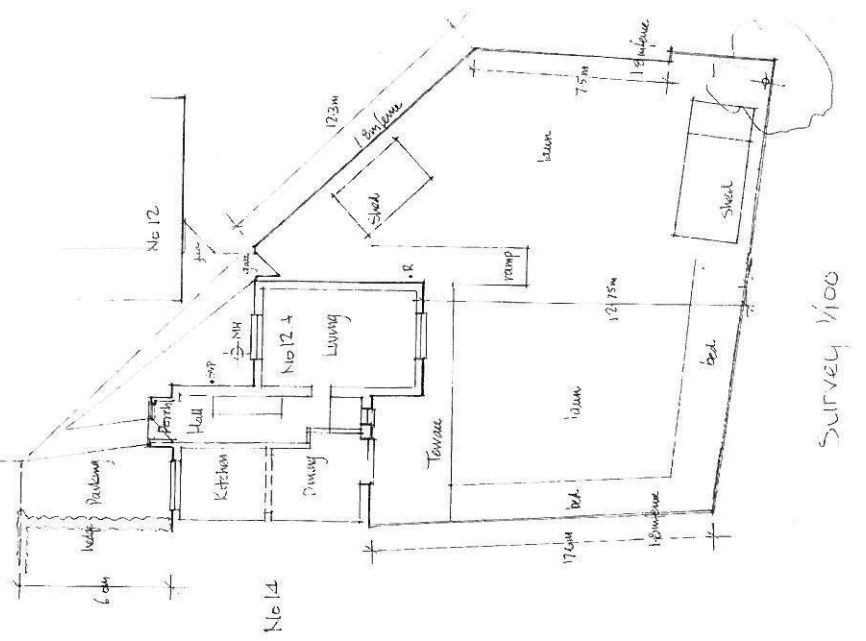
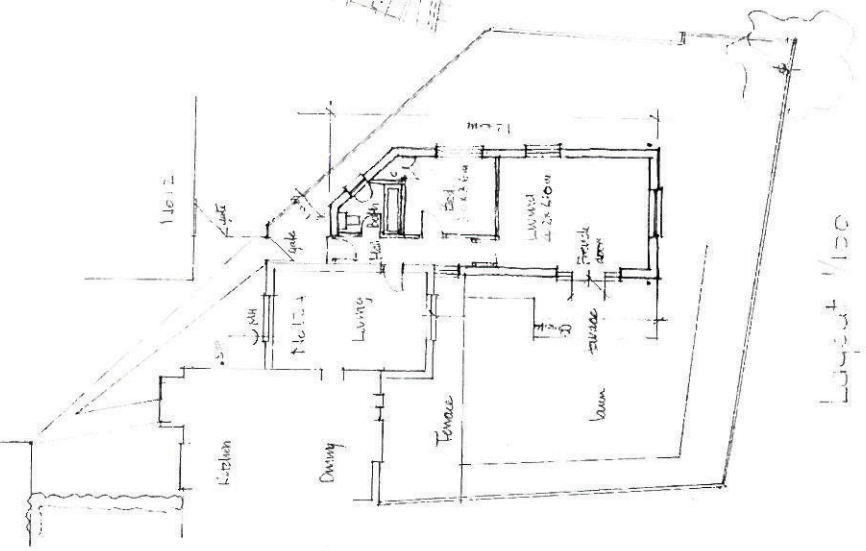
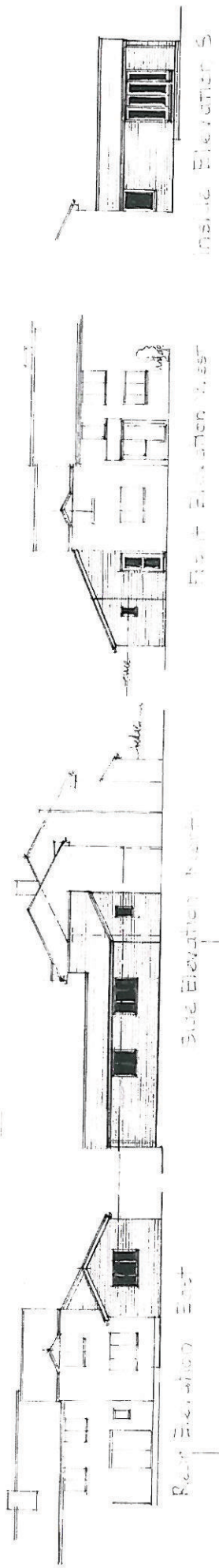
## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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

