

**NORTH AREA COMMITTEE**

25 November 2010

6.30 - 9.45 pm

**Those Present for the Consideration of Applications for Planning Permission**

**City Councillors:** Blair, Boyce, Brierley, Kerr, McGovern, Nimmo-Smith, Pitt, Tunnacliffe, Ward and Znajek

**Other Councillors Present:** Manning, Moss-Eccardt, Pellew and Todd-Jones

**Officers:** Sarah Dyer (Development Control Manager) and James Goddard (Committee Manager)

**Those Present for the Remainder of the Meeting**

**City Councillors:** Blair, Boyce, Brierley, Kerr, McGovern, Nimmo-Smith, Pitt, Todd-Jones, Tunnacliffe, Ward and Znajek

**County Councillors:** Manning, Moss-Eccardt and Pellew

**Officers:** Liz Bisset (Director of Customer & Community Services), James Goddard (Committee Manager), Lynda Kilkelly (Safer Communities Manager) and Justin Marsh (Recreation Officer).

**Other Officers in Attendance:** Jane Darlington (Chief Executive of Cambridgeshire Community Foundation).

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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**10/63/NAC Apologies for Absence**

**City Councillor:** Levy

**County Councillor:** Wilkins

**County Officers:** Paul Connelly and Wendy Lansdown

**10/64/NAC Declarations of Interest (Planning)**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Cllr Tunnacliffe	10/65/NAC	Personal and prejudicial – Knows the applicant for 11 St Lukes Street. Withdrew from discussion and did not vote.

**10/65/NAC Planning Applications**

These minutes and the appendix should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full and with the Amendment Sheet issued at the meeting. Any amendments to the recommendations are shown.

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those that the committee delegated to the Head of Development Control to draw up.

**10/65a/NAC 10/0537/FUL: 11 St Lukes Street**

Councillor Tunnacliffe withdrew from the meeting for this item and did not participate in the decision making.

Councillors Todd-Jones and Moss-Eccardt spoke as Ward Councillors. They did not participate in the decision making concerning this application and took no part in the vote.

The committee received an application for full planning permission.

The application sought approval for change of use of property from 6 bed house of multiple occupancy (Use Class C3) to residential (Class C3) and/or 5 bed student hostel with Warden's room (sui generis) in the alternative.

The committee received representations in objection to the application from the following:

- John Hamilton

- Mike Todd-Jones (City Ward Councillor for Arbury)
- Rupert Moss-Eccardt (County Ward Councillor for Arbury)

The representations covered the following issues:

- (i) Anxiety concerning the application could have been avoided if details had been made available sooner.
- (ii) Expressed general support for the application, but highlighted concerns about noise and noise insulation issues.
- (iii) The Applicant's representative had been available for liaison, and was able to offer reassurance on some issues, such as a code of conduct for residents.

Tim Hedger (Applicant's representative) addressed the committee in support of the application.

Councillor Blair proposed a slight amendment to include an 'informative' as an alternative to a planning condition relating to noise.

This amendment was carried unanimously.

#### The Committee:

**Resolved (by 7 votes to 0)** to accept the officer recommendation subject to the following additional condition relating to the submission and approval of a management plan:

- 5 Prior to commencement of use as a 5 bed student hostel, a management plan, including the arrangements for supervision of occupants and the means by which the occupiers of neighbouring houses can make contact with the warden at all times, shall be submitted to and approved by the local planning authority in writing. The building shall not be used as a hostel until such time as the management plan has been approved and thereafter shall be operated in accordance with approved management plan unless otherwise agreed in writing by the local planning authority.

Reason – In the interests of residential amenity (Cambridge Local Plan 2006 policy 4/13)

Also the following informative relating to sound insulation:

Notwithstanding any requirement under separate legislation, the applicant is requested to provide sound insulation to party walls to prevent the passage of noise between the building and its neighbours in the interest of residential amenity.

#### Reasons for Approval

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 4/13, 5/7;

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.

#### 10/66/NAC Declarations of Interest (Main Agenda)

Name	Item	Interest
Cllr Boyce	10/69/NAC	Personal – Is a resident of Springfield Road.
Cllr Znajek	10/70/NAC	Personal – Lives opposite Tescos Express
Cllr Boyce	10/73/NAC	Personal – Is a Director/Trustee of Cambridge Sports Hall Trust which runs Kelsey Kerridge.

