



East Area Committee 25 November 2004

7.30pm – 10.00pm

Brickfields City Church



Abbey, Coleridge, Petersfield and Romsey wards

Minutes

Present: City Councillors:
Abbey Richard Smith, John Durrant
Coleridge Lewis Herbert, Jeremy Benstead
Petersfield Kevin Blencowe, Ben Bradnack, Victoria Phillips
Romsey Iain Coleman, Sarah Ellis-Miller, Catherine Smart,

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04/30 OPEN FORUM

1 Damage to Roundabouts, Traffic Islands and Kerbs by Buses

A resident said that in and around the Whitehill estate buses were causing considerable damage to roundabouts, traffic islands and kerbs by overrunning them. He said that the volume of parked cars was leading to roads being blocked and buses and other vehicles were having to avoid illegally parked or waiting cars. This churned up verges and mud was deposited on roads causing a hazard.

Members agreed that this was a cause of frequent complaints and said that officers would be asked to take up the problem and also to pursue it with Stagecoach.

In the course of discussion of planning applications later in the meeting, a resident had expressed concern about the possible danger to school children from traffic.

04/31 MINUTES

The minutes of the meeting held on 30 September 2004 were confirmed as a correct record.

04/32 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Callaghan and Hart and County Councillor Shaw.

04/33 DECLARATIONS OF INTEREST**Planning Applications:**

A Code of Conduct personal interest was declared as follows.

| Councillor | Application | Nature of Interest |
|-------------------|--------------------|-------------------------------------|
| Smart | C/04/0906/FP | As a Governor of the nearby school. |

Code of Conduct personal and prejudicial interests were declared as follows. The Councillors indicated left the meeting, took no part in the discussion and did not vote on the items.

| Councillor | Application | Nature of Interest |
|-------------------|--------------------|-------------------------------------------------------------------------------|
| Durrant | C/04/0955/FP | As a member of Abbey Action Group and other bodies, was known to the Objector |
| Smith | C/04/0955/FP | As a member of Abbey Action Group and other bodies, was known to the Objector |
| Herbert | C/04/1028/FP | Lived adjacent to the site |
| Smith | C/04/0973/FP | As a personal friend of the applicant |

Other:

A Code of Conduct personal and prejudicial interest was declared by Councillor Durrant in an item on Minute 04/34 Environmental Improvement Scheme – East Barnwell Community Centre Planting Bed, as he was on the Management Committee of the East Barnwell Community Centre. Councillor Durrant left the meeting, took no part in the discussion and did not vote on the items.

04/34 ENVIRONMENTAL IMPROVEMENT PROGRAMME 2004/05

The report by the Head of Policy and Projects set out the status of existing schemes for environmental improvements and sought suggestions for new schemes. Some £45,913 remained in the budget.

The officers' proposals to deal with the management of the grants were set out in the report which was to be considered by all the Area Committees in this cycle. The grant scheme had been considered at Area Committees for just over one year. Previously officers had had delegated authority to approve schemes costing £2,500 or less. The report to Environment Scrutiny Committee in March 2003 stated that

'At present a distinction is made between small-scale schemes (e.g. those costing £2500 or less) and major schemes to allow the smaller schemes to be progressed more quickly by delegating the decision to officers in consultation with Ward Councillors. In light of the proposed frequency of the Area Committee meetings it

is considered that this 'fast track' process will no longer be necessary once the Committees have been established as all works should be considered and approved by the Area Committees.'

In practice, the staff resource required to present reports and attend Committees every cycle compromised the ability to progress schemes. Posts remaining unfilled within the team had exacerbated the problem. To balance resources between reporting to committee and ensuring progress on approved schemes, it was proposed that a report be taken to each Area Committee twice per year, in the Spring and in the Autumn. These would report progress on approved schemes and present further schemes for approval.

Experience had shown that minor works could potentially be delayed between Committee meetings and it was therefore proposed to recommend the Executive Councillor (Planning and Transport) to readopt the previous system and allow officers discretion on minor schemes that fulfil the Criteria. As the budget was divided equally between the Areas, it was proposed that schemes costing £750 or less could be progressed more quickly by delegating the decision to officers in consultation with either:

- the Ward Councillors and Chair
- all Area Councillors.

On previous experience this situation had probably occurred about 5 to 7 times this last year across all the Area Committees. It was likely that this might increase marginally with a regime of reporting to Area Committee twice per year.

