

SOUTH AREA COMMITTEE

9 May 2013
7.00pm - 9.30 pm

Present: Councillors Dryden (Chair), Meftah (Vice-Chair), Ashton, Blackhurst, Birtles, McPherson, Pippas, Stuart, Swanson, Ashwood and Taylor

County Councillors: Councillor Ashwood and Taylor

Officers Present:

Head of Streets and Open Spaces: Toni Ainley
Urban Growth Manager: Tim Wetherfield
Planning Officer: Toby Williams
Safer Communities Manager: Lynda Kilkelly
Operations and Resources Manager: Jackie Hanson
Committee Manager: Glenn Burgess

Others Present:

Police and Crime Commissioner: Sir Graham Bright
Police Sergeant: Jim Stevenson
Community Fire Officer: Jim Meikle
Police Inspector: Steve Poppitt

FOR THE INFORMATION OF THE COUNCIL

13/18/SAC Apologies for Absence

Apologies for absence were received from County Councillor Crawford.

13/19/SAC Minutes

13/16/SAC S106 funding from Area Corridor Transport Plans

With regard to the improvements to the Robin Hood Pub signals (minute item 13/16/SAC) it was noted that the Head of Transport, Infrastructure Policy & Funding had agreed to investigate and report back to Councillor Ashton (not report back to a future meeting as indicated in the minutes).

With this minor amendment the minutes were agreed as a true and accurate record and signed by the Chair.

13/20/SAC Matters and Actions Arising from the Minutes

There were no matters and actions arising from the minutes.

13/21/SAC Declarations of Interest

Councillor	Item	Interest
Swanson	13/28/SAC	Personal: Member of the Church of St John the Evangelist
Stuart	13/26/SAC	Personal: Resident of Accordia

13/22/SAC Open ForumCommunity Announcements:

Rubbish and Recycling Event: 18 May 2013

Table Top Sale: 18 May 2013 at Trumpington Pavilion

Plant Swap: 19 May 2013 at Foster Road Allotments

Church Garden Party: 8 June 2013

Fawcett School Fete: 6 July 2013

Trumpington RA Hunstanton Trip: 20 July 2013

1) Jenny Blackhurst: Requested further information on the permission given to the car boot sale at the Trumpington Park and Ride Site, and if a condition could be added to ensure a pedestrian route to the building.

Councillor Ashwood agreed to look into the issue and liaise with the questioner outside of the meeting.

2) Stuart Weir: Raised concern that, whilst City Council officers had been very helpful, the process for Capital Grants and S106 Contributions was very complex and complicated. It was suggested that a faster, less complicated process would be beneficial.

The Head of Streets and Open Spaces acknowledged that the process could be complex and noted the comments.

13/23/SAC Police and Crime Commissioner (PCC)

The Chair welcomed Sir Graham Bright to the South Area Committee and invited him to address the meeting.

Sir Graham bright introduced himself and made the following comments:

- i. The PCC acted as the face of the public, not the face of the Police.
- ii. Police posts had been secured through increasing the precept.
- iii. The Chief Constable had been reappointed.
- iv. The Police and Crime Plan sets out the main priorities.
- v. Increasing Police visibility is a priority
- vi. Issuing all Police Officers with smart phones would allow them to access information and submit reports without having to return to the station – saving an estimated 38,000 man hours
- vii. Protecting and increasing PCSO's numbers is a priority.
- viii. Improvements had been made to the '101' non-emergency telephone number, with 94% now being answered within 30 seconds.
- ix. New Neighbourhood Watch software was being trailed in South Cambridgeshire.
- x. Responsibility for Victim Support services would pass to the PCC in 2014.
- xi. The PCC was keen to engage fully with the community, local businesses and the education sector.
- xii. A Deputy PCC was now in post along with two outreach workers to help engage with the local community.
- xiii. South Cambridgeshire is the 3rd safest place in the Country.

Questions to Sir Graham Bright:

Q1 Ms Shepherd: Raised concern regarding the lack of enforcement, for example 20mph limits and cycling on pavements.

PCC: Confirmed that work was ongoing to tackle anti-social cycling in Cambridge. He had patrolled with local Police and within 35 minutes over 17 cyclists had been ticketed. In total over 1000 tickets had been issued to cyclists without lights, with a process for rescinding the tickets if they reported back to the station with proof of purchase for new lights. As a result of this scheme it was estimated that between 800 and 900 additional cycles were now fitted with lights.

