

**ENVIRONMENT SCRUTINY COMMITTEE**

12 March 2013

5.00 - 7.35 pm

**Present:** Councillors Kightley (Chair), Saunders (Vice-Chair), Johnson, Marchant-Daisley, Owers, Reid, Brierley and Herbert

Executive Councillor for Environmental and Waste Services: Jean Swanson

Executive Councillor for Planning and Sustainable Transport: Tim Ward

**Officers:**

Head of Planning Services - Patsy Dell

Head of Refuse & Environment - Jas Lally

Director of Environment - Simon Payne

Urban Design & Conservation Manager - Glen Richardson

Team Leader (Commercial) - Frank Harrison

Project Delivery and Environment Manager - Andrew Preston

Head of Specialist Services - Paul Necus

**FOR THE INFORMATION OF THE COUNCIL**

**13/17/ENV Apologies**

Apologies were received from Councillor Reiner. Councillor Brierley was present as the alternate.

**13/18/ENV Declarations of Interest**

<b>Councillor</b>	<b>Item</b>	<b>Interest</b>
Saunders	13/26/ENV	Personal: Member of Cambridge Past, Present and Future
	13/25/ENV	Personal: Member of Cambridge Cycle Campaign
Reid	13/26/ENV	Personal: Member of Cambridge Past Present and Future.
	13/25/ENV	Personal: Member of Cambridge Cycle Campaign

**13/19/ENV Minutes**

The minutes of the meeting of the 15<sup>th</sup> January 2013 were approved and signed as a correct record.

The minutes of the meeting of the 22<sup>nd</sup> January 2013 were approved and signed as a correct record subject to the following corrections:

Minute number 13/15/ENV: Scrutiny considerations paragraph five, last sentence, 'However, it was the only deal on offer' was deleted. A minor typing error was also corrected.

### **13/20/ENV Public Questions**

Martin Lucas-Smith of Cambridge Cycle Campaign addressed the committee regarding Cycle Parking. Full details are noted at item 13/25/ENV.

### **Change to Agenda Order**

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the agenda.

### **13/21/ENV Environmental and Waste Services Portfolio Plan 2013/14**

#### **Matter for Decision:**

This report covered the draft Environmental & Waste Services Portfolio Plan 2013-14, which sets out the strategic objectives for the portfolio for the year ahead, describes the context in which the portfolio was being delivered and detailed the activities required to deliver the outcomes and the vision. Performance measures and risks were also shown for each strategic objective.

#### **Decision of Executive Councillor for Environmental and Waste Service**

The Executive Councillor resolved to:

- i. Approve the draft Environmental & Waste Services Portfolio Plan 2013-14.

#### **Reason for the Decision:**

As set out in the Officer's report.

#### **Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Executive Councillor for Environmental and Waste Services regarding the Portfolio Plan for 2013-14.

In response to questions from members of the committee, the Executive Councillor confirmed the following points:

- i. The location of additional bins had not yet been decided.
- ii. The initial phase of bin replacement has concentrate on the city centre.
- iii. Suggestions locations for additional bins would be welcomed. Area Committees could consider this.
- iv. It was acknowledged that bagged dog waste could be placed in any bin. However, dog waste bins were used to highlight the need to clean up after dogs.
- v. The Lion Yard Toilet Working Group would be meeting shortly and it was expected that the project would be delivered on time.
- vi. Consultants had assessed the toilet provision across the City and rated them in terms of their condition and the potential for alternative community toilet provision in their locality.
- vii. Payments to other providers, such as shops and restaurants, for the public use of facilities had been ruled out.
- viii. CBid involvement was being investigated.

The Committee resolved by 4 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**13/22/ENV BUSINESSES REGULATION PLAN 2013-2014****Matter for Decision:**

The Food Standards Agency (FSA) requires each food enforcement authority to produce an annual work plan outlining the food enforcement programme that will be followed to ensure food businesses are compliant. The Businesses Regulation Plan 2013-14 incorporated the advice and guidance given to Local Authorities by FSA and the Health & Safety Executive (HSE).

**Decision of Executive Councillor for Environmental and Waste Services**

The Executive Councillor resolved to:

- i. Approve the attached Businesses Regulation Plan 2013-14

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Team Leader (Commercial), regarding the Businesses Regulation Plan 2013-14.

