



To: East Area Committee  
Report by: Philip Doggett, Chief Estates Surveyor, Property Services  
Relevant scrutiny committee: East Area Committee 09/02/12  
Wards affected: Petersfield

## **Results of the consultation on the proposed use of City Council land at 103 Mill Road for use as a loading bay.**

This paper reports the results of the above consultation undertaken between 15 and 30 January. This is for the East Area Committee for information purposes only.

### **1. Background**

- 1.1 The report to East Area committee on 15 December 2011 set out the background on the purpose of the consultation (see appendix 1)
- 1.2 In considering the report the East Area Committee confirmed their support to the process for local consultation in order to inform any decision by the Executive Councillor for Arts, Sport and Public Spaces on whether to consider dedicating the land for a loading bay or not, subject to agreement of terms.

### **2. Consultation results**

- 2.1 The breakdown of the results of the consultation are shown in Appendix 3.
- 2.2 In summary, 127 people responded to the survey.

89 respondents said “yes” they believed inclusion of the Council’s land to form part of the proposed loading bay would have an adverse impact on the amenity value of the Council’s public open space at this location.

38 respondents said “no” they did not believe inclusion of the Council’s land to form part of the proposed loading bay would have an adverse impact on the amenity value of the Council’s public open space at this location.

2.3 Where the respondents included a brief comment, the theme of the comments has been recorded in the breakdown of responses in Appendix 3.

### **3. Conclusion**

3.1 The full results have been passed to the Executive Councillor for Arts, Sport & Public Spaces. The consultation is intended to inform any decision, should a decision be called for, about whether to transfer a part of the public open space to facilitate a lay-by. The consultation will be one factor in the decision and it will be for the Executive Councillor to use these results along with any other considerations in arriving at his decision.

### **4. Appendices**

Appendix 1 - Report to East Area Committee on 15 December 2011

Appendix 2 - Questionnaire & Plan

Appendix 3 - Summary of the consultation results.

### **5. Inspection of papers**

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

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To: East Area Committee  
Report by: Philip Doggett, Chief Estates Surveyor, Property Services  
Relevant scrutiny committee: East Area Committee 15/12/2011  
Wards affected: Petersfield

### **Approach from Sainsbury's for the City Council to dedicate land at 103 Mill Road for use as a loading bay.**

East Area Committee is asked to comment on consultation arrangements in relation to the future use of Council land at Mill Road.

#### **1. Background**

- 1.1 On 21 June 2011 Sainsbury's submitted a planning application to change the use of 103 Mill Road to A1 retail use (to be a Sainsbury's Local). The application subsequently included the provision of a new loading bay on Mill Road, part of which would incorporate land owned by the City Council as shown on the attached plan at Appendix 1 (hatched). The land forms part of a paved area of public open space fronting Mill Road. East Area Committee refused planning consent for the proposed retail store on the 25th October 2011.
- 1.2 Sainsbury's wish to enter into dialogue with the Council about their options for provision of a Sainsbury's Local in the area. A decision by the City Council on the land ownership issue at 103 Mill Road is a separate matter to the planning decision and a process needs to be agreed to deal with this request. This paper deals with the proposed process. The Council's position on whether or not the land is available for this proposed use needs to be established in the event Sainsbury's appeal the planning decision. This will enable the Council's position as landowner to be confirmed to the Planning Inspectorate.
- 1.3 The Executive Councillor for Arts, Sport and Public Spaces confirmed in a letter to the Head of Planning (prior to the East Area Committee on 25 October) that in order to decide how to respond to Sainsbury's enquiry, the Council intended to consult to seek local views on the request with regard to the impact of the proposal on the amenity value of the open space. As part of this, he also confirmed the Council would ask the Area Committee for its input into the form that consultation should take. Only after careful consideration of the response to the consultation would he be able to make an informed decision with regard to the approach made by Sainsbury's.

## **2. Proposed Consultations**

- 2.1 Nearby residents and businesses would be consulted using a short questionnaire seeking views on the impact of the proposal on the amenity value of the open space. This would be available on the Council's website and posted to nearby addresses using the same database when publicising the planning application. This will comprise written consultation with 485 neighbouring addresses, incorporating both residential and business addresses. In addition, residents associations, the Mill Road Society and other interested parties will be consulted in the area including respondents to the original planning application. However, the consultation would not duplicate the planning consultation because this proposed consultation is in relation to the impact on the amenity value of the Council's public open space.
- 2.2 The proposed consultation would comprise a short questionnaire in the form shown at Appendix 2.
- 2.3 The outcome of the consultation would then be reported back to the East Area Committee with a recommendation to the Executive Councillor before a decision is made.