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

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

This page is intentionally left blank



A Aug 2011 Living Room worked in size HG

Annex to 12 A Dragon Close, Cambridgeshire, Cambridge

BC 10711A

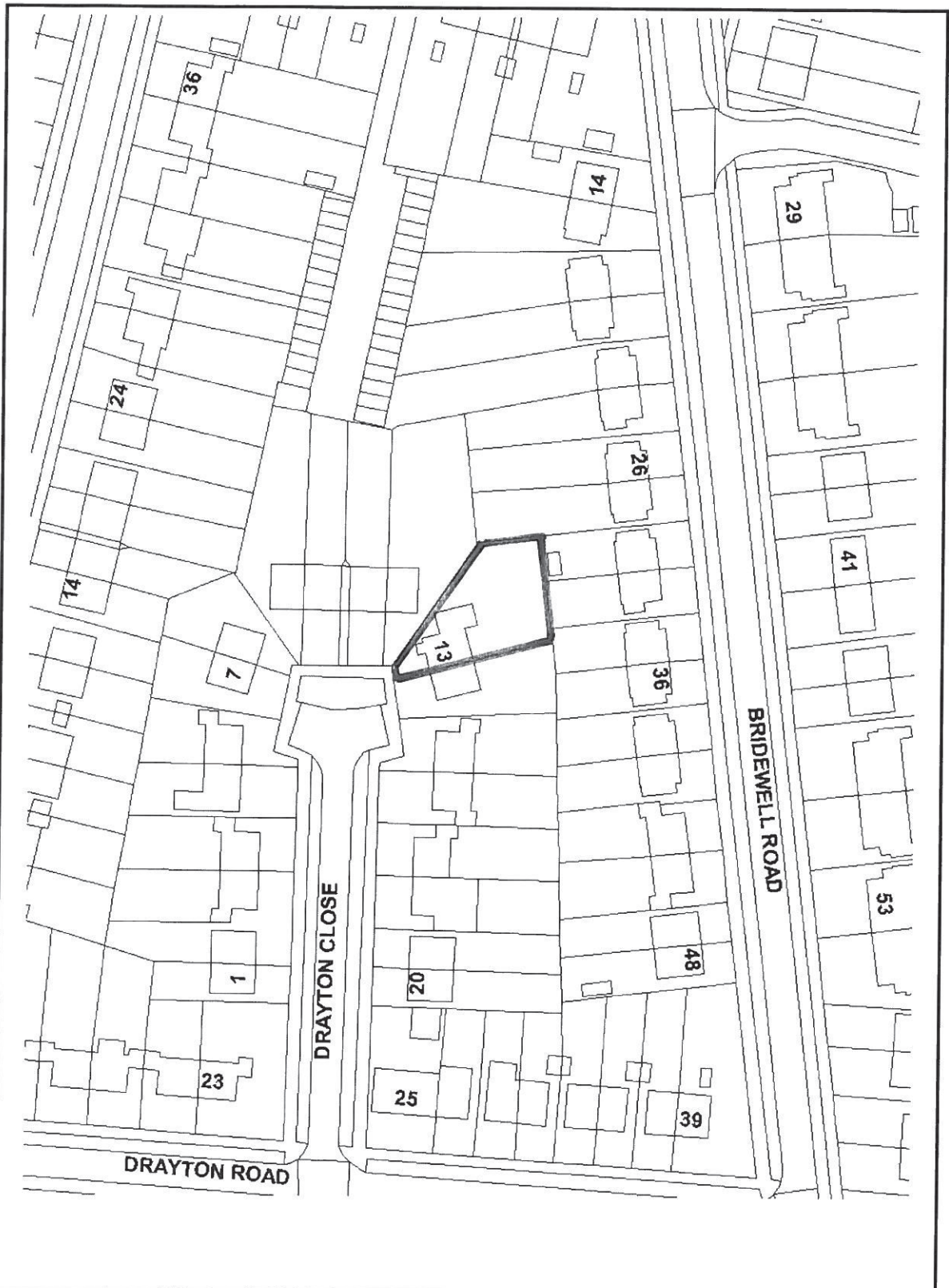
V100 - V155 May 2011

Jennison - Paul

Morris and Partners  
 Architects  
 51 Newnham Road, Cambridge, CB3 9EY  
 Tel: 01223 351696 Fax: 01223 351698  
 This document is the copyright of Morris and Partners. It may not be reproduced without their written consent.

