



**North Area Committee
(City Councillors representing Arbury, King's
Hedges, East Chesterton and West Chesterton
Wards)
6 October 2003 7:30pm – 9:00pm
Minutes and Actions**

Present: Councillors: Ian Nimmo-Smith (West Chesterton and Chair), (West Chesterton), Michael Todd-Jones, Rhodri James and Tim Ward (Arbury), Jennifer Liddle (East Chesterton), Max Boyce and Nichola Harrison (West Chesterton), Elizabeth Hughes (Kings Hedges)

Also present: County Councillor Maurice Leeke (West Chesterton)

Officer to action
(in bold below)

03/9 APOLOGIES FOR ABSENCE

Apologies had been sent by City Councillors Adey and Downham, also from County Councillor Kidman.

03/10 APPLICATION FOR PLANNING PERMISSION

Application No: C/03/0600

Site: Recreation Ground at Scarsdale Close, Cambridge

Proposal: Erection a single storey youth and community centre and landscape improvements

Applicant: Ken Hay, Head of Community Development, City Council

The planning officer introduced the report circulated with the agenda which sought to address matters raised during the statutory consultation period. The officers' recommendation was to approve the application subject to the Planning Conditions and Informatives listed 1 to 23 at paragraph 9.0 of the report.

The planning officer present reported the receipt of one additional letter since the consultation deadline which was from residents of 3, 4, 7, 8, 12, 14 and 17 Scarsdale Close objecting to the use of Scarsdale Close in the name for the new centre. She made the following points verbally in response to some of the other additional issues raised:

- The only postal address to be used for consultation was likely to be Green End Road;
- Management of construction would be a matter for the developers and not the planners;
- The planning officers felt that while provision of CCTV on the site was an unreasonable requirement, it was something the developers ought to be encouraged to do;
- Usage of the building and staffing came under the management conditions for the developer already made.

Local resident Dr Victoria Cooper asked for assurances on behalf of other residents that the centre would not be built right up to the neighbouring fences. In response, Mr Stephen Wyard, the developer's architect, outlined some of the measures to be taken to maximise security and privacy in relation to the scheme. The developers were also keen to take in existing planting as part of the landscaping works and to provide a 'buffer' to properties at the north east corner of the site. Provision of fencing around the north east of the boundary would be subject to Planning Conditions. As part of the Council's Considerate Contractor Scheme, the developer agreed to adhere to the Code of Good Practice and provide a contract date with full details to residents.

In discussion, Members raised a number of points:

- a) Time parameters for collections and deliveries to the premises of between 7.00am and 11.00pm too wide. The Planning Officers advised that any change to these hours would have to be negotiated with the developer.
- b) The Condition requiring details of the location of litter bins (17) be applied to future planning applications. **SARAH DYER**
- c) Lighting to be designed to switch on and off intermittently similarly to that provided for other schemes. The planning officer agreed to check the details once they were submitted to ensure that lighting was provided where it was required. **SARAH DYER**
- d) Number of car parking spaces planned. Section 106 Agreement was not necessary to ensure adequate parking. Planning Condition 16 applied only to the parking arrangements for the contractors.

- e) Parking provision for people with disabilities. Secure car parking arrangements to be provided, particularly for women. Members' attention was drawn to the comments of the Disability Consultative Panel in paragraph 6 (Condition 23) of the report. Resting points would be provided between the car parking area and the building without infringing on open space. Parking provision to be in clear site of the building to reduce the likelihood of vandalism. **SARAH DYER**
- f) Use of the centre. A significant increase in the amount of cars in the area was not anticipated as the proposed new centre was a scheme mainly for local people and primarily youngsters. The centre would meet a long term community need and should sit on the site in a way that did not conflict with residents concerns.
- g) Operational hours to be determined by the centre's management committee which was likely to include some residents. **KEN HAY**
- h) Arrangements for emergency vehicles. Officers to consult Emergency Services on access width. **SARAH DYER**
- i) Delivery hours for the centre to depend on whether the venue will be used for live music. The Planning Conditions included did not cover noise control although those on operational and opening hours went some way to limit disturbance. There was scope for some events to be held at the centre, the hours and types of which would be a matter for the Licensing Committee to determine. **SARAH DYER**
- j) Security issues would be guided by Planning Conditions and Policy. The scheme was not considered extensive enough to include a residential flat or 24 hour warden control. Existing trees at the site might not be necessary for security purposes.

Resolved by 4 votes to 0

SCHEME APPROVED as set out in the report, including the amendment to Condition 23, and subject to the following additional conditions:

24 Before the development/use hereby permitted is commenced, a scheme for the insulation of the building and/or plant in order to minimise the level of noise emanating from the said building and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties.

25 A condition to limit the level of noise as measured at a specified point on the site boundary to be the subject of discussion with the Environmental Health officer and approval by the Chair (Councillor Nimmo-Smith).