



**North Area Committee  
(Comprising City Councillors representing Arbury, King's Hedges, East  
Chesterton and West Chesterton Wards)**

22 September 2005: 7.40pm – 10:45pm

**Minutes & Actions**

**Councillors Present:**

Arbury: Anthony Hymans, Rhodri James and Tim Ward (chair)  
King's Hedges: Louise Downham and Elizabeth Hughes  
East Chesterton: Jenny Bailey  
West Chesterton: Max Boyce and Ian Nimmo-Smith

County Councillors: Rupert Moss-Eccardt (Arbury), Elizabeth Hughes (King's Hedges)  
and Kevin Wilkins (West Chesterton).

**Action by**

**05/40 APOLOGIES FOR ABSENCE**  
Councillor Armstrong and Councillor Liddle

**05/41 MINUTES**

The minutes of the meeting held on 28 July 2005 will be confirmed as a true and accurate record and signed by the Chair at the next meeting.

**Matters arising from previous minutes**

No issues were raised.

## 05/42 DECLARATIONS OF INTEREST

None

## 05/43 PRESENTATION ON ARBURY CAMP DEVELOPMENT

Mr Andy Lawson (Assistant Projects Director) and Mr Mukesh Ladwar (Associate Construction Director) gave a presentation on the Arbury Camp Development.

They explained that the development commenced on the 21<sup>st</sup> September 2005 and would comprise 900 new homes, 30% of which (i.e. 270) would be affordable homes. It will include an area of 18,000 m<sup>2</sup>, with open spaces and play areas, a primary school, community and sports facilities (sports pitches and changing facilities, skateboard/bike park, NEAPs and LEAPs, a community centre building and neighbourhood shopping), commercial and other business opportunities.

The traffic and transport arrangements were agreed with the County Council, including the location of junctions, signal arrangements, speed limits (60/40/30 miles per hour), cycle ways, footpaths, Cambridgeshire guided bus and other public transport arrangements.

The infrastructure works would be carried out from September 2005 to July 2006 and the house building from 2006 to 2010.

Information about the scheme will be given by newsletter, website ([www.arburypark.co.uk](http://www.arburypark.co.uk)), letter drops and 24/7 telephone number (01223 235993).

The construction implementation will take 2 stages:

- Stage 1, from the 21 September 2005 for 10 months, will include the off-site infrastructure, the on-site infrastructure and the A14 embankment works.
- Stage 2: Ongoing to suit development progress.

The project will be managed by

- JJ Gallagher Ltd, WSP :on-site/off-site supervision
- Atkins: A14 embankment supervision
- Galliford Try :main contractor

The Arbury Camp development will be as follows:

- The King's Hedges Road/Cambridge Road junction and the A14 embankment will be fully completed in 10 months.
- Access for house builders off King's Hedges Road will be completed in 20 weeks.
- House building will commence in early 2006 and the phased sequence of on-site work will be completed as development progresses.
- The work hours will be from 7.30am to 6.00pm Monday to Friday and from 8.00am to 13.00pm on Saturday.

## Questions after the presentation

**Resident 1** requested more information about the **guided bus**, to which the developers replied that they were still waiting for the Central Government's reports. Cllr Ward anticipated, nevertheless, that the guided bus would not require compulsory purchase of private gardens.

A question was asked on the costs of the guided bus. Cllr Wilkins replied that the total contribution towards the guided bus was £0.5M. It was also noted that the Local Planning authorities want to provide less car parking to reduce the number of cars and that all the car park proposals would reflect Local Government guidance.

**Resident 2** advised that the **development could not be called Arbury** as it is located in another parish council.

**Resident 3** wanted to know about the proposals for the end of **Arbury Road**. The **traffic** was recognised as a difficult problem as the development is close to existing facilities and would put additional pressure upon them.

**Resident 4** was concerned about the 30 miles-per-hour limit. Cllr Downham pointed out that this was responsibility of the County Council and the Highways Authority and that it was needed further consultation. She advised that she had been trying to arrange a meeting with the County Council for more than 3 weeks to address other issues on which she would be reporting at the next committee. She also agreed that they were some matters that needed to be addressed, such as accidents on Arbury Road, and that Kings' Hedges primary school will be the main school for Arbury Camps. She confirmed her opposition to this latter proposal. Cllr James recognised the issue of the King's Hedges Road/Cambridge Road junction, as well as the limitations on their powers in this regard.

Cllr Mason, from South Cambridgeshire District Council, commented on the **traffic problems** and the consultation carried out between the County Council and Impington Parish Council on the possible improvements to the A14 junction. He said that the Highways Authority's report suggested 4 lanes in each direction; he also complained about the lack of information from the Highways Authorities and the County Council.

**Resident 5** enquired about the **cycle bridge** on the A14. The developers clarified that there were no specific proposals on this in the discussion between the Highways Authority and the County Council, and that it would not necessarily be funded by the Arbury Camp development.

**Resident 6** raised the issue of **noise generation by the A14**. The developers advised that they will be following the Council's guidance and would construct a high business building or fence to mitigate the noise.