This page is intentionally left blank





**11/0873/FUL**  
**12A Drayton Close Cambridge Cambridgeshire CB1 9EY**

This page is intentionally left blank

<b>Application Number</b>	11/0202/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	22nd February 2011	<b>Officer</b>	Mr Toby Williams
<b>Target Date</b>	19th April 2011		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	31 Beaumont Road Cambridge Cambridgeshire CB1 8PU		
<b>Proposal</b>	Change of use from private dwellinghouse to house in multiple occupation (retrospective).		
<b>Applicant</b>	Dr Abraham Karpas 31 Beaumont Road Cambridge Cambridgeshire CB1 8PU		

---

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

- 1.1 The application site is situated on the eastern side of Beaumont Road. Beaumont Road is characterised by 2 storey, semi detached residential properties set in rectangular plots.
- 1.2 The building does not fall within a Conservation Area.
- 1.3 The site falls outside the controlled parking zone.

## **2.0 THE PROPOSAL**

- 2.1 This retrospective application seeks consent for the change of use of the property to a house in multiple occupation (HMO), providing 7 bedrooms.
- 2.2 There are no physical alterations to the property.
- 2.3 The application is accompanied by the following supporting information:

- 1. Design and Access Statement

### 3.0 SITE HISTORY

Reference	Description	Outcome
08/1055/FUL	First floor front and side extensions and two storey rear extension.	Approved

### 4.0 PUBLICITY

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

### 5.0 POLICY

#### 5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household

types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

- 5.4 **Planning Policy Statement 3: Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010).
- 5.5 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.6 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.
- 5.7 **East of England Plan 2008**  
ENV7: Quality in the Built Environment
- 5.8 **Cambridge Local Plan 2006**  
3/4 Responding to context  
3/7 Creating successful places  
5/7 Supported housing/Housing in multiple occupation  
8/2 Transport impact  
8/6 Cycle parking

## 5.9 Material Considerations

### Central Government Guidance

#### **Draft National Planning Policy Framework (July 2011)**

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

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

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

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

Includes the following statement:

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

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

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

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable

communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

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

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

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

## **6.0 CONSULTATIONS**

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

- 6.1 Please clarify the proposed parking arrangements as three spaces are claimed, but only three, undimensioned spaces are shown on the plans. Please provide dimensioned plans showing the proposed provision clearly.

Please provide this information to the Highway Authority for comment prior to determination of this application.

No clear indication is provided of how many occupants will reside at the premises, and so no assessment can be made of the adequacy of the proposed parking.

Shortfall in parking provision would appear on-street in direct competition with existing residential uses.

### **Head of Environmental Services**

- 6.2 I understand this is a retrospective planning application with the addition of a bin/cycle store. I have consulted the Waste Strategy Team regarding the bin store. Whilst the number of

bins provided is adequate there are concerns as to the way the proposed bins will be layed out. Ideally bins should be stored next to each other rather than in front of each other. This is so the bins can be easily accessed and encourage proper use. It is strongly advised the layout of the bins are reconfigured.

- 6.3 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: 30, 32, 33 and 35 Beaumont Road,

- 7.2 The representations can be summarised as follows:

Most properties in Beaumont Road are owner occupied.

This application will create a precedent.

In the last 3 years there has been a marked deterioration in the appearance of Beaumont Road properties, with extensions started and left unfinished.

A radical change as proposed for number 31 could reinforce this deterioration and is not in tune with the area.

This section of Beaumont Road is already subject to severe traffic problems.

The car parked in the driveway often plays thumping music.

- 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:

- Principle of development
- Context of site, design and external spaces
- Residential amenity
- Refuse arrangements
- Highway safety
- Car and cycle parking



## Third party representations

### **Principle of Development**

- 8.2 The development of properties for multiple occupation will be permitted subject to the potential impact upon residential amenity of the local area; the suitability of the building or site, and the proximity of bus stops, pedestrian and cycle routes and other local services, in accordance with Local Plan policy 5/7. The property is within a relatively sustainable location close to Wulfstan Way Local Centre and bus and cycle links. In principle, the change of use is acceptable and in accordance with Cambridge Local Plan 2006 policy 5/7. An analysis of the other policy 5/7 issues is discussed below.