#### 10/67/NAC Minutes

The minutes of the 30 September 2010 meeting were approved and signed as a correct record.

#### 10/68/NAC Matters and Actions Arising From the Minutes

- (i) **10/58/NAC Matters and Actions Arising From the Minutes “Action Point: Committee Manager to publish Police Section 59 response document on City Council website.**

**Action Point: Councillor Pitt requested further information concerning the access to appeal process, for Police use of Section 59 to address speeding”.**

Details had been published on the City Council website.

Councillor Pitt had liaised with Julian Huppert MP and Parliamentary Under Secretary James Brokenshire. Mr Brokenshire sent a written reply 19 October.

**(ii) 10/58/NAC Matters and Actions Arising From the Minutes “Action Point: Councillor Blair to update NAC concerning on-line Planning Public Access system six months post introduction”.**

Verbal update expected at 24 March Committee.

**(iii) 10/59/NAC Open Forum “Action Point: Councillor Pitt undertook to liaise with Councillor Smart concerning winter gritting issue for City Council owned properties”.**

Discussions were on-going. The County Council had agreed to provide gritting stock.

**(iv) 10/59/NAC Open Forum “Action Point: Councillor Pitt undertook to ascertain progress of byelaw to prevent car parking on grass verges”.**

Councillor Pitt had written to Cambridge’s MP who confirmed that any changes in arrangements for by-laws were waiting for the Localism Bill, which would be sometime in 2011.

**(v) 10/59/NAC Open Forum “Action Point: Councillor Ward to respond to Mr Taylor concerning his query regarding City Council protocol applying to trees, particularly in the north of the City eg Alexandra Gardens”.**

**Action Point: Councillor Ward to respond to Richard Taylor concerning his query regarding City Council protocol applying to trees, particularly in the north of the City eg Alexandra Gardens.**

**(vi) 10/60/NAC Discussion Concerning Local Matters Relating to Tesco Express in East Chesterton “Action Point: Councillor Nimmo-Smith**

**to liaise with Councillor Blair to arrange a Ward Councillor and local resident site visit to Tesco Express, High St, Chesterton. Also to invite a Tesco representative, such as Ian Smith (Express Operations Manager) to 25 November 2010 NAC meeting”.**

Verbal update expected at 25 November Committee.

- (vii) 10/61/NAC Policing and Safer Neighbourhoods “Action Point: Safer Communities Manager to provide an update at October community based meeting on how the Police are tackling individuals/repeat offenders who cause issues across the city, plus the growing issue of prostitution on Histon Road”.**

The Safer Communities Manager had undertaken an initial investigation, but sources were unable to provide information on the issues. Further clarification was received from Kay Harris enabling the situation to be followed up. A verbal update and Police report on the above issues was expected at 27 January 2011 Committee.

- (viii) 10/61/NAC Policing and Safer Neighbourhoods “Action Point: Councillors Manning and Moss-Eccardt to liaise concerning implementing An 'access only' traffic regulation order in Evergreens to prevent external traffic generated by local school commuters”.**

Councillor Manning met with County Officer Brian Stinton, PCSO Smith and Councillor Clare Blair on 10 November 2010 between 0830-0930 and observed the anti social parking at Evergreens. Brian Stinton has agreed to draw up some suggestions, such as a waiting hours restriction half an hour before the school opens for an hour and likewise in the afternoon when the school was closing. Councillor Manning would also try a fresh approach to the school to see if he could pursue the matter further.

**Action Point: Councillor Nimmo-Smith requested an update at 27 January 2011 committee.**

- (ix) 10/61/NAC Policing and Safer Neighbourhoods “Action Point: Councillor Nimmo-Smith requested a seasonal breakdown of violent crime figures to ascertain if NAC should take on a priority based on trends at a future NAC”.**

Verbal update expected at 27 January 2011 Committee.

- (x) **10/62/NAC Environmental Improvement Programme “Action Point: Principal Landscape Architect to provide NAC with information concerning Downhams Lane renovation of native hedge EIP, plus joint work with other officers on cycleways”.**

Verbal update expected at 27 January 2011 Committee

### **10/69/NAC Open Forum**

- 1. Mr McDonald asked what guarantees could councillors offer Rackham Close Residents Association regarding lighting, noise, security and refurbishment following the completion of the building of Richard Newcomb House. Mr McDonald felt that private leaseholders should take more responsibility for their own land.**

It was noted that Councillors were aware of lighting, access and security issues in Rackham Close. Councillor Blair had met with relevant officers (Public Art, City Homes North, Planning and Cambridge Housing Society) 25 November 2010 to discuss public art, environmental improvement and safety issues.