It was proposed that the decision to proceed with small schemes would only be considered by officers if no approved schemes were affected by the decision, or where the budget was not likely to be overspent.

New schemes approved by delegated power would be reported back to Area Committee.

Approved schemes where quotation exceeds approved estimate.

When estimates were given at the outset they were based on an initial 'rough' feasibility assessment and judgement of the possible costs, no detailed design was generally undertaken. This reduced staff resources required to investigate schemes which were unlikely to be approved by the Area Committee, and concentrated effort on schemes which did have Committee consent, thereby resulting in a more effective service. As the scheme was developed, and residents' comments were taken into consideration, the extent and scope of the scheme could alter. Quotations were subject to market forces, and consequently the actual price quoted for a project might be different from the original outline estimate.

Members considered the schemes set out in the report and determined them as set out below. Further schemes were proposed for investigation by the officers and these also were set out below.

Resolved

1. To recommend to Environment Scrutiny Committee and Executive Councillor

- (Planning and Transport) restricted delegated powers to officers to allow minor environmental improvements to proceed.
2. To recommend to Environment Scrutiny Committee and Executive Councillor (Planning and Transport) to agree that officers consult with all Ward Councillors and the Chair before making decisions on minor projects.
 3. To approve the renewal of the hanging basket scheme to Mill Road.
 4. To approve the repair of bollards in Barnwell Road shops.
 5. To approve East Barnwell Community Centre planting bed (see Declaration of Interest, Councillor Blencowe took the Chair)
 6. Not to proceed with the Rope Walk planting bed
 7. To approve Gwydir Street planting bed.
 8. To approve restricting access to Cut - Throat Lane.
 9. To retain on hold the following improvements at Coldham's Lane railway bridge, and ask officers to investigate possible alternate funding from either external sources or from S106 funds.
 - a. tree planting the steep bank on the west of the Coldham's Lane railway bridge.
 - b. installing a fence.
 - c. installing a sign board.
 10. To approve improvements to the hedging at Ditton Lane Health Centre.
 11. While taking into account the progress of current schemes and the limitations on resources available the following further schemes be investigated:
 - a. Improvement of rear footpaths at Radegund Road and Gisborne Road, subject to investigation of the ownership of the land
 - b. Improvement in bedding in the traffic calming schemes in North Romsey.
 - c. Improvement of rear footpaths at Suez Road, Hobart Road and Marmora Road
 - d. Improvement of the underpass of the Elizabeth Way roundabout (jointly with West/Central Area Committee)

04/35 PUBLIC ATTENDANCE AT AREA COMMITTEES

Area Committee Chairs had recently met to discuss the progress of area committee and possible means of improving public attendance within the budget constraints. Members were invited to comment or make suggestions on issues which might lead to increased public attendance and interest. The following were put forward:

Themed meetings, themes to be identified.

Attendance at the meetings of Area Committees by all Executive Councillors.

Provision of refreshments.

Venues needed to be simplified so that the public could identify a specific location as being the venue for the East Area Committee's meeting.

04/36 PLANNING APPLICATIONS

At the beginning of the debate of this item Councillors Bradnack and Benstead said that they would not be taking part in the determination of planning applications as it would inhibit their ability to represent residents in their wards. They also felt that they lacked expertise in planning matters and that the members of the Planning Committee had acquired such expertise and were the proper body to consider applications.

These members withdrew from participation in the Committee, except as indicated where they acted as ward councillors representing residents of their ward, and sat with the public.

The Committee noted that an amendment sheet had been circulated to members of the Committee prior to the meeting and made available to the public attending the meeting.