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

#### Design

- 8.3 The proposal does not involve any physical alterations to the building. There is no impact upon the character and appearance of the building or the street scene as a result of the change of use.
- 8.4 Number 31 Beaumont Road is of sufficient size to be used in a more intensive manner.

#### External spaces

- 8.5 There is adequate space for refuse and bicycle storage in the rear garden. In my view the property and site is suitable for use as a HMO, in accordance with Local Plan policy 5/7.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14, 4/11 and 5/7.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.7 Houses of multiple occupation are a more intensive form of residential accommodation, potentially resulting in a greater number of comings and goings to the property. This notwithstanding, given the overall size of the house and the

general layout of residential properties on Beaumont Road, I do not consider the use to create significant disturbance for the adjoining number 29 Beaumont Road, or other properties in the vicinity.

- 8.8 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 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

#### Amenity for future occupiers of the site

- 8.9 Number 31 Beaumont Road is a relatively large property with a generous garden. The property provides a good standard of residential amenity for current and future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policy 5/7.

#### **Refuse Arrangements**

- 8.10 The application proposes the erection of an ancillary outbuilding for the storage of refuse bins. The proposed layout of the store does not allow for convenient access to the bins. The provision of a slightly larger store can be ensured through the imposition of a suitable planning condition. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

#### **Car and Cycle Parking**

- 8.11 The change of use of the premises will result in a potentially more competition for on street car parking, which at present does not appear to be intense. However, the property provides up to 3 off street car parking spaces which does not exceed the Council's maximum standards. Given the location of the property, close to bus and cycle links, there are viable alternatives to the private car.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

#### **9.0 CONCLUSION**

- 9.1 This retrospective application for change of use of the property will not affect the character and appearance of the building or the amenities enjoyed by neighbouring residential properties. APPROVAL is recommended.

**10.0 RECOMMENDATION: APPROVE** subject to the following conditions:

1. Within 3 months of the date of this permission, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the exact size of the refuse store, specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter.

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

2. Within 3 months of the date of this permission, the proposed bicycle parking shall be provided and permanently retained.

Reason: In order that adequate bicycle parking is provided for existing and future occupants, Cambridge Local Plan 2006 policy 8/6.

### **Reasons for Approval**

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

East of England plan 2008: ENV7

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

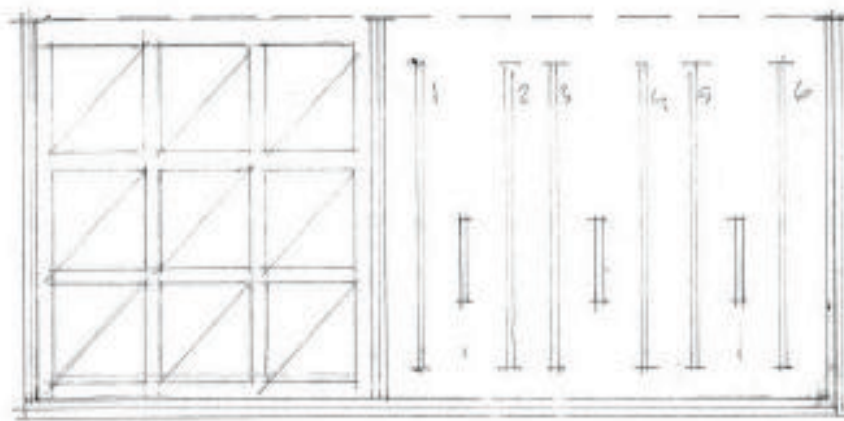
2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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

