

Councillors Present:

Arbury: Rhodri James, Alan Levy, Tim Ward
King's Hedges: Louise Downham, Michael Pitt
East Chesterton: Clare Blair
West Chesterton: Diane Armstrong (Chair), Max Boyce, Ian Nimmo-Smith

County Councillors: Elizabeth Hughes (Kings Hedges), Julian Huppert (East Chesterton), Kevin Wilkins (West Chesterton)

Action by

07/35 APOLOGIES FOR ABSENCE

Apologies were received from City Councillors Bailey, Holness, Upstone and County Councillor Moss-Eccardt.

07/36 DECLARATIONS OF INTEREST

There were none.

07/37 MINUTES

The minutes of the meeting held on 30 May 2007 were confirmed as a correct record and signed by the Chair.

07/38 MATTERS ARISING FROM PREVIOUS MINUTES

07/26 (06/126) – Kings Hedges Road, request from ASB Group - Cllr Huppert reported that the County Council officers had advised interactive highway signs for the Kings Hedges Road (e.g a flashing 30 mph) did not offer value for money costing per sign £6,000 plus £3,500 maintenance (with other costs payable when it goes wrong). The County Council would not be taking any further action.

Closed

07/26 (07/05) – Trade vehicles parking - Cllr James said that the issue was more a general parking problem and he would be consulting residents on options to improve the situation.

On-going

07/26 (07/15) – Travellers Working Party – Cllr Nimmo-Smith stated that reports which are part of the consultation process would be brought to the Area Committees.

07/27 – Bus services - The Chair reported that Stagecoach representatives had accepted an invitation to attend the next

Draft until 20 September 2007

Area Committee (20 September)

07/27 – Wheelie bins on Victoria Road – Cllr Ward reported that the Ranger had agreed to take some action on bins on Victoria Road, but that he had visited it recently and found lots of bins still there and he undertook to contact the Ranger again.

Cllr Ward

07/29 – Pavement repairs – Cllrs Downham and Pitt said that the dropped kerbs on St Kilda Avenue were still inadequate and officers were asked to look at this again.

Landscape
Architect

07/39 OPEN FORUM

Congestion charging (two questions) would the Council oppose it/what consultation would there be? It was noted that the City Council would be putting its views at the appropriate time and consultation on the County Council's proposals would be undertaken. Councillors had not been aware of the County Council's proposals as reported in the media until very recently.

Cllr Huppert

Entrance to Halingway (Water Street) – Cllr Huppert noted that this matter was still to be resolved and would report back as well as on the Stage 2 consultation re. improvements to Chesterton High Street.

07/40 ARBURY PARK – UPDATE ON DEVELOPMENT

John Pym, Planning Officer from South Cambridgeshire District Council presented to the Committee along with Susannah Harris from Community Development at SCDC. Dennis Payne, Chairman of Histon & Impington Parish Council was present. Cllr Blair spoke about Orchard Park Primary School (in her role as Chair of the Governing Body).

Outline planning consent was issued 14th June 2005 for 900 dwellings, 18000msq commercial uses; primary school; local facilities ; mixed use areas ;open spaces and supporting infrastructure. The consent was subject to a section 106 agreement which amongst other things sets out the range of community facilities and the trigger points (by number of occupied houses) for provision.

Commencement on site started 21st September 2005

Draft until 20 September 2007

Planning permission had now been granted for a total of 593 dwellings of which 342 were private and 251 affordable houses. Houses are of a relatively high density in the planned range of 50-110 dwellings /ha. Following initial planning consents an advisory Arbury Camp Design Review Panel chaired by Cambridgeshire Horizons was established. A Design Guide has evolved to include advice on details such as railings and selection of colours for each Neighbourhood.

Reserved matter Planning Consent has been granted for all but one of the open spaces with Impington Parish Council looking after the open spaces and Community Facilities.

An Hotel was refused planning permission on 5th February 2007 by South Cambs Planning Committee. A resubmission was expected in the next few weeks.

Discussions have started on the designs on the Local Centre. It was agreed at the outline stage that this will provide a range of facilities to include A1 (shops) to include a convenience store (323m²) an A5 (takeaway) an A2 Estate agent and restaurant/cafe A3/A4 (189m²)

The site currently has 30 housing sites of varying size. 13 of these are providing 282 affordable houses. Development has commenced (only just in some cases) on all 19 of the total number of sites. There are 11 –generally smaller sites without planning consent which should provided for a further 307 number of dwellings.

A full application had been received from Barratt Home for an additional 182 almost predominantly flats on part of the previously planned commercial site alongside the A14 (includes 56 affordable)

Discussions and consultations had started with a view to forming a new Parish Council. The results of this first consultation will be published towards the end of August and there will follow another short consultation on the favoured option

The guide rail for the new Cambridge Guided Bus was

Draft until 20 September 2007

due to arrive at the site early next year.