Concerns were expressed that new approach might result in a slippage of the current high standards. It was suggested that limited inspection programmes would encourage complacency and cost cutting.

The Head of Refuse and Environment explained that the strategic direction had changed as part of a national approach with partnership working with businesses seen as the way forward. The culture change was backed up statutory enforcement provision when needed.

Councillor Herbert suggested that a stronger message needed to be sent to government to express members concerns about this approach. Reduced inspections in the current economic climate would lead businesses to cut cost and incidents would follow. The loss of the input from Health and Safety Executive was retrograde step. Regulation was needed to ensure standards did not drop.

The Committee resolved by 4 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**13/23/ENV Topographical Surveys for Grafton East, Queen Anne Terrace and Grand Arcade Multi Storey Car Parks**

**Matter for Decision:**

As part of a programme of 'life care planning' for the car park assets, the Council's Parking Service was carrying out essential repairs and maintenance to its five multi-storey car parks. It was proposed to obtain topographical surveys for the Grafton East, Queen Anne Terrace and Grand Arcade multi-storey car parks that would need to be specified by a specialist consultant. Topographical surveys were designed to provide information and measurements to assist specialist investigation into car park structures. The survey information would help preparatory work to address the feasibility, planning and design issues within the car parks.

**Decision of Executive Councillor for Planning and Climate Change**

The Executive Councillor resolved:

- i. To delegate authority to the Director of Environment and, in consultation with the Director of Resources and the Head of Legal to procure and award a contract to implement topographical surveys for the Grafton East, Queen Anne Terrace and Grand Arcade multi-storey car parks within the city at a cost of approximately £30,000.

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

N/A – Not requested for pre-scrutiny.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**13/24/ENV Planning and Climate Change Portfolio Plan 2013/14****Matter for Decision:**

The report covered the draft Planning and Climate Change Portfolio Plan 2013-14, which sets out the strategic objectives for the portfolio for the year ahead, describes the context in which the portfolio was being delivered and

detailed the activities required to deliver the outcomes and the vision. Performance measures and risks are also shown for each strategic objective.

### **Decision of Executive Councillor for Planning and Climate Change**

The Executive Councillor resolved to:

- i. Approve the draft Planning and Climate Change Portfolio Plan 2013-14.

#### **Reason for the Decision:**

As set out in the Officer's report.

#### **Any Alternative Options Considered and Rejected:**

Not applicable.

#### **Scrutiny Considerations:**

The Committee received a report from the Executive Councillor for Planning and Climate Change regarding Portfolio Plan for 2013-14.

Concerns were expressed about inherent tensions between the aspirations to preserve the character of the city and the quality of the designs being agreed by the planning system. The Executive Councillor disputed this and asked for details on specific schemes where there were concerns. It was agreed that this would be discussed outside this meeting. The Director of Environment stated that officers were committed to getting the best possible outcomes for the city within the realities and constraints of the planning process.

In response to questions from the committee members the following points were confirmed:

- i. The district heating scheme project was making good progress and a Memorandum of Understanding was due to be agreed with Cambridge University in the near future.
- ii. No progress had yet been achieved towards a Co-operative Energy Scheme.
- iii. Officers were not present to explain why there was no set target for CO2 reduction and an answer would be circulated to members shortly.
- iv. Work was on-going with the County Council to mitigate the impact of additional buses required for the fringe developments. The County Council's transport strategy would pick this issue up and the City Council would have an input into any decisions.
- v. It was conceded that the carbon management programme was based on questionable baseline data.

The Committee resolved by 4 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**13/25/ENV Cambridge City Centre Cycle Parking Project**

**Public Speaker Martin Lucas-Smith of Cambridge Cycle Campaign**

Martin Lucas-Smith addressed the committee and made the following points:

- Improvements to cycle parking are very welcome.
- Cycle parking is cost effective and increases use of the City centre.
- Planning policy needed to enforce cycle parking to the correct standards.
- Cambridge Cycle Campaign would like to suggest additional locations for consideration and would request that the additional spaces be spread across the City.
- Suggested locations: Post Office Terrace, King's Parade, Outside Trinity Hall and Regent Terrace (replacing car parking spaces rather than loss of green space).

The Executive Councillor for Planning and Climate Change thanked Mr Lucas-Smith for his suggestions. Conversion of car parking spaces was under consideration. However, this would result in a loss of income to the County Council. Detailed discussions on proposed location were for a later date. Cambridge Cycle Campaign would be invited to nominate a representative to the project board.