**Action Point: Councillor Blair to discuss issues of public art, environmental improvements and safety with Messers McDonald and Pyatt (Rackham Close Residents Association).**

**Action Point: Councillor Nimmo-Smith undertook to follow up progress and report back to the next committee.**

- 2. Mr Bond expressed thanks to Councillor Blair and colleagues who helped secure the parking changes in Church Street and St Andrews Road. The four new bays were well used and greatly appreciated by the users of St Andrews Hall.**
- 3. Mr Arnold queried why the Council saw fit to fund parking bays being built in Milton Road when white paint was an alternative?”**

**Action Point: Councillor Wilkins to respond to Mr Arnold.**

**4. Mr Taylor queried progress and focus of City Council consultation concerning Midsummer Common.**

**Action Point: Councillor Nimmo-Smith to respond concerning query about the Jesus Green and Midsummer Common tree works consultations.**

**5. Mr Bond queried if applications for student accommodation coming forward would lead to the City Council reviewing its S106 requirements.**

Councillors referred to the 2010 Planning Obligation Strategy, and were awaiting an update on local planning obligation documents concerning affordable homes and student accommodation. It was felt that student accommodation did not displace other housing needs, both could be accommodated.

**6. Mr Bond queried if the City Council received any compensatory payment for Council Tax forgone on premises occupied by students.**

**Action Point: Councillor McGovern to respond concerning the query.**

**7. Mr Bond updated the committee on several community events**

- 28 November 2010 St Andrews Hall's birthday.
- 1 December 2010 lighting up of christmas tree in Chesterton Methodist Church.
- 16 December 2010 community carols in Chesterton Recreation Ground.

It was also noted that the Charity Commission had confirmed acceptance of Chesterton Community Association as a registered Charity.

Further public questions were asked in 10/72/NAC Cambridge Community Safety Partnership (CCSP) Plan 2011-2014.

**10/70/NAC Discussion Concerning Local Matters Relating to Tesco Express in East Chesterton**

Councillors Blair, Nimmo-Smith and Znajek met with Mr Bond and Tesco representatives to discuss issues relating to East Chesterton Tesco Express.



Tesco had taken on-board issues raised in discussions, particularly the volume of deliveries. Tesco were re-engineering their timetable to reduce the number of deliveries to the store. The new schedule, expected to start in the New Year, would be half the current number of deliveries. Tesco had expressed great willingness to take community issues forward to resolve them.

It was also noted that the camber of the road meant that lorries had to stay longer to effect safe loading/unloading. This significantly affected the length of dwelling time. Councillors agreed to look at changing the road surface to address this issue.

**Action Point: Councillor Nimmo-Smith to invite a Tesco representative, such as Ian Smith (Express Operations Manager) to North Area Committee (NAC) meeting in the New Year.**

### **10/71/NAC Improve Your Neighbourhood**

The committee received a report from the Recreation Officer regarding potential "Improve Your Neighbourhood" projects. Initial approval in principle was sought for projects, the viability of which would be scrutinised later when the projects have been worked up in more detail.

The Recreation Officer agreed to provide members of the committee with further details on the projects when they are brought back for formal consideration for approval.

**Resolved** (unanimously) to endorse the projects as listed below

#### **NORTH Area Project Recommendations.**

1	Play area refurbishment - Discovery Way.
2	Cricket provision - Chesterton Recreation Ground.
3	Artificial cricket wicket - Pye's Rec. For local cricket clubs who are keen to use another artificial wicket in addition to the Manor.

**Resolved** (unanimously) to endorse the projects as listed below

#### **CITYWIDE Project Recommendations.**

1	Joint facility upgrade Kelsey Kerridge & Parkside Pools - Conversion of part of top floor (unused open air area) of existing multistorey car park to provide additional changing room facilities at Kelsey Kerridge and multi use "Dry Land" training facility for
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	Cambridge Dive Development Centre for use by dive squads and also for wider community for trampolining, gymnastic conditioning, general exercise use.
2	Sand beach volleyball court - in a public park.
3	Installation of Parkour outdoor sites - In response to Police reported incidences of youth jumping and climbing over properties in the City and the general lack of targeted over 16 youth provision. The sites would allow a 'safe' place to practice free running. Sites can be supervised or free-to-access depending upon design requirements and there would be a code of practice and qualification structure introduced for any formal provision.
4	Tree planting scheme - Jesus Green and Midsummer Common.
5	Cambridge climbing centre.
6	New skate park - Donkey Common.