## **3. Recommendations**

- 3.1 It is recommended that members of the East Area Committee consider the contents of this report and confirm that they support this proposed process for local consultation in order to inform any decision by the Executive Councillor for Arts, Sport and Public Spaces on whether to consider dedicating the land for a loading bay or not, subject to agreement of terms.

## **4. Appendices**

Appendix 1 – Plan of City Council ownership coloured pink and land for part of the proposed loading bay hatched. (The full proposed loading bay is coloured yellow and extends beyond the Council's ownership).

Appendix 2 – Proposed form of questionnaire.

## **5. Inspection of papers**

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

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## Appendix 2

In case of enquiry contact Anthony French  
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Fax: 01223 458249  
E-mail: parks@cambridge.gov.uk



13 January 2012

Dear Sir/ Madam

### **Consultation - Land Adjoining 103 Mill Road**

#### **What is the background to this consultation?**

In June last year a planning application was submitted to change the use of Micky Flynn's Pool Hall to a local store. An approach was made, separate from the application, to create a new loading bay on Mill Road. A majority of the area proposed for this use is already designated as highway. There is however a small section of land owned by the City Council and this would also be required to create the loading bay. The land forms part of a paved area of public open space fronting Mill Road near the public toilets, adjacent to Micky Flynn's Pool Hall. This is shown as a hatched area on the attached plan.

#### **What am I being asked to consider?**

The Council wishes to seek local views on the possible affect, if any, of including part of the Council's land (as shown hatched) for inclusion within the proposed loading bay. We wish to hear if, in your view, including the land for this use would have an impact on the character and appearance of the remaining area and the amenity value (ie the benefits the land provides to the general environment and to it's use and enjoyment as public open space).

#### **Why do you need this information?**

The Council's position on whether or not part of it's land is available for this proposed use needs to be established in the event the applicant appeals the planning decision. This will enable the Council's position as landowner to be confirmed to the Planning Inspectorate.

#### **How do I respond?**

Please find attached a consultation response form should you wish to respond to this consultation. You may respond in writing or by e-mail and the consultation is also on the Council's web site at

[www.cambridge.gov.uk/103millroad](http://www.cambridge.gov.uk/103millroad)

Please note the consultation will run from the 13<sup>th</sup> to 30<sup>th</sup> January 2012.

If you have any further questions please do contact me by e-mail or telephone.

Yours faithfully

Anthony French  
Open Space Officer

## Appendix 2



# Consultation Response Form

## How to respond

The consultation will run from 13th January to 30th January 2012.

To respond to the consultation please save a copy of this form to your computer, complete it and email it to:

[parks@cambridge.gov.uk](mailto:parks@cambridge.gov.uk)

Alternatively, you can post your form to us at

Streets and Open Spaces Asset Team,  
Cambridge City Council,  
Mill Road Depot,  
Cambridge  
CB1 2AZ

The responses to this consultation will be reported to the Executive Councillor for Arts, Sport and Public Spaces and presented to the East Area Committee on 9 February 2012.

Individual responses will not be acknowledged unless specifically requested. The information you provide will be used in accordance with the Data Protection Act 1998.

## Consultation question

**Do you think inclusion of the Council's land (as shown hatched on the attached plan) to form part of the proposed loading bay would have an adverse impact on the amenity value of the Council's public open space at this location?**

Yes            No (please delete as appropriate)

**Any additional comments**

Thank you for taking the time to read this document and to respond with any comments.