**Matter for Decision:**

This report seeks to agree the project proposal, programme and scope for the Cambridge City Centre Cycle Parking Project.

It further seeks approval to commence consultation on the on-street cycle parking proposals included within a Preliminary Design Report.

**Decision of Executive Councillor for Planning and Climate Change:**

The Executive Councillor resolved:

- i. To approve initiation of the project, the scope and the programme in accordance with the project documentation referenced in this report, with implementation subject to further scrutiny through approval of project

appraisals. Specific approval is sought for the project, which includes the following:

- Project Proposal Report (**Appendix A**) of the Officer's report.
  - Project Programme (**Appendix B**) of the Officer's report.
- ii. To approve commencement of the design and consultation of the on-street parking proposals detailed in the Preliminary Design Report (**Appendix C**) of the Officer's report.

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Project Delivery and Environment Manager regarding the Cambridge City Centre Cycle Parking Project.

The committee made the following comments in response to the report.

- i. It was acknowledged that there was insufficient funding for a third underground cycle park.
- ii. The visual impact of high-density cycle parking in the historic core would need careful consideration.
- iii. It was suggested that the Colleges could be asked if they have land capacity for cycle parking areas.
- iv. The Equality Impact Assessment should be amended to reflect the positive aspects of encouraging people cycle. It should also highlight navigational aspect of cycle ranks so that they do not create obstacles for other pavement users.
- v. It was agreed that the East Road area to be added as an area in need of more cycle parking.

The Committee resolved unanimously to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**13/26/ENV Pro-active Conservation Work Programme 2013-14**



**Matter for Decision:**

The report reviewed the work that had been completed in 2012-13 as part of the current pro-active conservation work programme. The purpose of the report was to update members on the work that had been completed, what was outstanding, and what was proposed for 2013-14. The report also noted the spend to date on the programme.

**Decision of Executive Councillor for Planning and Climate Change**

The Executive Councillor resolved to:

- i. Note Appendix 1 of the Officer's report which comprised an update of the programme of pro-active conservation work undertaken in 2012-13 and work still to be completed in 2013-14.
- ii. Approve the budget carry over from 2012-13 to support the remainder of the programme.

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The committee received a report from the Urban Design and Conservation Manager regarding the Pro-active Conservation Work Programme 2013-14. Members welcomed the appointment of a dedicated Conservation Officer and supported the programme.

The committee resolved unanimously to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**13/27/ENV Community Infrastructure Levy Preliminary Draft Charging Schedule****Matter for Decision:**

The purpose of the report was to update members on the work that was being undertaken to prepare a Community Infrastructure Levy (CIL) for Cambridge and seek approval that a Preliminary Draft Charging Schedule is published for public consultation in March.

### **Decision of Executive Councillor for Planning and Climate Change**

The Executive Councillor resolved to:

- i. Endorse the Cambridge CIL Viability Assessment (Appendix 2 of the Officer's report) as background evidence to support the proposed Preliminary Draft Charging Schedule; and,
- ii. Approve the publication of the Cambridge Preliminary Draft Charging Schedule (attached as Appendix 1 of the Officer's report) for a six-week consultation period between 18 March 2013 and 29 April 2013.

### **Reason for the Decision:**

As set out in the Officer's report.

### **Any Alternative Options Considered and Rejected:**

Not applicable.

### **Scrutiny Considerations:**

The committee received a report and an associated presentation from the Senior Planning Policy Officer regarding the Draft Charging Schedule for the Community Infrastructure Levy. Councillor Herbert stated that his group would respond formally to the consultation.

The Chair introduced consultants, Richard Dixon and Rob Searle of Dixon-Searle LLP who were present to answer questions regarding the presentation and the report.

In response to questions from the committee the following points were clarified.

- i. Variable charging rates for large or small retail units and across different wards within the City would add to a degree of complication to the process and would raise the admin costs.
- ii. Keeping the process simple, and directing the CIL charges to the most relevant development types, was suggested as the best course of action for the initial period to avoid unintended consequences.
- iii. Setting residential rates at too high a level could have an impact on viability of development and so the proposed rates were pitched at the mid-range.

