



**West/Central Area Committee
(City Councillors representing Castle, Market
and Newnham Wards)
5 July 2007 7:30pm –10.03pm
Minutes & Actions**

Present: Councillors: Simon Kightley (Vice Chair in the Chair), (Castle Ward), Colin Rosenstiel and Joye Rosenstiel (Market Ward), Julie Smith (Newnham Ward)
County Councillor: Gaynor Griffiths (Market Ward), David White (Castle Ward)

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07/22 **ELECTION OF CHAIR AND VICE CHAIR OF THE WEST/CENTRAL AREA COMMITTEE FOR 2007/08**

Councillor Kightley was elected as Chair and Councillor Dixon as Vice Chair.

07/23 APOLOGIES FOR ABSENCE

Apologies for absence had been received from City Councillors Rod Cantrill, Mike Dixon, Marie Louise Holland, Sian Reid and Tania Zmura and from County Councillor Alex Reid (Newnham)

07/24 OPEN FORUM

**Action
by**

The theme of the Open Forum was Cambridge & Climate Change: current and planned responses to the challenges of climate change. Simon Chubb, Climate Change Officer, gave a short presentation and responded to questions.

The presentation was very comprehensive. Set out below are key points with direct relevance to Cambridge along with actions that the Council and individuals had taken and could take:

The UN predicts that global warming will lead to increases in temperature of between 1° and 6° centigrade. If energy were conserved and more sources of renewable energy were used, this could be kept closer to 1°.

Temperature rise could lead to melting of the permafrost which would release methane which is one of the greenhouse gases.

In 2003, the heatwave across Europe led to a 10% reduction in the alpine glaciers as well as killing thousands of people.

In September 2006, there were floods in Great Yarmouth because 3 weeks rain fell in 24 hours.

One quarter of houses flooded in the UK are flooded by the drainage system's inability to cope with heavy rain; the other three quarters are due to river and sea flooding.

2-2.5 tons of CO₂ can be absorbed per person per annum and Cambridge needed to reduce CO₂ by 80%. The City Council began monitoring its CO₂ emissions in 2000 and there was a sharp fall in 2005/06 because the Council switched to electricity supplied from renewable sources. Half the fleet of vehicles used by the Council run on LPG which emits less CO₂ per mile than other fuels.

Recycling more was vital because methane is emitted from landfill sites and contributes to greenhouse gases.

The cavity wall insulation programme for the Council's housing stock will make them more energy efficient.

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Grants are available to householders for installing solar hot water systems.

The Council has adopted planning policies which require developments of 10 or more units to generate 10% of their energy on site from renewable sources.

Individuals can contribute by switching off from standby TV and other electrical equipment. That could contribute a half hour of additional energy per person per annum.

Grants are available to community groups for energy saving schemes but there is a deadline of 22 September for applications.

Use of low energy light bulbs also conserved energy.

A resident sent some questions in advance of the meeting and these are given below along with Simon Chubb's responses (SC):

1. A few months back, planning approval was granted for a large house (in the West Cambridge Conservation Area) with an connected indoor swimming pool. The application made no reference to the methods to be used of heating the pool, nor did the Planning Department's approval letter. Since the house is to be built in a Conservation Area, planning applications have to be full applications. Wind Turbine generators certainly need planning approval, and I suspect that it is the same for solar panels. So presumably the applicant has no intention of using natural heat sources.

Why are the Planning Officers not pressing for zero-carbon footprint houses, particularly when swimming pools are involved?

SC: Cambridge City Council is promoting renewable energy generation through its planning policies by requiring all developments above 10 dwellings or 1000 m2 to generate at least 10% of their energy requirement on site.

In addition to this, all developments in Cambridge must comply with the energy performance standards contained in Building Regulations (Part L). These are developed by national Government and enforced by Cambridge City Council on their behalf.

Building Regulations currently do not require

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developments to be zero-carbon and therefore Cambridge City Council cannot require this of developers. The national Government have outlined a timetable to improve Building Regulations energy performance standards in stages so that by 2016 developments are zero-carbon. Further information on this topic can be sought from the following website

<http://www.communities.gov.uk/index.asp?id=1505157>

2. "Low carbon buses" are now becoming available. Can/would the Council mandate the use (or encourage the bus operators to use) of such vehicles within, say a mile of the City Centre?