The School would open in September. Nine children were already on the Roll with capacity for 120 children in 4 classes. Public Art (for the school gate) and a wind turbine would be incorporated. Community rooms were to be used for the benefit of local people.

At the last count 102 dwellings were occupied. This included full occupation of the only completed scheme, the affordable housing along the Kings Hedges Road.

A start has either been made or should have been made on the following.

- The cycle pedestrian route that passes through middle of the site connecting to the school at the far western end of the site(started)
- The local equipped area of play, grass mini soccer pitches and the informal Grass kick about area.
- The Community Centre

John
Pym/Susannah
Harris

Questions from the public

Cllr Blair

Was there sufficient health care provision for the new communities? Officers stated that the Primary Care Trust had advised that there was sufficient capacity at Nuffield Road Surgery and the No 4 bus service had been altered to take this into account. Cllr Blair stated that she had recently visited Nuffield Road Surgery which had been recently extended and was reassured that planning had been made for the Surgery to manage an increased number of patients (from approx 11,000 to 13,000)

Cllr Downham made a request for continuing consultation with Kings Hedges Ward Councillors on community services. Dennis Payne for the Parish Council said it was expected that the new Parish Council would take responsibility for the play and open space from May 2008

Would there be a caretaker in attendance when the

school was used for community functions as it may prevent unnecessary disturbance/anti social behaviour? Cllr Blair would take this up with the Headteacher.

The Chair thanked those who had attended for this item and the Committee asked for a further update in six months.

07/41 REVIEW OF THE COUNCIL'S STATEMENT OF LICENSING POLICY – CONSULTATION

The Council's Licensing Officer presented the report and explained the purpose of the public consultation. For the police, Inspector Hutchinson was present to answer questions.

Questions from the public

Were other areas of the city considered for consideration of cumulative impact? Inspector Hutchinson stated that the hotspots for the police (and where most of the alcohol related disorder occurred) were the city centre and the Leisure Park site.

Licensing
Officer

Cllr Downham asked whether the city centre cumulative impact area was too large. Inspector Hutchinson agreed that this could be reduced and would be looked at during the consultation process. [Subsequent to the meeting, the police have investigated the city centre cumulative impact area proposed and have applied new software tools which have enabled a more in depth analysis to take place. The results have revealed that incidents of crime and disorder relating to violent crime and ASB correlated well with the area proposed (i.e. were a good fit) and the evidence therefore supports that the area should stay the same. (The area is slightly smaller than Market ward)]

Did the police arrest those who continued to sell to drunk people? Inspector Hutchinson said that the police monitored licensees and prosecuted offenders who were then picked up if re-applying for a licence. The police view was that overall the situation in

Cambridge was good.

07/42 ENVIRONMENTAL IMPROVEMENT PROGRAMME

Members commented on the following schemes:

Mitchams Corner Dog Memorial – Cllr Nimmo-Smith reported the views of a member of the public who did not wish the work to go ahead but have the memorial re-located to a museum elsewhere in the country to tie in with the person who originally donated the memorial. Cllr Nimmo-Smith supported the proposal stating that there was a link between the donor and the City of Cambridge.

Harvey Goodwin Avenue traffic calming – the three Arbury Ward Councillors spoke against the recommendation. This was based on the consultation returns that the public demand was not overwhelming, there was no evidence of speeding from the police and that speed humps created a disturbance in themselves. Landscape Architect

Camkin Road shop forecourt – Cllr Downham asked for a working group of officers and members to look at this project again prior to going out to consultation.

Pinch points – Councillor Downham requested further consultation with disabled people prior to pinch points being removed. She felt that redesign could be a solution in some areas. She would not vote because of the lack of consultation. The Chair read out an email from a member of Directions Plus who also wanted more consultation about the safety risks associated with removal of the pinch points. The Council's Engineer advised the Committee that the Council's Access Officer had been consulted on these recommendations. Landscape Architect (for all)

Resolved –

To approve:

- Chestnut Grove verge protection scheme (9 votes to 0)
- Harry Scott Court seating (9 votes to 0)
- Mitchams Corner dog memorial (9 votes to 0)
- Chesterton Hall Crescent planting & brick wall (9 votes

to 0)

The following decisions on the removal of Pinch Points:

Fallowfields by 7 votes to 0 as recommended (officer to write to County to request householder to cut back hedge) [nb. Cllr Blair had requested the removal of everything which was lost by 3 votes to 4)

Franks Lane – by 8 votes to 0 to remove middle post and move streetlight

Ramsden Square/Atkins Close – because of transport related anti social behaviour concerns this was deferred for further consideration by officers

Northfield Avenue Underpass, Arbury Court at Redfern Close/Redfern Close – by 8 votes to 0 as in officer report

Arbury Court north path to rear service road – by 8 votes to 0 as in officer report with relocation of sign that is currently on post

Arbury Court south path to service road – by 8 votes to 0 as recommended

Arbury Court west path to service road – deferred, consideration given to put centre post off centre/resite bollards

Leys Avenue by 8 votes to 0 as recommended

Finch Road by 8 votes to 0 as recommended

Perse Way – defer to consult Arbury NCP

Harris Road/Ferrars Way – by 8 votes to 0 remove posts.