- iv. There would need to be a robust evidence base to support any move to variable business CIL rates.
- v. In response to questions, the consultants offered to provide information from authorities that had already introduced CIL for comparison purposes.
- vi. Concerns were raised that some developments had a greater impact on the local community than others. The consultants confirmed that S106 agreements could still be used on a site-specific basis in mitigation.
- vii. The impact of an inflexible, flat rate on the delivery of affordable housing was questioned. The consultants stated that providing affordable housing had a greater impact on scheme viability than CIL. The level of affordable housing required would need to be set to reflect this.
- viii. The charitable status, and associated mandatory exemption, of Universities from CIL was raised as a concern which could result in an imbalance in the provision of student accommodation.
- ix. It was confirmed that there would be a transition period from S106 to CIL and modelling work was on-going to establish the impact on receipts received.
- x. The governance of CIL funds was discussed, and the governance arrangements used by Huntingdonshire District Council were held up as an example. The Head of Planning pointed out that governance was an area on which work was underway. This would be the subject of a report to members at a later date.
- xi. The zero rate applied to hotels was justified as many hotel sites were currently developed on marginal viability.
- xii. Fringe sites and cross boundary developments would need to be kept under consideration in relation to the emerging Local Plan growth requirements.

The Committee resolved by 4 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**13/28/ENV Investigation in to Building an Underground Car Park at Park Street**

**Matter for Decision:**

The Council is currently considering options for the future of Park Street multi-storey car park. One of the recommendations that follows from the committee report in June 2012 is to conduct investigations into the feasibility of constructing an underground car park on the current site.

### **Decision of Executive Councillor for Planning and Climate Change**

The Executive Councillor resolved to:

Financial recommendations –

- Approve the commencement of this scheme, which is not included in the Council's Capital & Revenue Project Plan
  - The total cost of the project is £60,000 funded from Car Parks Structural and Equipment R&R budgets
  - There are no ongoing revenue implications arising from the project.

Procurement recommendations:

- Approve the carrying out and completion of the procurement of investigations into the feasibility of constructing an underground car park on the Park Street site.
- Subject to:
  - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
  - The permission from the Executive Councillor being sought before proceeding if the value exceeds the estimated contract by more than 15%.

### **Reason for the Decision:**

As set out in the Officer's report.

### **Any Alternative Options Considered and Rejected:**

Not applicable.

### **Scrutiny Considerations:**

The Committee received a report from the Head of Specialist Services regarding underground investigations at Park Street Multi-story Car Park.

The Committee resolved unanimously to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**13/29/ENV Programme of Holding Repairs to Park Street Multi-storey Car Park****Matter for Decision:**

The Council was considering options for the future of Park Street multi-storey car park, which was now 50 years old. To ensure its safe operation, provide a safe environment to the public and officers of the Council, and protect future income streams until redevelopment is implemented in 2015/16, essential structural and safety repairs would be required over the next three years. A programme of works of £100,000 in 2013/14, £50,000 in 2014/15 and £50,000 in 2015/16 had been drawn up, and a specialist contractor was required to complete and manage the required works. Specialist help was required to specify and evaluate the procurement. It was anticipated that the essential works would be the minimum requirements in year 1 to ensure continued operations and ongoing holding repairs and evaluations will be necessary in years 2 and 3.

**Decision of Executive Councillor for Planning and Climate Change**

The Executive Councillor resolved to:

Financial recommendations –

- Approve the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan (C3091).
  - The total cost of the project is estimated to be £200,000 over three years, funded from Structural and Equipment R&R funds.
  - There are no ongoing revenue implications arising from the project.

Procurement recommendations:

- Approve the carrying out and completion of the procurement of essential structural repairs to the car park structure, repairs to the car parks impact barriers, drainage repairs and including associated specialist technical and project management support to specify and supervise the repair works over the next three years to the value of £200,000.
- Subject to:

- The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
- The permission from the Executive Councillor being sought before proceeding if the value exceeds the estimated contract by more than 15%.

**Reason for the Decision:**

As set out in the Officer's report.

**Any Alternative Options Considered and Rejected:**

Not applicable.

**Scrutiny Considerations:**

The Committee received a report from the Head of Specialist Services regarding holding repairs to Park Street Multi-storey Car Park.

Concerns were raised that this was abortive expenditure. The Director of Environment confirmed that while expenditure would be kept to a minimum, in the interests of public safety it had to be undertaken. Materials would be reused where possible.

The Committee resolved by 3 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

The meeting ended at 7.35 pm

**CHAIR**