SC: The main forum for addressing this issue in Cambridge is the Quality Bus Partnership, of which Cambridge City Council is a member. The City Council can and do encourage bus operators in Cambridge to improve engine performance of their fleet through this forum, but have no regulatory authority to 'mandate' this. The national Government is currently reviewing regulation of buses in the UK with the option of enhancing regulation which would cover environmental performance, although any additional regulatory powers would go to Cambridgeshire County Council as the Local Transport Authority. Additional information on this issue can be gained from the following website

<http://www.dft.gov.uk/pgr/regional/buses/secputtingpassengersfirst/>

3. What steps are being taken to reduce energy consumption within Council Buildings? During the winter, the Guildhall always seems to be over-heated.

SC: It is true that heating controls in the Guildhall caused problems of overheating on the lower floors. However, after having an energy audit undertaken by the Carbon Trust in 2005 the following works were undertaken in the Guildhall in 2006-07 which have now solved this problem.

	CO2 Savings Tonnes/year	Energy Savings kWh/year
Replacement of old fluorescent light fittings	39	89,728
Implement an automated monitoring system	100	385,150
Replace Optimum Start Control on Guildhall heating system	15	77,580

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Review Control Strategy for Guildhall Heating	7.5	40,000
Installation of VSD on Guildhall Heating Pumps	2.5	12,375
TOTALS	164	604,833

The City Council also promotes energy efficient working practices amongst its staff, partly through an annual 'Switch Off' week which last year reduced electricity consumption by 11%. Identifying additional energy efficiency opportunities forms a central element to the City Council's climate change programme.

4. What guidance is being given (and is being planned) for domestic householders to reduce energy consumption?

SC: Cambridge City Council employs a Home Energy Officer to promote energy efficiency for city residents. He achieves this through a variety of initiatives (events, publications, advertising) and works closely with the Anglia Energy Efficiency Advice Centre who are the primary source of energy efficiency guidance for Cambridge Householders. Further information and guidance from Anglia Energy Efficiency Advice Centre can be viewed at http://www.energysavingtrust.org.uk/anglia_advice_centre/ or by calling 0800 512012.

5. Will there be any specific Cambridge City action to promote domestic insulation and/or energy usage reduction systems?

SC: Part of the role of the City Council's Home Energy Officer is to promote domestic insulation measures. This is continuing to be delivered through 3 main initiatives:

- HEAT project, which provides grant assistance for Loft and Cavity Wall Insulation and is designed to enable all home owners or private tenants to have insulation measures installed at affordable prices or in some cases for free. For further information please go to the website <http://www.saveenergy.org.uk/> or call the Home Energy Officer on 01223 457960.

- Warm Front, which offers energy efficiency assistance for those over 60 years old or on benefits. For further

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information please go to the website <http://www.warmfront.co.uk/> or call the Home Energy Officer on 01223 457960.

- Cambridge Home Aid, which provides help to fund repairs and improvement works to your home if you have less than £16,000 in savings and have owned your property for more than 3 years. For further information please go to the website <http://www.cambridge.gov.uk/ccm/navigation/housing/housing-grants/> or call the Home Energy Officer on 01223 457960.

6. What is the posture of the Council towards the domestic use of water heating solar panels, photovoltaic solar panels, reuse of "grey water", and heat pumps?

Cambridge City Council actively promotes the use of these technologies by funding installation grants available through the Energy for Good project. Further information about this can be gained from the website <http://www.cambridge-energy4good.org.uk/> or by calling 0845 838 2815.

In some circumstances planning permission may be required for the installation of these technologies. An information leaflet clarifying whether planning permission is needed or not can be gained from the following website <http://www.cambridge.gov.uk/ccm/navigation/environment/planning/development-control/general-planning-advice/public-information-leaflets/>

Councillor White said that manufacturers needed to be encouraged to put on/off switches on electrical equipment which were easily accessible.

