

CABINET**30 April 2014****Attendance:**

Councillor Wood -	<i>Leader (Chairman) (P)</i>
Councillor Humby -	<i>Deputy Leader and Portfolio Holder for Economic Development (P)</i>
Councillor Coates -	<i>Portfolio Holder for Housing (P)</i>
Councillor Godfrey -	<i>Portfolio Holder for Finance & Organisational Development (P)</i>
Councillor Miller -	<i>Portfolio Holder for Business Services (P)</i>
Councillor Warwick -	<i>Portfolio Holder for Neighbourhoods & Environment (P)</i>
Councillor Weston -	<i>Portfolio Holder for Built Environment (P)</i>

Others in attendance who addressed the meeting:

Councillors J Berry, Hutchison and Scott

Others in attendance who did not address the meeting:

Councillors Evans and Pines and Mr Bond and Mrs Steventon Baker (TACT)

1. DISCLOSURE OF INTERESTS

Councillor Humby declared a disclosable pecuniary interest in respect of agenda items due to his role as a County Councillor. Councillor Godfrey declared a disclosable pecuniary interest in respect of agenda items due to his role as a County Council employee. However, as there was no material conflict of interest, they remained in the room, spoke and voted under the dispensation granted on behalf of the Standards Committee to participate and vote in all matters which might have a County Council involvement.

2. MINUTES

Councillor Weston pointed out that with regard to the comments made at Minute 6 on page 6 (Community Infrastructure Levy (CIL) – Approval of Regulation 123 List and CIL Allocations, Report CAB2569 refers) the Council's Community Infrastructure Levy rates for residential development was zero for the major development areas and between £80 and £120 per square metre in other parts of the District.

RESOLVED:

That the minutes of the previous meeting held on 19 March 2014, be approved and adopted.

3. **PUBLIC PARTICIPATION**

Contributions were received on various agenda items, as detailed under the relevant Minutes below.

4. **LEADER AND PORTFOLIO HOLDER ANNOUNCEMENTS**

Councillor Godfrey announced that the Council had recently received re-accreditation as an Investors in People organisation to the Gold Level standard. This reflected the hard work of officers and the commitment of senior management in developing staff, together with the successes and flexibilities of the 1team process.

Councillor Humby reported on the previous day's visit from the Minister of State at the Department of Energy & Climate Change, Greg Barker. Together with Councillors Learney and Pines, the Minister was given a tour of some of the areas worse affected by the flooding (including Hambledon) and also received a presentation by Hampshire County Council. Issues arising from Winchester's administration of the Government's flood recovery support schemes were explained to Mr Barker and he made an undertaking to consider where any improvements may need to be made to processes.

Councillor Wood gave an update on the present position regarding the Silver Hill development. One of his recent priorities had been to make progress with the revised design for the Silver Hill scheme, to ensure the best possible outcome for Winchester. He would ensure that comments from Members and from the public on how the consented plans could be improved would be given careful consideration.

Councillor Wood reported that the Silver Hill Informal Policy Group had identified some 20 improvements that should be made to the scheme and that negotiations were taking place with Hendersons and the scheme's Architects, on how best to bring these about. These ranged from improvements to the Friarsgate façade, location of bus stops and adding more variety to building elevations to reduce the height and mass. The Council was also seeking to make a feature of the water that currently runs through the City Centre culverts. It was also looking to bring in local artists to add elements of surprise and colour to the scheme, ensuring that the new streets and shops integrate well with the existing and successful High Street.

With regard to the existing Bus Station, Councillor Wood confirmed that Stagecoach had stated that this was no longer required, instead favouring a more modern interchange facility. Further work was underway to ensure that a new Interchange provided a better arrangement than the existing facility and properly met the needs of passengers.

Councillor Wood explained that the Informal Policy Group would review the proposed changes next month and subject to this process and subsequent consultation with the public, they would be then taken forward to Cabinet as part of its consideration of the proposals giving Council's agreement that a formal planning application being submitted.

Councillor Wood concluded by reminding Cabinet that the Silver Hill development was agreed many years ago and the area was in need of regeneration. However, before a decision was made, the Council must be sure that it has achieved as a high a quality development as possible, within the constraints set down in the Development Agreement some 10 years ago.

Finally, Councillor Wood drew attention that this was the final Cabinet meeting of the municipal year and the last that he would chair as Leader of the Council. He thanked officers and Cabinet colleagues for their support.