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



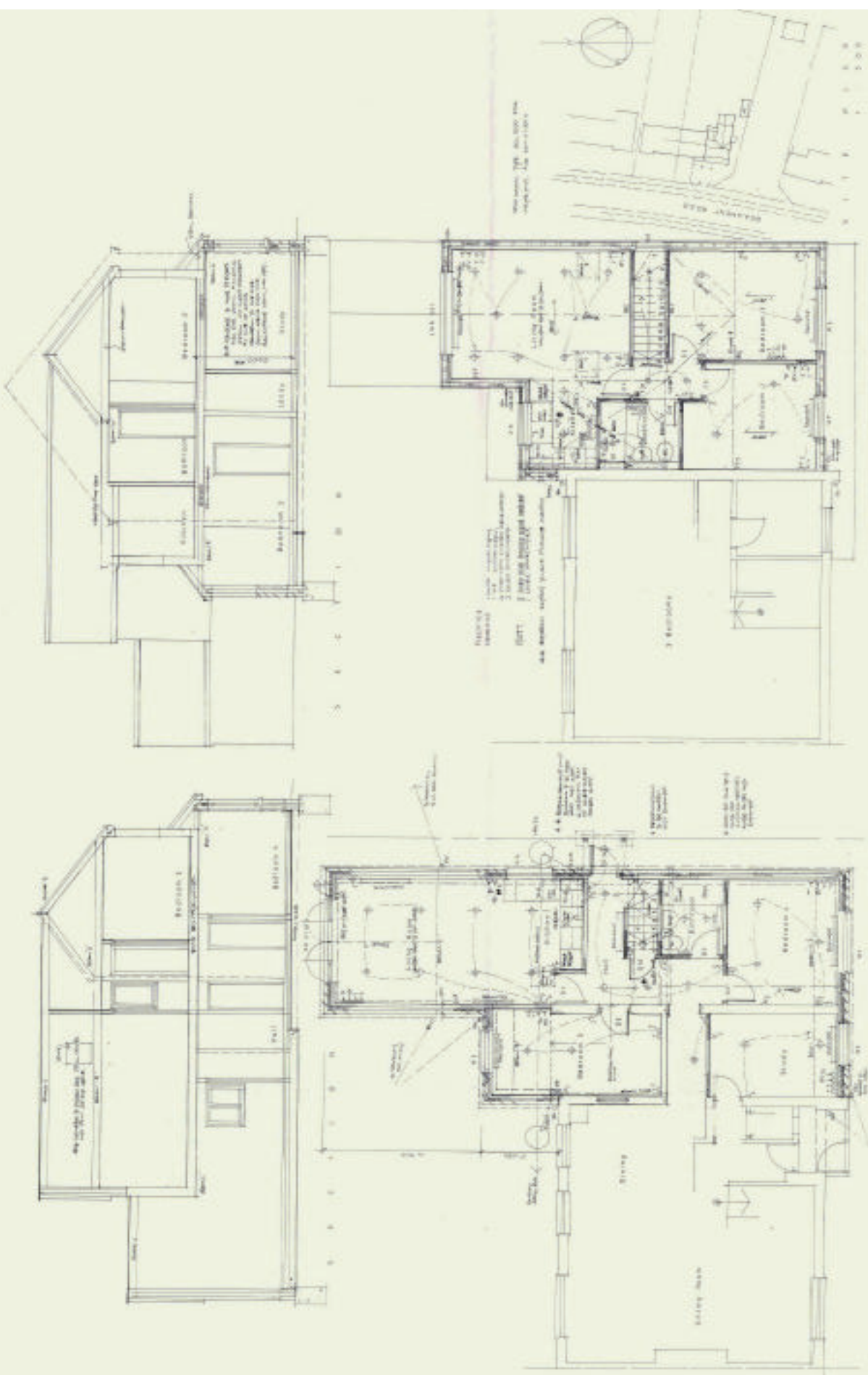
REFUSE 3 BLACK VERTICAL  
 3 BLUE " "  
 3 GREEN " "  
 CYCLES 6 SPACES



CLIENT.  
 PROJECT.  
 DRAWING

Dr A KARPAS  
 31 BEAUMONT ROAD  
 CYCLE & REFUSE STORE

DATE. July 2008  
 SCALE. 1 : 50  
 DWG. No. 06/1221-004




  
**MADE ARCHITECTS**  
 100 TRADE CENTER ROAD, SUITE 100  
 WASHINGTON, D.C. 20004  
 TEL: (202) 462-1111  
 FAX: (202) 462-1112  
 WWW: www.made.com

SHEET NO. 101  
 PROJECT NO. 101  
 DRAWING NO. 101

DATE: 10/1/01  
 SCALE: 1/8" = 1'-0"

DRAWN BY: [Name]  
 CHECKED BY: [Name]

THIS DRAWING IS THE PROPERTY OF MADE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MADE ARCHITECTS.



11/0202/FUL  
31 Beaumont Road Cambridge Cambridgeshire CB1 8PU

This page is intentionally left blank