



## NORTH AREA COMMITTEE

Chair: Councillor Ward  
Labour Spokesperson:  
Councillor Downham



### **City Councillors for:**

**Arbury:** Anthony Hymans, Rhodri James, Tim Ward

**King's Hedges:** Neale Upstone Louise Downham, Elizabeth Hughes

**East Chesterton:** Marian Holness, Jenny Bailey, Jennifer Liddle

**West Chesterton:** Diane Armstrong, Max Boyce, Ian Nimmo-Smith

### **Co-opted Non-Voting Members:**

**County Councillors:** Rupert Moss-Eccardt (**Arbury**), Elizabeth Hughes (**King's Hedges**), Julian Huppert (**East Chesterton**), Kevin Wilkins (**West Chesterton**)

### **Committee Manager:**

Gary Clift (01223 457086 or Email: Gary.Clift@cambridge.gov.uk or write to Committee Services, The Guildhall, Cambridge CB2 3QJ

(Despatched and placed on the public deposit: Wednesday, 21 March 2007)

## Agenda

**Date:** Thursday 29 March 2007

**Time:** 7.30pm start

**Place:** Manor Community College, Arbury Road, Cambridge CB4 2JF

**Dates of meetings in 2007 (all at Manor Community College):**

**Wednesday 30 May, Thursdays 26 July, 20 September and 15 November**

**Open Forum:** 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.

**Committee reports by Council officers:** It would be helpful if you wish to speak to inform a Council officer before the meeting starts, alternatively raise your hand and the Chair will call you to speak. You will have up to three minutes to speak. The Chair has discretion over these rules.

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.

### **1 Apologies For Absence**

### **2 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 and Democratic Services should be sought before the meeting.

**3** [Minutes and Action Sheets](#)

To confirm as a correct record the minutes of the meeting held on 1 February 2007.

**4** **Matters Arising From Previous Minutes**

**5** **Open Forum**

**6** **Energy for Good – a Renewable Energy Assistance Scheme:** a representative of the National Energy Foundation (a Sustainable Energy Charity) will be present to talk about the Energy for Good scheme and answer questions.

**7** [The use of Fixed Penalty Notices](#)

(Contact: Bob Kerry, Street Services Project Development, Tel: 01223 457377)

The attached report informs the public

a) of the powers contained in The Clean Neighbourhoods and Environment Act, 2005 (the Act) to deal with nuisance and abandoned vehicles, litter and refuse, graffiti and defacement, waste, dogs and noise.

b) of the Council's policy for the use of Fixed Penalty Notices (FPNs) which follows best practice.

c) that income raised from FPNs will be used to protect and enhance the local environment.

d) and seeks support for the approach adopted by the Council to protect the local environment.

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**8** [Community Development and Leisure Grants](#)

(Contact: Chris Freeman, Grants Manager, Tel: 01223 457862)

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**9** **North Area Neighbourhood Policing** this will be an oral update only on the priorities agreed at 1 February North Area Committee. Now that this agenda item is well established, the Police have agreed to formally report at alternate meetings. Therefore, there will be a report to the next meeting (30 May).

**10** **Applications For Planning Permission**

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The applications for planning permission listed below require determination. Reports are attached with a plan showing the location of the relevant site. Detailed plans relating to the application will be displayed at the meeting. The name of the planning officer dealing with the application is shown in the last column.