- 1 Application No:** C/03/0811
Site: Mayfair Guest House, 146 Tenison Road
Proposal: Erection of two storey rear extension, single storey rear extension and two rear roof dormers to Guest House.
Applicant: Mr Akhtar, 144-146 Tenison Road, Cambridge
PSR: Mr F Gawthrop(Residents' Association), Mr Banks (Architect for Applicant)
Recommendation: Approve
REFUSED against officer recommendation: On the Chair's casting vote, the committee having voted 2 votes to 2, for reasons to be drafted by the Head of Development Services for approval by Chair and Spokes on the basis of the poor level of parking provision for residents and inadequate bicycle and bin storage facilities.
- 2 Application No:** C/03/0812
Site: 142 Tenison Road
Proposal: Erection of a single storey rear extension and second floor dormer to the rear of house in Multiple Occupation.
Applicant: Mr Akhtar, 144-146 Tenison Road, Cambridge
PSR: Mr F Gawthrop(Residents' Association), Mr Banks (Architect for Applicant)
Recommendation: Approve
REFUSED against officer recommendation: by 3 votes to 1, for reasons to be drafted by the Head of Development Services for approval by Chair and Spokes on the basis of the inclusion of a flat roof in a conservation area, the poor level of parking provision for residents and inadequate bicycle and bin storage facilities.
- 3 Application No:** C/04/0954
Site: Land adjacent to 81 Whitehill Road
Proposal: Erection of one 2 bed and one 3 bed dwelling houses.
Applicant: Cambridge/Flagship Housing, Endurance House, Chivers House, Histon
PSR:
Recommendation: Approve, subject to completion of S106 Agreement by 17 Dec
APPROVED: (by 7 votes to 0) subject to the conditions, informatives and the completion of the S106 agreement, set out in the officers' report, by 17 December 2004.
- 4 Application No:** C/04/0955
Site: Land adjacent to 44 Thorley Road
Proposal: Erection of 2 No. 2 bed dwelling houses.
Applicant: Cambridge/Flagship Housing, Endurance House, Chivers House, Histon
PSR: Mr C Richardson (resident)
Recommendation: Approve, subject to completion of S106 Agreement by 17 Dec
APPROVED: (by 6 votes to 0) subject to the conditions, informatives and the completion of the S106 agreement, set out in the officers' report, by 17.12.04.

- 5 Application No:** C/04/0906
Site: Land adjacent to 274 Coldhams Lane
Proposal: Erection of 1no two bedroom dwelling.
Applicant: Ms G Teo, 40 Rustat Road, Cambridge
PSR:
Recommendation: Approve
APPROVED: (by 7 votes to 0) subject to the conditions and informatives, set out in the officers' report.
- 6 Application No:** C/04/0965
Site: Land at rear of 68 Mill Road
Proposal: Erection of 2 no. 1 bed residential flats.
Applicant: Mr E Bliss, C/- Justin Bainton, Januarys, York House, 54-62 Newmarket Road
PSR:
Recommendation: Approve
APPROVED: (by 7 votes to 0) subject to the conditions and informatives, set out in the officers' report.
- 7 Application No:** C/04/1028
Site: Plot adjacent to 1 Rustat Road
Proposal: Erection of 2 storey dwelling (1 bedroom)
Applicant: Dr J Rashbass, 13 Rustat Road, Cambridge
PSR: Mr Balzano (resident), Mr G Millstein (applicant's architect)
Recommendation: Approve, subject to completion of S106 Agreement by 30 Nov
APPROVED: (by 6 votes to 0) subject to the conditions, informatives and the completion of the S106 agreement, set out in the officers' report, by 30 November 2004, and the amendment of condition 9 to read:
9. Details of the balcony screen to be erected, to limit views to the north from the first floor balcony of the dwelling hereby approved, shall be submitted to and approved in writing by the local planning authority before development commences. The screen, as agreed, shall be erected prior to the dwelling being occupied and shall thereafter remain in the agreed form, unless otherwise agreed in writing by the Local Planning Authority.
And the following additional Informative:
The applicant is advised that, to meet the requirements of condition 9, it is likely that the balcony screen will need to project beyond the balcony, perhaps by as much as 500 mm.
- 8 Application No:** C/04/1015
Site: 19 Hills Road
Proposal: Conversion and extension of existing building to form townhouse.
Applicant: SCN Developments LTD, The Old School, Stuntney, Ely
PSR: Mrs J Joslin (St Paul's Place Co)
Recommendation: Approve, subject to completion of S106 Agreement by 30 Nov
APPROVED: (by 5 votes to 2) subject to the conditions, informatives and the completion of the S106 agreement, set out in the officers' report, by 30 November 2004.

- 9 Application No:** C/04/0973
Site: Rear of 254 Cherry Hinton Road
Proposal: Change of use from workshop to form 1 no. 2 bed dwelling.
Applicant: Mr J Martin, 102 Canterbury Street, Cambridge
PSR:
Recommendation: Approve
APPROVED: (by 7 votes to 0) subject to the conditions and informatives set out in the officers' report.

The meeting closed at 10.00pm

CHAIR