

WEST CENTRAL AREA COMMITTEE

25 April 2013
7.00 - 10.31 pm

Present: Councillors Reiner (Chair), Bick, Hipkin, Reid, Rosenstiel, Smith, Tucker, Brooks-Gordon, Nethsingha and Whitebread

Officers Present:

Head of Human Resources: Deborah Simpson
Principal Planning Officer: Toby Williams
Head of Street and Open Spaces: Toni Ainley
Urban Growth Project Manager: Tim Wetherfield
Operations and Resources Manager: Jackie Hanson
Committee Manager: Toni Birkin

Also in Attendance

Chief Inspector Poppit
Police Sergeant Jayne Drury
Community Fire Safety Officer Jim Meikle

FOR THE INFORMATION OF THE COUNCIL

13/28/WCAC Apologies

Apologies were received from Councillor Kightley.

13/29/WCAC Declarations of Interest (planning)

Councillor Reiner declared a personal interest in item 13/31/WCAC as the applicant was known to her. Councillor Reiner left the room for the consideration of this item.

13/30/WCAC 13/0150/FUL 6 John Street

The Committee received an application for a two storey and single storey rear extension to 6 John Street. The Principal Planning Officer requested that members noted the amendment sheet.

Lawrence Ebbs addressed the Committee on behalf of himself and neighbours. He made the following points in objection to the application:

- i. Mr Ebbs and 17 other households had signed a petition in objection to the extension.
- ii. The size and scale to the proposal was unacceptable.
- iii. Overlooking would be increased by 200%.
- iv. The building would be overbearing.
- v. The extension to number 5 was not comparable as it was shielded from view.
- vi. The size of the proposed extension could result in other following suit and changing the character of the area.
- vii. Proposed large windows would be very close to other properties.
- viii. The existing tree would probably be lost and would not offer shielding or privacy.
- ix. The large extension would only offer one additional bedroom.

Mr Virdee addressed the committee in support of his application.

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

- i. Local residents had expressed their concerns to her.
- ii. The proposal was out of proportion to other properties in the area.
- iii. Comparisons with number 5 were unhelpful as this building was shielded.
- iv. Intensification of use of the building was a cause for concern and there was a concern that a proposed study would become a bedroom at a later date.
- v. Visitor parking would add to the pressures already experienced in the area.
- vi. Neighbours would welcome a more modest extension.

The Committee:

Resolved: (by 4 votes to 3) to reject the officer recommendations of approval.

Resolved: (by 4 votes to 0) to refuse the application contrary to the officer recommendations for the following reasons:

The proposed extension, by reason of its height, width and proximity to no.36 Grafton Street, would unreasonably visually dominate the residential amenity of the occupants of no.36 Grafton Street contrary to policy 3/14(b) of the Cambridge Local Plan 2006.

Election of Chair for following item

The Chair, Councillor Reiner, declared an interest in the item and vacated the room. She took no part in the debate or the vote. As the Vice-Chair was not present, the Committee appointed Councillor Hipkin as Chair.

13/31/WCAC 13/0147/FUL 5 Chedworth Street

The committee received an application for a single storey side and rear extension and installation of dormers to the rear roofs of 5 Chedworth Street.

Peter Hansom addressed the committee and made the following points in objection to the application:

- i. Lives next door to property and objects to the dormer windows.
- ii. Large attic conversions are out of keeping with the area.
- iii. The historic Environment Manager objects to the proposal.
- iv. It would be contrary to the existing roof guidance.
- v. It would be dominant and would result in overlooking.

The Committee:

Resolved: (by 3 votes to 2) to accept the officer recommendation.

Councillor Reiner returned and took the Chair.**13/32/WCAC 13/0228/FUL 5 Benson Street**

The Committee received an application to convert a garage to a two bedroom dwelling associated with 5 Benson Street.

Peter Calvert addressed the committee on behalf of himself and his neighbours. He made the following points in objection to the application:

- i. The conversion would double the amount of brickwork.
- ii. It would result in overlooking.