**Resident 7** wanted clarification on the number of **additional lanes**

to the **A14** and was advised that there would be one.

**Resident 8** wanted to know about any **special provisions for the King's Hedges/Histon Road junction**. He was told that there was only provision for King's Hedges Road, and that Impington Parish Council was one of the major objectors for this reason.

**Resident 9** enquired about the possibility of the provision of **additional access to the site during the works**. County Cllr Wilkins replied that the limiting the working hours was the only provision in this regard and that publicity on the event will be given in newsletters to local residents.

**Cllr Downham** asked the developers to take the following **concerns** into account:

- Crossing on King's Hedges Road at Northfield Avenue junction.
- The predicted effect of the access problem on the marketability of the site

**Resident 10** expressed his concern about access for the **emergency services**. He was told that there was provision for medical facilities on the development.

**Resident 11** enquired about the **kind of homes to be built**. He was told that it would be a mixture, as South Cambridgeshire District Council gave priority to 1- or 2-bedroom dwellings and the City Council and the South Cambridgeshire District would be making nominations to Housing Associations. The existence of various affordable housing schemes, such as social housing and key workers' schemes, was also anticipated.

## 05/44 OPEN FORUM

**Resident 1** complained about the appalling **state of pavements in the King's Hedges Ward**. Cllr Downham pointed out that most of these issues were the responsibility of the housing department and that the Highways Authority took about 5 weeks to carry out any repairs. She also said that an officer would be visiting the area. Cllr Hughes explained that some of the bumps were impossible to see at night and that the lack of maintenance of paths increased the risk of pedestrians falling. Cllr James advised that he would report back on this issue at the next meeting.

Cllr.  
Downham

Cllr. James

**Resident 2** enquired about **Section 106 for the Arbury Camp Site**. At the present, the provision of Section 106 and the corresponding finances are the responsibility of South Cambridgeshire and it is unclear whether this money would be spent within the city area. Cllr Nimmo-Smith will report at the next meeting on the amount of money, the authority's entitlement to it and any other conditions on expenditure. It was asked that this information be attached to the minutes.

Cllr.Nimmo  
-Smith

## Fen Road

**Resident 3** enquired about **traffic on Fen Road**. At this point a letter about Fen Road, Chesterton was read to those present. The resident wanted to know what plans could be implemented immediately to improve safety on this road.

Cllr Bailey proposed traffic-calming measures. She also recognised this as a major problem because it falls within the boundaries of different authorities. She informed the committee that there had been attempts to include Fen Road inside the Cambridge City boundaries with previous agreement from South Cambridgeshire District Council, as a long-term measure. In the short term, and because there had not been any deaths, this was not a traffic priority. It was established, therefore, that the main point was to have the city boundaries redefined.

Cllr Hughes said that this issue came up for discussion in the County Council and that there had been no cooperation from South Cambridgeshire District Council.

**Resident 4** commented on the unauthorised **disposal sites** operating beyond the railway line, some of which are operating on council-owned land, and wanted to know if the Council was aware of this and what steps were going to be taken to stop these unauthorised activities impacting on Fen Road, Water Street and Water Lane. Cllr Nimmo-Smith explained that it seemed as if the land was owned by the City, but rented to South Cambs, but that it is the responsibility of the County Council because it is waste disposal land.

Cllr. Bailey

The resident reported on a traffic survey carried out on a random day (Thursday 3 August), from 6 am to 8 pm. It was found that there were a total of 3179 vehicles passing along Fen Road, of which 870 (27.37%) were commercial vehicles; this means an average of 1 vehicle passing every 16 seconds, including 1 commercial vehicle every 58 seconds. Cllr Bailey advised that there were speed restrictions of 30 miles per hour but that this did not help. She added that 2 sites were unauthorised and that we should join the County Council in seeking its prohibition.

**Resident 5** complained about waste transport and disposal at the end of their narrow street 80 times a day, which means 1 trip of heavy lorries damaging their street and drains every 12 minutes. He also enquired on the possibility of reducing the volume of heavy traffic along Fen Road and on any additional plans to facilitate road and environmental improvements. He also asked for an alternative access route to the commercial sites.

Cllr Hughes advised that South Cambridgeshire District Council had the best record in recycling in the country and that Cambridge County Council did not fail to meet its targets either.

Cllr  
Hughes

She disagreed with the frequency of vehicles but admitted that another road was needed. She undertook to look into the disposal contracts on his behalf.

Cllr Wilkins had talked to the County Council Waterbeach Division and undertook to represent the residents and inform them about this issue.

Cllr.  
Wilkins

**Resident 6** sought clarification on why **council tax** was paid to the City Council while these problems related to South Cambridgeshire District Council. Cllr Downham asked the Committee if Cambridge City Council owned land within the South Cambridgeshire District. Cllr Nimmo-Smith confirmed this point.

**Resident 7** enquired about an **application from South Cambridgeshire District Council within Cambridge City's boundaries**. He was told that, because the application fell within the City boundaries, there should be a combined consultation and a link from our web page to South Cambridgeshire District Council.