Not to approve:

Harvey Goodwin Avenue traffic calming (5 votes to 0)

Campkin Road Shop forecourts

07/43 REVIEW OF PARKING POLICY

Members of the public expressed the view that the proposals were more to do with money making rather than controlling parking as there were other methods available (eg triple yellow lines).

Cllr Huppert explained that the Area Joint Committee (Environment and Transport) of which he was Chair,

Draft until 20 September 2007

had considered the proposals. He was concerned for example about income from parking being re-directed elsewhere in the County rather than used for city schemes. Cllr Hughes did not support the tone of policy 6 – disabled parking. A member of Directions Plus had emailed the Chair commenting that public transport needed to be working properly so that disabled people could use it before disabled parking was restricted further.

There was concern whether policy 7 would affect Doctors Surgeries and patient parking.

These comments would be passed on to the County Council.

07/44 APPLICATIONS FOR PLANNING PERMISSION

10.1

Site

56 Frenchs Road, Arbury

Proposal

Erection of two storey building to form 4 x 1 bedroom flats and retention of part existing building as store.

Recommendation

Approve with conditions

Application No

07/0543/FUL

Applicant

Mr M L Raniga 51 Silverwood

Public Speakers

-

Planning Officer advised the Committee_a letter has been received from the occupiers of 25 Harvey-Goodwin Avenue, which raises concerns with regard to overlooking from the proposed dwellings, and relationship of parking spaces to existing garages.

The rear elevation of the proposed dwellings would be some 19 metres from the boundary of the rear garden of no 25 Harvey Goodwin Avenue, which is slightly greater than the general guideline of 18 metres and in my view is sufficient to ensure that an adequate level of privacy is maintained.

The issue of car parking spaces and use of existing garages has been addressed at paragraph 8.22 and 8.24.

Committee was also asked to approve amendment to recommendation to secure completion of unilateral undertaking by 2 August 2007.

Draft until 20 September 2007

Decision **Approved** (by 8 votes to 0) subject to the conditions and informatives set out in the report with amendment to recommendation to secure completion of unilateral undertaking by 2 August 2007.

10.2

Site 74 Elizabeth Way, East Chesterton
Proposal Change of use from house to 2no flats and 1no bedsit.
Recommendation Refuse
Application No 07/0422/FUL
Applicant Y Khalifa, 74 Elizabeth Way
Public Speakers Applicant's agent.

Planning Officer requested delegated authority to enter into a section 106 Agreement in the event that an appeal is lodged against the decision of the City Council to secure contributions as set out in paragraphs 8.21 to 8.26.

Decision Refused (by 7 votes to 1) Delegated authority to enter into a section 106 Agreement in the event that an appeal is lodged against the decision of the City Council to secure contributions as set out in paragraphs 8.21 to 8.26.

10.3

Site Public Conveniences, Chesterton Road, West Chesterton
Proposal Erection of new public conveniences, recycling facilities and room to let following demolition of existing public conveniences and recycling facilities
Recommendation Approve with conditions
Application No 07/0389/FUL
Applicant Cambridge City Council
Public Speakers -
Decision Approve (by 8 votes to 0) subject to the conditions set out in the report

10.4

Site Public Conveniences, Chesterton Road, West Chesterton
Proposal Demolition of existing building
Recommendation Approve
Application No 07/0637/CAC
Applicant Cambridge City Council

Public Speakers

-

Planning Officer advised Committee of following information
To Note: Additional consultation comments have been received from Environmental Services and the Environment Agency. The majority of Environmental Health comments do not relate to the demolition and its impact upon the character and appearance of the Conservation Area. These issues are covered by conditions on the associated planning permission, and have already be recommended as conditions.

The Environment Agency has raised no objection to the demolition aspect in principle, but have recommended a condition: -

There shall be no storage of any materials, including soil, demolition or otherwise, or raising of ground levels within that part of the site liable to flood, a contour of 8.32 ODN.

Reason: To ensure that there will be no increased risk of flooding to other land/properties within the Conservation Area due to impedance of flood flows and/or reduction of flood storage capacity. (Cambridge City Local Plan 2006 policies 4/11 and 4/16)

Decision

Approved (by 8 votes to 0) with additional condition as above.

The meeting finished at 10.55pm

Chair