**Resolved** (unanimously) to require further information from Recreations Officer prior to endorsing/rejecting the projects as listed below

**NORTH AREA & CITYWIDE Project ideas not recommended for s106 funding**

1	Covering for skate parks/ tennis courts/ football pitches - to provide covered play area for children in bad weather
2	Covered play area - Nunns Way - to cover the basketball court with a high roof that would allow children to play outside in inclement weather.

**10/72/NAC Cambridge Community Safety Partnership (CCSP) Plan 2011-2014**

The committee received a report from the Community Safety Partnership presented by the Director of Customer & Community Services and the Safer Communities Manager, regarding the proposed priorities for the community safety plan. Cambridge Community Safety Partnership (CCSP) was currently consulting on new priorities following the production of a detailed public survey and Strategic Assessment of crime, disorder and anti-social behaviour across the City.

Members of the public asked a number of questions as set out below:

**1. Mrs Speed asked how re-offending would be reduced.**

The Director of Customer & Community Services answered that prevention work would be undertaken through targeted intervention with young repeat offenders. For example, providing alternative activities. Work would be undertaken through all the partner organisations,

**2. Mr Taylor asked if priorities would become local area rather than citywide focused if adopted by North Area Committee.**

The Director of Customer & Community Services answered that issues such as burglary would become mainstream over time. CCSP priorities were multi-agency joint work priorities that covered the area between local area and citywide priorities. Therefore issues such as burglary would be a focus, but not a priority for CCSP.

**3. Councillor Manning asked how cuts to Cambridgeshire County Council outreach staff affect the work of Cambridge Community Safety Partnership.**

**Action Point: The Director of Customer & Community Services undertook to respond post meeting.**

In response to Councillor questions, the Director of Customer & Community Services made the following points:

- CCSP was formed from police, health, probation, fire, voluntary sector, City and County Council representatives.
- Work was targeted at a minority of individuals who commit a majority of crimes.
- CCSP was seeking views on priorities where it could do the most good. Measurable targets would be set to achieve reductions in crime rates. Resulting trends will be reviewed.

The committee welcomed the priorities and agreed that they were important issues.

The committee asked the Director of Customer & Community Services to feedback issues discussed to CCSP. Members of the public were invited to respond to the consultation by 23 December 2010. Issues raised would be followed up through future Policing and Safer Neighbourhood reports.

## **10/73/NAC Community Development and Leisure Grants**

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

Members considered applications for grants set out in the report. The Chief Executive of Cambridgeshire Community Foundation responded to member's questions about individual projects and what funding aimed to achieve.

**Resolved** (unanimously) to approve the grant allocations as listed below

<b>Community Development current applications.</b>				<b>Available: £10,342</b>	
<b>CCF ID</b>	<b>Group</b>	<b>Project</b>	<b>Requested £</b>	<b>Recommended from Area Committee Grants £</b>	<b>Offer from other CCF funds £</b>
2553	The Royal British Legion, Arbury Manor Branch	To take a coach trip to a place of interest	460	460	0
2650	St George's Lunch Club	To provide funding for a cook at the monthly lunch club meeting	600	350	250
WEB1 6355	St Andrew's Hall, Chesterton	To fund a community carol event	266	266	0
2764	Grovebury Ladies Club	To fund a Christmas lunch outing (including travel)	900	900	0
<b>Total</b>			<b>2,226</b>	<b>1,976</b>	<b>250</b>
<b>Remaining</b>				<b>8,366</b>	

### **10/74/NAC Committee Dates 2011-12 and 2012-13**

Dates for 2011/2012 were approved as follows:

19 May 2011, 14 July 2011, 22 September 2011, 24 November 2011, 26 January 2012, 22 March 2012

Indicative 2012/2013 meeting dates for information:

17 May 2012, 19 July 2012, 27 September 2012, 22 November 2012, 31 January 2013, 21 March 2013, 16 May 2013.

**Action Point: Committee Manager to confirm if future NAC meeting dates clash with political conferences in September 2011.**

The meeting ended at 9.45 pm

**CHAIR**