5. **AUTHORISATION TO PROGRESS AFFORDABLE HOUSING SCHEME:
NEW QUEENS HEAD, STANMORE, WINCHESTER**
(Report CAB2580 refers)

Cabinet noted that weekly rents for the new units were at this stage set at the maximum of 80% of market rents and whilst this was less affordable than for some existing Council housing, the new dwellings would be cheaper to run due to being more energy efficient. The Head of New Homes Delivery explained that it was still to be decided whether the homes were to be built to Sustainability Code Level 5, or to Code Level 3, which was the minimum required under policy. Although Level 3 was likely to reduce the scheme's overall costs and potentially the rent to be charged, the dwellings would be less energy efficient. He also drew attention that altering the schemes viability assessment to over 40 years (from 30 years) may also reduce the rent; however, this would also reduce income to the Housing Revenue Account and therefore the Council's ability to invest in other new-build schemes. A report to Cabinet (Housing) Committee in June was to set out the existing New Build rent formulae policy in further detail for debate.

At the invitation of the Chairman, Councillors J Berry and Scott addressed Cabinet and their comments are summarised below.

Councillor Berry maintained that new Council houses should be built to the highest standard possible, however the existing rental formulae utilised meant that these were not affordable for all. In summary, Councillor Berry requested that consideration be given to applying the same social rents criteria to newly built Council houses as for the existing stock. She drew attention that local market rents were currently beyond the means of many without them relying on housing benefits. In addition, Councillor Berry requested that there should be further consideration of the type of housing to be built, based on current housing need as well as looking to the longer

term. For example, elderly persons accommodation should have two bedrooms to enable visitors or carers to be able to stay.

Councillor Scott welcomed the Council's policy to build new Council homes, particularly this scheme which represented the first for many years in the Stanmore area. He thanked officers for keeping local ward Members informed throughout the process and involving both them and the community in consultation on the scheme. He welcomed the proposed housing mix at the site, as well as its integration with the adjacent recreation ground and pedestrian access improvements to the Carroll Centre. Councillor Scott advised that he would also welcome a debate of the existing New Build rent formulae policy.

In response to the comments raised, Councillor Wood advised that he recognised that the levels of rents to be charged should be revisited as there should ideally be some flexibility within the policy, and he welcomed the forthcoming review to be undertaken by the Cabinet (Housing) Committee. He indicated that discussions were continuing with the Carroll Centre and Community Association regarding improvements to the community provision.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the Assistant Director (Chief Housing Officer) be authorised to prepare and submit a planning application to construct 21 new council houses on the site of the former New Queens Head public house.

2. That the Assistant Director (Chief Housing Officer) in consultation with the Leader of the Council be authorised to amend the proposals, if necessary, to prepare the scheme for planning application submission.

3. That the Assistant Director (Chief Housing Officer) be authorised to take all necessary actions to comply with any planning requirements that may arise following the submission of the planning application.

4. That the Assistant Director (Chief Housing Officer), in conjunction with the Heads of Legal and Democratic Services and Estates, be authorised to proceed to tendering a build contract for the scheme through the Council's select list of Contractors.

6. **PARK AND RIDE: CONTRACT EXTENSION**

(Report CAB2579 refers)

In introducing the Report, Councillor Weston explained that extending to the existing contract for a period of 12 months would ensure that the Council was able to carry out a more detailed and informed appraisal of vehicle types, having regard to the new technology and associated running costs of the more environmentally friendly Euro VI buses.

The Assistant Director (Built Environment) clarified that bus companies would be more likely to factor in additional costs based on a worse case scenarios if the Council started the tendering processes now. In a year's time, operators and officers would be in a better position to know the actual running costs of Euro VI buses. It was also confirmed that some preliminary analysis work had been done to investigate potential variations to the Park and Ride bus routes. However, any new route (such as to the Winnall Trading Estate) would need to be cost effective and have regard to factors such as existing parking restrictions in the area.

RESOLVED:

1. That a 1 year contract extension with Stagecoach Bus for the operation of the Winchester Park & Ride bus service from 19 April 2015 be agreed, allowing for the incorporation of the inflationary increases as appropriate and price changes consequent upon the changes to the arrangements for payment of Bus Service Operators Grant (PHD533 refers).

2. That the revised contract cost details as set out in Paragraph 5.2 of the report be agreed.

7. **SOUTH WONSTON VILLAGE DESIGN STATEMENT**

(Report CAB2581 refers)

During public participation period, South Wonston Parish Councillor Ann Peal addressed Cabinet and her comments are summarised below.