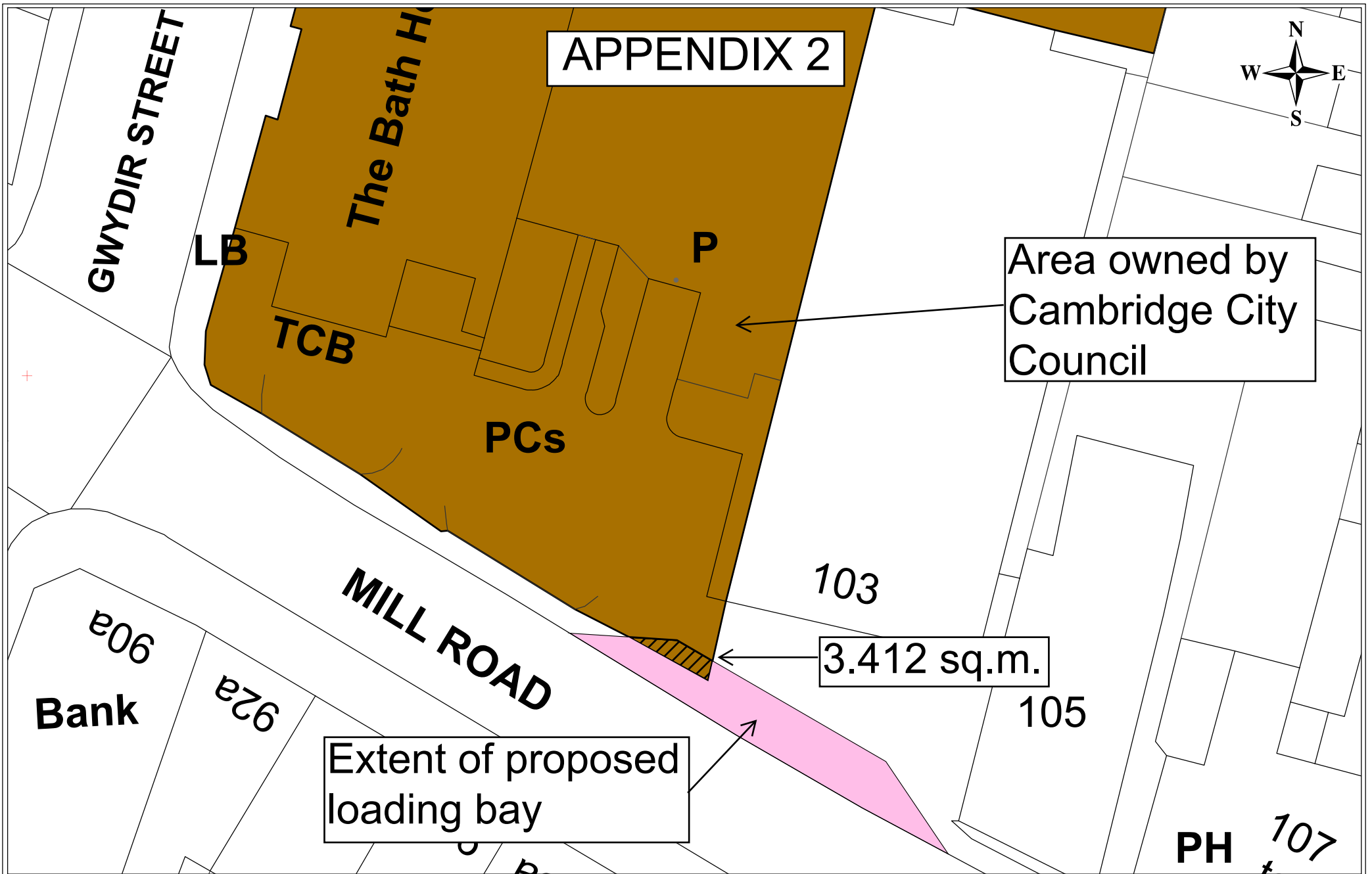
**If you need this document produced in a different format such as Braille, large print, audio, on disk or in a language other than English, please contact us.**

## Contact Details

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Property Services

103 Mill Road - Proposed loading bay

Date:	03/01/12
Produced by:	Steve Udall
Section/Department:	Property & Building Services
Scale:	1:250 @A4



## Appendix 3

### BREAKDOWN FOR CONSULTATION RESPONSES

		RECURRING THEMES
<b>TOTAL "YES"</b>	89	
<b>NO ADDITIONAL COMMENTS FOR "YES"</b>	4	
<b>ADDITIONAL COMMENTS FOR "YES"</b>	85	Narrow road
		Worsening congestion
		Already dangerous road
		Increase risk of road accidents
		Existing accident blackspot
		Valuable space for pedestrians
		Dangerous for cyclists
		Too close to traffic lights
		Increase in noise and pollution
		Disabled and pram/buggy access reduced
		Remaining pavement width too narrow
		Amenity of open space
<b>TOTAL "NO"</b>	38	
<b>NO ADDITIONAL COMMENTS FOR "NO"</b>	26	
<b>ADDITIONAL COMMENTS FOR "NO"</b>	12	Stop double parking for loading/unloading
		Alleviate blocking road when lorries unloading
		Stop lorries mounting kerbs
		Safer for pedestrians and cyclists