He asked what the best estimate of sea-level rise by 2050.

SC: This was a rather uncertain area but the figure of 30cm by 2080 had been mooted. The Environment Agency was now tasked with powers to co-ordinate planning in relation to the impact of potential flooding by the sea and rivers and local authorities were required to consult them.

Resident 2 asked what model had been used to calculate

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the effects of switching off light bulbs.

SC: These were based on aggregated averages.

Councillor Smith suggested that lobbying manufacturers to take back reusable packaging should be done and that free plastic shopping bags should be discontinued.

SC: There was still one Midlands beer manufacturer who recycled beer bottles. Manufacturers now did have to recycle more packaging. It was important for the Council to address gaps in provision rather than duplicating other efforts. The Council would welcome approaches from community groups who wanted to encourage shops to use cotton shopping bags.

In response to a comment from Councillor J Rosenstiel about the impact of wet weather on Jesus Green, Simon Chubb said that the Council was already budgeting for costs of services that could be impacted by climate change.

Councillor Griffiths commented on shops that left their doors open while their heating or air conditioning was on. Was any monitoring being done of the energy wasted by this and did the Council have any jurisdiction?

SC: The Council had no regulatory powers. Data from the Carbon Trust indicated that refrigeration was a much higher cost than heating.

The Chair thanked Simon Chubb and then turned to other questions not related to climate change that members of the public wished to raise.

Resident 3: Commented on the recent police initiative in the city centre called Operation Cyclone. This was stopping cyclists who were cycling the wrong way down one-way streets etc. He thought the police had been over zealous with spot checks on cyclists re lights etc. He was concerned about not knowing what his rights were in relation to such spot checks. He had received conflicting information from officers. For example, how long did they keep his name on record and was he required to give his name if stopped for such a spot check.

He had asked whether the police had powers to deal with scooters in supermarket car parks and had received no reply.

He was concerned that there had not been a police

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presence at Midsummer Fair when the travellers were there and he wondered what the policing policy for the Fair was.

Councillor Smith, as Executive Councillor for Arts & Entertainments suggested that the resident contact the Head of Arts & Entertainments, Nigel Cutting for an answer about Midsummer Fair.

Councillor J Rosenstiel said that there was a police surgery once a month on the first Wednesday of the month from 11-12noon at the Michaelhouse Centre. Members of the public could raise issues there.

The Chair reminded the meeting that the police were implementing the Neighbourhood Policing initiative at area committees in stages. They had started at North Area, had started at East and South and would be starting at West/Central in October.

Resident 3 asked about the Council's Licensing Policy and cumulative impact. He had attended a meeting at which the police compared figures from 2004 and the present time for violent crime in the city centre and this had increased by two and a half times. He thought the planning process ought to take that information into account when granting licences.

Councillor C Rosenstiel replied as a member of the Licensing Committee. The Council had been concerned about the possibility of cumulative impact when the Licensing Policy was agreed but at that time there was no support from the police. The police were now concerned about cumulative impact especially in the City Centre and around the Leisure Park (where there were 18 licensed premises) and the Council would be considering amending the Policy in the near future.

Councillor Smith added that planning and licensing functions needed to be kept separate and that cumulative impact was a licensing and not a planning matter.

The Chair read an email from a resident in Market Ward which related to the same issue. The resident wanted to know what powers there were to deal with disturbance from people returning home from licensed premises. The

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Chair said that a reply would be sent by the Licensing Officer.

Note: The following reply from the Licensing Officer was sent to the resident on 9 July:

We have just started a 12 week public consultation period to review our policy, which includes a request received from the police regarding the adoption of a cumulative impact policy for 2 areas of the city - the city centre and the Cambridge Leisure Park. The police consider that these areas have reached such a saturation point that a cumulative impact policy should be added within our policy. I will be coming to the next area committee with the police to explain this in more detail. We will also be writing to residents associations. More information, with a draft of the proposed changes to the policy, the police evidence and an optional questionnaire to complete is available on the following link:

www.cambridge.gov.uk/ccm/content/ehws/licensing-consultation.en

07/25 DECLARATIONS OF INTEREST

Code of Conduct personal interests in were declared as follows:

Councillor	Item	Nature of interest
C Rosenstiel	Improvements to Jesus Green	As a member of CAMRA and a volunteer at the Beer Festival
J Rosenstiel	Improvements to Jesus Green	As a member of CAMRA

07/26 MINUTES

The minutes of the meeting held on 10 May2007 were agreed as a correct record.