**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 day before the meeting** of the Area Committee.

<b>1</b>	
<b>Site</b>	<a href="#">Leys Lodge, Union Lane, East Chesterton</a>
<b>Proposal</b>	Erection of 4 no. 2 bed flats (following demolition of existing dwelling).
<b>Officer Recommendation</b>	Approve with conditions
<b>Application No</b>	07/0022/FUL
<b>Applicant</b>	Hills Pounder, 174A Hills Road
<b>Case Officer</b>	Rebecca Flood
<b>Contact No</b>	01223 457164
<b>2</b>	
<b>Site</b>	<a href="#">138 Victoria Road, West Chesterton</a>
<b>Proposal</b>	Change of use from single dwelling to two flats (incorporating existing alley way) and a raised balcony.
<b>Officer Recommendation</b>	Approve subject to conditions
<b>Application No</b>	07/0011/FUL
<b>Applicant</b>	H K Bickerton, Chapel View West Wickham Road Horseheath
<b>Case Officer</b>	Mark Parsons
<b>Contact No</b>	01223 457158
<b>3</b>	
<b>Site</b>	<a href="#">Old Magdalene College Boathouse, Pretoria Road, West Chesterton</a>
<b>Proposal</b>	Erection of four-storey single dwelling
<b>Officer Recommendation</b>	Approve with conditions
<b>Application No</b>	06/1152/FUL
<b>Applicant</b>	Dr Geoff Moggridge, Kings College
<b>Case Officer</b>	Neville Doe
<b>Contact No</b>	01223 457126
<b>4</b>	
<b>Site</b>	
<b>Proposal</b>	<a href="#">Single storey rear extension and rear/side roof extension. 4 Leys Avenue, West Chesterton</a>
<b>Officer Recommendation</b>	Refuse
<b>Application No</b>	07/0065/FUL
<b>Applicant</b>	Miss Postgate And Mr Kelly, 4 Leys Avenue
<b>Case Officer</b>	Marcus Shingler
<b>Contact No</b>	01223 457281
<b>5</b>	
<b>Site</b>	<a href="#">20 Jermyn Close, Arbury</a>
<b>Proposal</b>	Conversion of residential property into 2 separate dwellings (2no. 2 bed houses).
<b>Officer Recommendation</b>	Approve with conditions
<b>Application No</b>	06/1216/FUL
<b>Applicant</b>	Jose Cosme, 20 Jermyn Close
<b>Case Officer</b>	Marcus Shingler
<b>Contact No</b>	01223 457281

## **11 Update relating to previous authority granted to serve an Enforcement Notice - 8 King's Hedges Road**

At the North Area Committee meeting held on 17 August 2006, authority was granted to serve an enforcement notice under the provisions of Section 172 of the Town and Country Planning Act 1990 (as amended) ("the Act") for an alleged breach of planning control. The alleged breach of planning control related to the making, without the planning permission, of a material change of use from a single dwelling house to a mixed use as two single flats on the ground floor and a use as a house in multiple occupation (HMO) on the first floor. Authority was granted to serve the notice subject to further enquiries being made to establish the date when the alterations were undertaken to the property and the date of commencement of the unauthorised use.

A Planning Contravention Notice was subsequently served on the owner of the property under the provisions of Section 171C of the Act. The questionnaire response to the planning contravention notice was returned duly completed accompanied by plans showing the existing layout of the ground floor and first floor. The written response stated that the works of alteration to the property were undertaken and completed in 1997. Each of the first floor bed sitting rooms included facilities to form independent self-contained units of accommodation. The information supplied by the owner indicated the use of each unit on the first floor and the use of the two ground floor flats for residential purposes commenced more than four years ago. The City Council has no evidence that contradicts that supplied by the owner.

It is considered that on the basis of the available evidence the property consists of two ground floor flats and four separate residential units of accommodation on the first floor and that such use commenced in 1997. Under the provisions of Section 171B(2) of the Act, where there has been a breach of planning control consisting of a change of use of any building, or part of a building, to use as a single dwelling house, no enforcement action may be taken after the period of four years beginning with the date of the breach. From the evidence available it is concluded that the use of the property as single residential units commenced more than four years ago and such use is therefore immune from enforcement action.

Under the provisions of Section 171B(2) of the Town and Country Planning Act 1990 (as amended), the current use of the property is immune from planning enforcement proceedings and that no further action in respect of the current use can be taken.

**For information**

Next meeting will be on Wednesday, 30 May 2007 at the Manor Community College, Arbury Road, Cambridge CB4 2JF commencing at 7:30pm.