Q2 Mr Chisholm: Whilst not condoning anti-social cycling it was felt that unsafe cyclists did not cause deaths, whereas unsafe motorists did. Questioned how many motorists had been convicted of driving in cycle lanes.

PCC: Noted the comments and agreed to look at the figures.

Q3 City Councillor McPherson: Highlighted the importance of the dedicated Community Policing Teams and PCSO's.

PCC: Acknowledged the importance of these teams and confirmed that the Chief Constable would be reviewing PCSO's in 2014 with a view to increasing their responsibility and providing more training. Increasing the numbers of PCSO's would however be dependent on the budget. Highlighted the need to save £10m before 2016 but confirmed that cross working with other Police Authorities could help to achieve this.

Q4 County Councillor Taylor: Questioned whether the process of Area Committees setting Police priorities would be re-evaluated.

PCC: Confirmed that whilst the process worked well, the mechanics for setting local priorities may be looked at in the future.

13/24/SAC Policing and Safer Neighbourhoods

The committee received a report from the Neighbourhood Police Sergeant and the Community Fire Officer.

Q1 Ms Shepherd: Raised concern regarding parking issues at the Accordia Site and the impact this may have for emergency vehicles.

A: Advised that this be reported to the local Police who would tackle the issue. Highlighted that parking over a fire hydrant was also a criminal offence.

Q2 Mr Craw: Thanked the Community Fire Officer for the recent visit to the Accordia Site made by Bluewatch.

A: This comment was noted.

Q3 Mr Chisholm: Questioned whether any enforcement action had been taken against cars using mandatory cycle lanes.

A: Confirmed that, whilst motorists could not be written to with enforcement action *after* the event, the Police could stop and ticket motorists for this offence.

Q4 City Councillor Ashton: Thanked the Cherry Hinton PCSO's for all their hard work in the area and encouraged the PCC to fight to increase the budget for this important resource.

A: This comment was noted.

Q5 City Councillor Ashton: Emphasised the need to continue to tackle drug related crime in the area.

A: This comment was noted.

Q6 City Councillor Swanson: Thanked the Police for all their hard work in the Almoners Avenue area but noted that vehicles parking on the pavement in Edendale Close and Magnolia Close were now causing problems for mobility scooters.

A: Requested that further details be forwarded to the Police so that the issue could be looked at in detail.

Q7 City Councillor Pippas: Highlighted the importance of the Immobiliser Scheme

A: Confirmed that there would be a campaign locally to promote the scheme further.

Q8 County Councillor Taylor: Questioned what responses had been received to the recent survey on Police Surgeries in the Queen Edith's area.

A: It was confirmed that mobile Police Surgeries would be held at Addenbrookes Hospital and outside of Waitrose.

Q9 County Councillor Taylor: Suggested that areas in the north of the Ward near to schools would benefit from a Police Surgery.

A: This comment was noted.

Resolved (by 10 votes to 0) to adopt the following priorities

- i. Reduce the theft of pedal cycles in the South area
- ii. Combat the supply of drugs in the South area
- iii. Vehicle parking issues in Almoners Avenue and Mill End Road

13/25/SAC Community Development and Leisure Grants

The committee received a report from the Operations and Resources Manager.

Resolved (unanimously) to:

Agree the proposed awards detailed in Appendix 1 of the officers report and summarised in the table below:

Ref	Organisation	Purpose	Award
S1	Accordia Community Residents Association	Big Outdoors Music Event	£700
S2	Accordia Community Residents Association for Families living in Accordia Social Housing	Summer trip to Yarmouth	£455
S3	Cambridge Royal Albert Homes	Coach trip to Woburn Safari Park	£360
S4	Centre at St Pauls	New electric ovens	£1,000
S5	Centre at St Pauls for Families from Newton Area	Coach trip to Shepreth Wildlife Park	£129
S6	Denis Wilson Court Social Club	1. Visit to the Arts Theatre 2. 'Celebration of Age' event 3. Christmas lunch event 4. New Year brunch	£1,145
S7	Hanover and Princess Court Residents' Association	1. Christmas event 2. Summer outing 3. September barbeque 4. Community room launch	£1,923
S8	Newtown Residents' Association	Website development	£1,500
S9	Rawlyn Court Resident's Association	Country and Western evening	£ 340
S10	St Andrew's Tuesday Club	Social activities: talks, parties, trips	£1,550