**Resident 8** said that the Cambridge Local Plan did **not grant planning permission near residential areas** and that this was a County application where city residents would be affected. He requested that the city councillors object to the application on behalf of the city residents. Cllr Bailey said that they would seek legal advice to confirm the possibility of objection. At this point the planning officer advised the committee that South Cambridgeshire District Council and Cambridge City Council had similar policies to protect residents and assess planning applications. Cllr Bailey advised that in any case they would have to refer to South Cambridgeshire's local plan.

Cllr. Bailey

### **Bus Stops**

**Resident 9** commented on the **bus stop** outside 226 Histon Road, which is within 300 yards of another one, blocking the road on both sides and asked for the bus stop to be moved. County Cllr Moss-Eccardt concurred on the unsuitability of the location and agreed to talk with the County Council officers to see what could be done. Cllr James explained that all bus stops had the same problem and, although they could be moved, they would not be removed.

Cllr. Moss-Eccardt

**Resident 10** complained about a bus stop outside her property whereas in the planning information she had seen it was outside the property next door. Cllr Ward said that the County Council had the authority to change the location of the bus stop.

**Resident 11** complained about **refuse collection** at St Kilda Avenue.

Cllr Downham suggested that the refuse collection agreement be consulted and the residents who were paying for those services in their rent informed.

Cllr  
Downham

Cllr Nimmo-Smith advised that it was not a refuse problem but an issue for housing management and that a housing officer would advise on who had to do the cleaning.

Cllr  
Nimmo-Smith

## Evergreens

**Resident 12** Residents had been discussing **planting, parking and street furniture** with officers. 13 of our 17 residents were pleased with this scheme. The school and the police were also supportive. At this point a letter of opposition by Mrs Lamgfurd, was read.

In response to this, Cllr Bailey supported the planting of trees, noting that, where a conflict with services occurred, the trees would not be planted.

**Resident 13** explained that residents in **Arbury Road** carried out a survey where 100% had supported some sort of **calming measures**. They were also very concerned about the repercussion of Arbury Camp.

Cllr Wilkins

County Cllr Wilkins and Cllr Moss-Eccardt will be holding a meeting about traffic intensity, speed and access to this road. A brief for 17 October was proposed.

Cllr. Moss-Eccardt

## 05/45 ENVIRONMENTAL IMPROVEMENT PROGRAMME

The Chair introduced the officer's report and, after due consideration of the schemes, the Committee resolved

- 1) to approve the principle of extra planting works at Oak Tree Avenue, with details to be approved by the Committee at a subsequent meeting.
- 2) to proceed with the scheme for Evergreens officer following public consultation.
- 3) to note that consultations on draft proposals for a scheme at Windsor Road for an effective traffic-calming scheme will be carried out in September and October. The officers would report to the Committee following the results.
- 4) not to fund fencing for a house on The Green in Chesterton for the reasons set out in the report.

## **05/49 APPLICATION FOR PLANNING PERMISSION**

### **A 05/0701/FUL Buchan Street Neighbourhood Centre 6**

Public Speaker(s): Ms Sally Roden, Community Development Officer  
Ms Lorraine Richardson  
Cllr Downham

DECISION: APPROVED (by 5 votes to 0) subject to the conditions and informatives as set out in the officer's report and additional condition:  
'Unless otherwise agreed in writing by the Local Planning Authority the outdoor space to the southwest of the community hall shall only be used between the hours of 09:30 – 16:30 Monday to Saturday and not on Sundays or Bank Holidays.  
Reason: To protect the amenity of adjoining neighbours (Cambridge Local Plan 1996 policies EO1 and BE2)'.

### **B 05/07/28/FUL 196 Green End Road**

Public Speaker(s): Ms Marian Holeness

DECISION: REFUSED (by 5 to 0) against officer's recommendation. The reasons for refusal relating to adverse impact of traffic and highway safety (Cambridge Local Plan policies TR22, TR27 and HO5), adverse impact on character of area (Cambridge Local Plan Policies EO1, BE2 and BE4) and failure to meet requirements of Planning Obligation Strategy to be agreed by Chair and Spokes.

## **05/50 Report requesting authority to serve an Enforcement Notice: 196 Green End Road.**

This report sought authority to serve an Enforcement Notice for breach of planning control at 196 Green End Road for, without planning permission, the erection of a hoarding adjacent to a highway exceeding 1m in height.

Resolved (unanimously)

- 1) That the Head of Legal Services be authorised to serve an Enforcement Notice under the provisions of Section 172 of the Town and Country Planning Act 1990 (as amended) for, without planning permission, the erection of a hoarding adjacent to a highway exceeding 1m in height.
- 2) The steps required to comply with the notice would be to remove the hoarding and any associated supporting structures, within a period of 1 month.

## **05/21 NEXT MEETING**

17 November 2005 @ 7.30pm at Manor Community College, Arbury Road,  
Cambridge CB4 2JF

The meeting closed at 10:45pm

**CHAIR**