- iii. Use of the garden would be impacted.
- iv. A precedent would be set and others would follow suit.
- v. The building would be overbearing.

The Committee:

Resolved: (unanimously) to accept the officer recommendation to approve the application.

13/33/WCAC 13/0112/FUL 82 Canterbury Street

This item was withdrawn.

13/34/WCAC 13/0255/FUL 3 Portugal Place

The committee received an application to build a new contemporary 4 storey, 2 bedroom, townhouse between existing structures.

The Principal Planning Officer circulated building samples.

The Committee:

Resolved: (unanimously) to accept the officers recommendation of approval.

13/35/WCAC 13/0256/CAC 3 Portugal Place

The committee received an application for Conservation Area Consent for the demolition of an existing 2.2m high brick wall, located to the front of 3 Portugal Place.

The Committee:

Resolved: (unanimously) to accept the officer recommendation and approve the application.

13/36/WCAC Chair's Announcements

The Chair informed the Committee that the Parker's Piece Lighting Report would be brought to West Central Committee in June for further consideration.

(Q) Gabbi Foreman

What were the results of the survey carried out in conjunction with the recent trial of the improved lighting on Parker's Piece?

Councillor Bick responded. The survey had yielded 139 responses and most of those were regular users of Parker's Piece. The trial appeared to indicate that the additional lighting had improved the perception of safety. There had been considerable support for the project. Full details of the survey results would shortly be posted to Cambridge City Council's website.

Councillor Bick concluded that end design would need to rise to the challenge of the location.

13/37/WCAC Declarations of Interest (Main Agenda)

There were no declarations.

13/38/WCAC Minutes

The minutes of the meeting of the 28th February 2013 were approved as a correct record subject to the insertion of additional text to County Councillor Brooks-Gordon's comments regarding item 13/20/WCAC.

13/39/WCAC Matters and Actions arising from the Minutes

Outstanding Actions:

13/25/WCAC: Councillor Cantrill was not present to give an update to the outstanding action regarding planning permission for works on Midsummer Common.

13/27/WCAC: Councillor Reiner confirmed that letters had been sent to Police and Crime Commissioner, Sir Graham Bright, Norman Baker MP and Julian Huppert MP requesting that they lobby for a change to the law to allow speed awareness courses to be offered for offences in 20mph zones.

13/40/WCAC Open Forum**(Q1) Tom Chalice**

The 20phm signage in Grange Road is very poor. The existing road narrowing measures cause frustration for drivers. Could a pilot scheme be trialled where the bollards are removed and rumble strips introduced? Signage directly onto the road surface would also improve the situation.

County Councillor Nethsingha responded and agreed that improved signage would be a good idea. She expressed the hope that when the 20pmh speed limit was extended across the city, public awareness would improve. Lack of enforcement was also an issue.

Councillor Reid reminded the Committee that the Area Joint Committee had looked at speeds in the area some time ago and had found average speeds to be 27mph. Another survey to assess current speeds would be useful as would more enforcement work.

(Q2) Edward Cearns

Are members aware of a scheme to encourage young people to take up market trading? First Pitch offers an opportunity to experience market trading at low cost. Is Councillor Smith considering this approach for Cambridge Market?

Councillor Smith directed members to an article in the local paper on an initiative called Love Your Local Market. Cambridge Market is engaged with the scheme which seeks to encourage new traders. However, Cambridge Market is successful and there are few available stalls.

(Q3) Richard Taylor

New signs on refuse bins on Jesus Green riverside area say the bins are being monitored by CCTV. Are the signs incorrect or are the cameras hidden?

No-one was available to respond to this question. An answer will be provided at the next meeting.

Action

(Q4) Richard Jennings

What are the access arrangements for the Corn Exchange and the Arts Theatre? Currently lorries turn off King's Parade through a No Entry sign and load from the footpath.

Members agreed that access for these venues was problematic and it was up to the Police to decide on an appropriate way to manage the situation.

**(Q5) Susan Stobbs (Friends of Midsummer Common)
What progress has been made regarding the Electric Gates to
Midsummer Common?**

Councillor Reiner agreed to look into this and would email the answer to Ms Stobbs.