S11	The Cherry Hinton Townswomen's Guild	50 th Anniversary	£300
S12	Trumpington Bowls Club	Equipment for bowls games	£1,473
S13	Trumpington Elderly Action Group	1. 8 meetings per year 2. Summer trip 3. Christmas outing 4. New Year Party	£1,336
S14	Queen Edith Community Forum	4 newsletters (quarterly)	£2,000
S15	Queen Edith Community Forum	Environment Day	£400
S16	Queen Edith Community Forum	Fun on the Rec event	£300
S17	Queen Edith Community Forum	Christmas event	£300

13/26/SAC Devolved decision-making and developer contributions: taking forward South Area's priority projects

The committee received a report from the Urban Growth Project Manager.

A revised version of table 4.1 of the officer's report was circulated at the meeting. This can be accessed via:

<http://democracy.cambridge.gov.uk/documents/b7189/Develoved%20Decision%20Making%20Report%2009th-May-2013%2019.00%20South%20Area%20Committee.pdf?T=9>

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Q1: Ms Saunders: Asked for an update on when Trumpington Bowls Club may be considered for future S106 funding.

A: It was confirmed that a second round of shortlisting and prioritisation would be reported back to the committee in the autumn. It was however noted that the number of schemes outnumbered the funding available.

Q2: Mr Cray: Noted that the 2nd round of prioritisation was originally scheduled for March and raised concern regarding the governance of the process.

A: It was clarified that the timing of the second round was revised in the light of the area consultation and first round priority-setting processes, in order to focus on the delivery of priority projects. The change of timescales for the second round was reported to the Community Services Scrutiny Committee last January and was publicised via an email to all workshop participants and via the Council's Developer Contributions web page.

The opportunity to clarify the governance arrangements was welcomed. The process for devolved decision making has been set out in reports to the Community Services Scrutiny Committee in January and June 2012. Area workshops and other consultation took place in autumn 2012. Over 250 project ideas for new/improved facilities were received. All these ideas were summarised and reported to the area committees in November 2012. First round priorities were agreed by those area committees and strategic priorities were also identified by the executive councillors following a report to the Community Services Scrutiny Committee in January 2013. The Council's Developer Contributions web page (www.cambridge.gov.uk/s106) provides an overview of the approach being taken, with links to background reports and other useful information.

The Recreation Services Manager highlighted the 8 week consultation for outdoor fitness equipment/trim trail at Nightingale Avenue Recreation Ground. It was noted that an on-line consultation had been launched, leaflets distributed and discussions held with councillors and the public. A report would be brought back to the South Area Committee and, if agreed, the equipment could be installed in September.

Q3: City Councillor Ashton: Asked how confident officers were of completing the Cherry Hinton Recreation Ground improvements by spring 2014.

A: The Head of Streets and Open Spaces confirmed that the three projects would need to be phased due to the positioning of some of the equipment. Officers were optimistic of completing the works on time but with this type of project it was dependent on the weather. The Urban Growth Project Manager confirmed that the refurbishment of the existing play equipment had already been completed.

Resolved (unanimously) to:

- i. Note the steps being taken to deliver the South Area Committee's priority projects funded by devolved developer contributions.

13/27/SAC Enforcement Expediency Report: 28 Almoners Avenue

The committee received a report asking members to authorise the closure of an Enforcement Investigation into works, which are not in accordance with the approved plans for 11/0781/FUL on the grounds that it is not expedient to pursue the breach of planning control further.

The Committee:

Resolved (by 0 votes to 9) to reject the officer recommendation that the Head of Planning Services be authorised to close the investigation into unauthorised operational development at 28 Almoners Avenue on the grounds that it is not expedient to pursue the matter further.

Resolved (by 9 votes to 0) that a report authorising enforcement action be brought back to the next South Area Planning Committee for consideration.

13/28/SAC 13/0409/FUL - EF Language School, 221 Hills Road

The committee received an application for full planning permission.

The application sought approval for Partial demolition of an existing language school and replacement with a new side extension with increased social space. The amount of teaching space and Use Class (D1 - Non-residential Education and Training Centres) remains the same.