07/27 MATTERS ARISING

07/17 Public Questions – Parking in Adams Road
The Chair informed the meeting that a report on the County Council review of commuter parking would be considered at the 30 August meeting of this committee.

Re: Conservation & Design Panel and planning applications – no information yet received. To be followed up for the next meeting

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Mgr

07/20 Matters Arising Re: where the public can put up notices of events legally
The Chair informed the meeting that this information was now on the website.

07/28 IMPROVEMENTS TO JESUS GREEN

Alistair Wilson, Green Space Manager, and Sarah Tovell, Green Space Officer – Development, gave a presentation and then answered questions.

Residents asked the following to which the officers replied (A):

- What was the timescale for receiving funding from the Heritage Lottery Fund?

A: The main Parks for People stage one application has two submission dates per year, September and March. We are currently working towards an application submission date of March 2008, from which a decision from the Lottery will be received within six months.

- In the interim what maintenance was planned?

Councillor Smith as Executive Councillor for Arts & Recreation said that maintenance would be carried out in the interim and if residents thought this was not happening she encouraged them to contact the officers.

- The Chairman of the Jesus Green Association said that he was impressed with the report from the consultants which was balanced and had listened to what residents had said. Nevertheless, he had some concerns about inaccuracies in points of detail which he listed. He also said that the Association was not against the Beer Festival but was concerned about the damage done by lorries to the Green which was not subsequently rectified. After the Children's Festival the Dec Bus was deep in the mud.
- He also expressed concerns about the plans to "maximise the potential" of the Green which was already used to an enormous extent. He thought there might be a hidden agenda on the part of the Council. Equal weight had been given to the replies

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of each respondent to the consultation with the Association given 3 places (they had 60 people at their recent AGM) and the fact that young people aged 13-19 years had been paid £15 to attend the focus groups.

Councillor Smith said that the intention was to preserve what was seen as good and to improve what was regarded as needing improvement. As young people needed to be included and as they did not have meetings, the only way to involve them had been to pay them.

- A resident echoed the concerns expressed by the Chair of the Association. He asked whether residents would see the development plan in advance of it being adopted. As the application to the Lottery Fund was for £5m that seemed to imply development rather than maintenance.

Councillor J Rosenstiel said that the toilets needed improving and the drainage problems needed to be addressed. In addition, the outdoor pool was part of the city's heritage and needed conservation work done on it.

- A resident suggested that the location of events could be moved closer to the road.

07/29 PLANNING APPLICATIONS

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those which the committee delegated to the Head of Development Control to draw up.

These minutes should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full and with the Amendment Sheet issued at the meeting. Any amendments to the recommendations are shown in the minutes.

- 1 APPLICATION NO:** 07/0517/FUL
SITE: 50 Burleigh Street (Market)
PROPOSAL: Change of use from retail to Adult Amusement Centre

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RECOMMENDATION: Approve

APPLICANT: RAL Limited, Silbury Court, 368 Silbury Road Boulevard, Milton Keynes, MK9 2AF

PUBLIC SPEAKERS: None

The Planning Officer referred to the amendment sheet with an email submission from Councillor Dixon as Ward Councillor. She also referred to a sheet detailing the information from the latest survey on shops in Burleigh Street.

REASONS FOR REFUSAL RAISED IN DEBATE:

The members who spoke against the officer recommendation did not agree that these premises would promote the vitality and viability of the area as referred to in Policy PPS6 nor would it preserve the predominance of retail uses as detailed in policy 6/6 of the Local Plan.

DECISION: Refused against officer recommendation (by 3 votes to 1) for reasons to be drawn up by the Head of Development Services in consultation with the Chair based on the above reasons for refusal raised during debate of the application.

The meeting ended at 10.03pm.

Chair