Action

**(Q6) Susan Stobbs (Friends of Midsummer Common)
A recent newspaper report suggested that the Cam Conservators were
planning to sell the Lock Keepers Cottage on Jesus Green. Is this true?**

Councillor Rosenstiel stated that no decision had been taken on this matter. However, providing services and access to the property would be difficult.

**(Q7) Richard Jennings
Can anything be done about the missing or damaged bollards in the
Burleigh Street / Fitzroy Street area?**

Councillor Rosenstiel suggested that this was a County Council matter and that the problem caused by large delivery vehicles. Little action was taken as damage was not report promptly and there was often no evidence as to who caused the damage.

Councillor Bick stated that the road layout at the top end of Burleigh Street and the Adam and Eve Street junction needed to be improved.

13/41/WCAC Policing and Safer Neighbourhoods

The committee received a report from Inspector Poppit, Sergeant Jayne Drury and Community Fire Safety Officer Jim Meikle, regarding policing and safer neighbourhood trends.

The report outlined actions taken since the West Central Area committee of the 10th January 2013 and suggested new priorities.

Councillor Reiner expressed concerns about the forthcoming Caesarean Sunday. The Police had been talking to Jesus College about how best to manage the event.

Anthony Bowen (on behalf of Jesus College)

The event (Caesarean Sunday) has a 20 year history following a grudge. However drinking societies have latched onto causing it to grow in size. The Dean of Jesus College has been working with the organisers in an attempt to move the event onto college property. However, the college had no power to compel the change of venue and cannot control student behaviour in public spaces. The police may have to take appropriate action should trouble arise.

Councillor Hipkin asked what constituted a recorded crime for the purpose of statistics. Sergeant Jayne Drury crimes were recorded using national recording criteria.

Councillor Rosenstiel stated that new locations in King Street were becoming popular with rough sleepers and asked what action had been taken to address the problem. It was confirmed that the Police were aware of the issue and were consulting with agents who manage the area.

Community Fire Safety Officer, requested members support for a priority aimed at bin and rubbish fires. He confirmed that the most efficient way to tackle this problem was to time rubbish collections so that combustible material was not on the street for long periods of time. Incidents of fires were expensive and potentially very dangerous. In response to questions regarding how helpful a priority on this area would be, the Community Fire Safety Officer stated that it would help to promote joint working with other services to achieve safer neighbourhoods. Community Fire Safety Officer further confirmed that both the Police and Fire Service work closely with the City Council to reduce the opportunities for arson associated with trade waste.

The following additional priorities were discussed:

- i. Speed awareness and enforcement should be considered as a priority.
- ii. Retaining the over ranking priority as the work already undertaken had been welcomed by the public. Alternative road layouts as a solution to over ranking were discussed. However, it may be too late as the Better Bus Project had already agreed changes to this area. County Councillor Whitebread would investigate this with the County Council.

Action

- iii. Broadening the scope of priority regarding ASB to encompass all City Centre open spaces.
- iv. Considering the priority suggested by Mr Kellett at the previous meeting regarding heavy vehicles using Maids Causeway. It was agreed that the main offenders were local firms and that this situation could be resolved by the Police making direct contact with repeat offenders.
- v. Cycle theft had improved but was still high.

Councillor Rosenstiel proposed the following resolution:

Safety concerns should take priority and the recommended priorities below should be agreed first, with a final priority agreed from the remaining suggestions:

- A. Over-ranking of the taxi rank in St. Andrew's Street
- B. Waste risk management and security in market Area

Resolved (by 5 votes to 4) the resolution was carried.

Members were allocated one vote each for the remaining priorities and voted as follows:

- C. Speed awareness and enforcement (1 vote)
- D. Theft of Cycles (3 votes)
- E. ASB in the Grafton Centre and Green Spaces (5 votes)

Resolved members agreed the following priorities:

- i. Over-ranking of the taxi rank in St. Andrew's Street
- ii. Waste risk management and security in market Area
- iii. ASB in the Grafton Centre and Green Spaces

13/42/WCAC Devolved decision-making and developer contributions: taking forward West/Central Area's priority projects

The Committee received a report for the Urban Growth Project Manager providing an update on progress in delivering the West Central Area priority projects being funded from devolved developer contributions.