The Case Officer highlighted the following minor addition to the proposed Condition 13 (addition underlined):

13. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope and including plant (having regard to the building fabric, glazing and ventilation) shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice".

The applicant's agent spoke in support of the application.

The Committee:

Resolved (unanimously) to accept the officer recommendation to GRANT DELEGATED AUTHORITY to officers to approve the application subject to:

- the conditions listed below
- the Nature Conservation Officer and the Planning Case Officer being satisfied that the necessary additional bat emergence surveys have taken place and that any proposed mitigating measures are acceptable; and
- officers drafting and attaching to the permission any additional conditions which, in the officers' opinion, are necessary to address the protection of bats including to secure any required mitigating measures.

(ii) If Officers are not satisfied that the additional bat emergence surveys have taken place, or they are not satisfied that the proposed mitigating measures are acceptable, the application is to be brought back to the next meeting of South Area Committee.

Conditions and reasons for approval:

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

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

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

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

3. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

4. No development, other than demolition, shall commence until full details of the following architectural features have been submitted to, and approved in writing by the local planning authority. This may require drawings at 1:20. Development shall proceed only in accordance with the agreed details. main entrance roof ridges and eaves recessed masonry panels door and window joinery junctions with the original building metal shutters fire escape stairs

Reason: To ensure the building responds appropriately to its context. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

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

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

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

Reason: To protect the amenity of neighbouring occupiers. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

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

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

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

Reason: To protect the amenity of neighbouring occupiers and highway users (Cambridge Local Plan 2006 policy 3/4)

9. No development shall take place until a site visit has taken place involving the retained arboriculturalist, the developer and the City Council Tree Officer to agree tree works and the location and specification of tree protection barriers and temporary ground protection. Development shall proceed thereafter only in accordance with the agreed details.

Reason: To protect trees of amenity value. (Cambridge Local Plan 2006 policy 4/4)

10. The agreed means of tree protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect trees of amenity value. (Cambridge Local Plan 2006 policy 4/4)

11. No development other than demolition shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels, demonstration that no excavation will be carried out within Root Protection Areas; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures including cycle hoops, picnic tables and railings; services above and below ground including drainage, power, and communications cables. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

12. No development shall take place until full details of surface water attenuation have been submitted to, and approved in writing by, the local planning authority.

Reason: To avoid the risk of flooding. (Cambridge Local Plan policy 4/16)

13. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope and including plant (having regard to the building fabric, glazing and ventilation) shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice". The approved scheme shall be fully implemented and a completion report submitted prior to the occupation of the noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details.

Reason: To protect the amenity of future occupiers from noise.
(Cambridge Local Plan 2006 policies 3/4 and 4/16)

14. No development other than demolition shall take place until full details of the provision for the storage of waste and recycling have been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure satisfactory waste storage (Cambridge Local Plan policy 3/12)

15. Before the development/use hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

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

16. No unbound material shall be used on the surface of the vehicle access within 6m of the boundary of the public highway.

Reason: To prevent the spread of debris onto the highway.
(Cambridge Local Plan 2006 policy 8/2)

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

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

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

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

INFORMATIVE: To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

Cambridge City Council's Supplementary Planning Document
'Sustainable Design and Construction 2007':

http://www.cambridge.gov.uk/public/docs/sustainable-designand_construction-spd.pdf

Control of dust and emissions from construction and demolition
- Best Practice Guidance produced by the London Councils:
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

INFORMATIVE: To satisfy the standard condition on noise insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) (i.e. the rating level of the plant needs to match the existing background level). This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction.

This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE: The applicant is advised that the accessibility of the building for people with disabilities would be significantly improved if the following enhancements were incorporated: entrance door wider and power assisted and preferably automatic avoidance of dog-leg turn in entrance lobby foyer double doors asymmetric, power assisted and preferably automatic dropped height section and hearing loop in reception hearing loops in classrooms fire alarm provision for those with hearing impairments. good colour contrast within the building to aid visually impaired users to wayfind.

Reasons for Approval

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

Cambridge Local Plan (2006): policies 3/1, 3/4, 3/7, 3/12, 4/4, 4/13, 4/16, 7/11, 8/2

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

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy

Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at

www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm

The meeting ended at 9.30 pm

CHAIR