The following points were noted.

- i. Works to deliver the Centre 33 community meeting space project were under way.
- ii. The benches in parks and open spaces in the Area would be delivered from September 2013, following consultation and project appraisal in the next few months.

- iii. A working group had been established to deliver the project of improving access to the Midsummer Common community orchard.
- iv. Improvements to the Histon Road Recreation Ground entrances would be more complex to deliver as this involves a public art element. The Head of Street and Open Spaces confirmed that her staff and the artist who will be appointed to the project would seek to deliver the improvements that the community wanted.

Susan Stubbs

The Friends of Midsummer Common welcomed the Orchard project but had concerns that it could be delayed by repeating consultation that had already been carried out. There were also concerns regarding the status of common land.

The Head of Streets and Open Spaces assured Ms Stubbs that her team would not go over old ground.

Chris Wagner

Penarth Place play area is not mentioned in the report. When will this be delivered?

The Urban Growth Project Manager confirmed that project ideas that have not yet been prioritised would be considered as part of the second prioritisation round later this year. The process for this next round was due to be reported to the Community Services Scrutiny Committee in June 2013.

County Councillor Nethsingha stated that this project had not been agreed as one of the initial projects and there was no guarantee that it would be approved next time. However, the current play provision was being looked at as part of the general maintenance programme. It was suggested that Councillor Cantrill could give more information on this matter and would be requested to respond by email.

Action

Concerns were raised that community groups, such as St Mark's Church, had invested in report and plans to take their projects forward when they had no firm guarantee that they would be funded.

Members noted that more information about devolved decision-making and prioritised projects could be found on the City Council's Developer Contributions web page (www.cambridge.gov.uk/developer-contributions).

13/43/WCAC Community Development and Leisure Grants

The Committee received a report from the Operations and Resources Manager regarding Area Committee Grants. The Committee noted that applications WC3 and WC4 had also received grants from the North Area Committee.

The Committee discussed the application from St Augustine's Church (WC5) and raised the following points:

- i. The Programme provided twenty events and not five as stated in the report.
- ii. The project was staffed by volunteers and achieved good attendance numbers.
- iii. The scheme had been fully funded for the last two years and halving their grant would be detrimental. A phased reduction would allow them to plan ahead.
- iv. A small contribution from attendees could make up the short fall.
- v. This project provided high quality events but could not supply any evidence that it assisted those in need.
- vi. Asking the north Area Committee for a contribution was discussed but dismissed as the North Area budget was oversubscribed already.

Members agreed unanimously that a transitional arrangement of awarding £1750 this year. The Operations and Resources Manager would support the applicant and encourage them to fund-raise a proportion of the cost. Outreach to the wider community would also be encouraged. Next year's application would be expected to be for a smaller proportion of the costs.

Members were concerned that the applications appeared to come from the same groups year after year.

Susan Stubbs

Ms Stubbs welcomed the news that the management of the grants had transferred to the City's grants team as the one managed previously by the Foundation was long and complicated. Before an application could be considered a group needed to have procedures in place regarding equalities and other policies. Many small groups intimidated by this and do not apply.

Resolved (unanimously) to award the following grants:

Ref	Organisation	Purpose	Award
WC1	Christ's Pieces Resident's Association	2 talks on local history	£300
WC2	Friends of Histon Road Cemetery	3 newsletters, website, posters, meetings	£290
WC3	Friends of Histon Road Cemetery	Histon Road Cemetery History Day	£200
WC4	Friends of Histon Road Recreation Ground	Community summer event with an international theme (June 2013).	£1,200
WC5	St Augustine's Church, Cambridge	Programme of talks, concerts and local events	£1,750
WC6	Windsor Road Resident's Association	Contribution to the running of the group and holding an annual meeting.	£125

The meeting ended at 10.31 pm

CHAIR