Mrs Peal detailed the lengthy process to date in drafting the document and thanked Council officers for their invaluable assistance and support, as well the residents of South Wonston and from Parish Council colleagues for their input.

The Assistant Director (Built Environment) emphasised that the Village Design Statement was another useful element to the planning process and would help inform and guide submission of planning applications made from within the area. By helping establishing the context, character and setting of the area, it would assist officers and the Planning Development Control Committee in making more informed decisions.

On behalf of Cabinet, both Councillors Godfrey and Weston thanked Mrs Peal and South Wonston Parish Council for developing the Village Design Statement.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the 'Design Guidance' of the South Wonston Village Design Statement, as proposed to be amended, be adopted as a Supplementary Planning Document.
2. That the Village Design Statement Working Party be thanked for producing the Design Statement.

8. **MINUTES OF THE CABINET (HOUSING) COMMITTEE HELD
26 MARCH 2014**
(Report CAB2582 refers)

Cabinet agreed to the appointments put forward by Group Managers to the Supporting People Funding Informal Policy Group established by the Committee, as set out below.

Cabinet agreed to the following for the reasons outlined in the Report.

RESOLVED:

1. That a Supporting People Funding Informal Policy Group be established with the following membership:

Cabinet Portfolio Holder, J Berry, Byrnes, Huxstep, Read
Scott
2. That the minutes of the Cabinet (Housing) Committee be received (as attached as Appendix A).

9. **STATION APPROACH (LESS EXEMPT APPENDIX)**
(Report CAB2575 refers)

Cabinet noted that the Report had not been made available for publication within the statutory deadline. The Chairman agreed to accept the item onto the agenda as a matter requiring urgent consideration, to enable the acquisition of the land and other related matters to proceed without delay

In introducing the Report, the Head of Estates reiterated the importance of the site to Winchester as a gateway location and that the opportunity for its redevelopment would help reinforce the City as a key employment hub. Determination of the physical capacity of the area within the constraints

previously identified by the planning brief would now be established, in advance of the appointment of an architect and the marketing of the site.

He reported that the Railway Station Travel Plan and the Walking Strategy were still in draft form and discussions were continuing with the County Council and other parties. The documents were not yet available for publication at this stage.

Councillor Wood also emphasised that there was an urgent need to advance the proposals, as the Council would be responsible for carrying the costs. He also stated that the redevelopment would need to represent a gateway to the City that was appropriate to Winchester. It was important for economic development reasons to provide capacity for jobs outside the public sector.

The Chief Executive also drew Cabinet's attention to the complexities associated with the project and therefore the need for its robust management to ensure all the various threads were coordinated.

During public participation period, Mrs Karen Barratt addressed Cabinet and her comments are summarised below.

Mrs Barratt drew Cabinet's attention to the South Western pub (now the Registry Office) located opposite the train station and threatened with demolition as part of the scheme. Mrs Barratt reported that it was a local landmark within the St Paul's area and the only period building on this side of Station Hill. She suggested that visitors to Winchester would rather be greeted by an historic building, which could be returned to use as a pub or restaurant and she urged consultation with the architects take place for its retention as part of the wider redevelopment proposals for the site.

At the invitation of the Chairman, Councillor Hutchison addressed Cabinet and his comments are summarised below.

Councillor Hutchison said that the proposals provided a fantastic opportunity and the Council should progress the proposed scheme. The complexities within the scheme would provide a challenge and regard would need to be given to the surrounding area, the public realm and parking provision. A cross agency approach was needed.

Councillor Wood said the future of the former South Western pub would be considered as the proposals were developed. However, it may be problematic to retain it as the design approach to the development of the whole site would need to be taken into account.

Cabinet agreed to the following for the reasons outlined in the Report.

RESOLVED:

1. That following the purchase of the Carfax site from Hampshire County Council the City Council's landholding is developed for a mixed office, parking residential and retail development in accordance with the proposals set out in the Station Approach Development Assessment.
2. That the revised terms for the purchase of the site detailed in Exempt Appendix C, be noted.
3. That the consultants brief for a Follow-up Assessment attached at Appendix A be approved and that, subject to the receipt of an acceptable proposal, the Head of Strategic Planning be given delegated authority, in consultation with the Portfolio Holder for the Built Environment, to appoint Tibbalds Planning and Urban Design to undertake the work identified in the brief.
4. The Head of Estates be authorised to appoint consultants necessary to progress the archaeological, highways, cost and value studies together with the initial architectural advice referred to in the report on both the Carfax and Cattle Market sites.
5. That in accordance with Financial Procedure Rule 6.4 authority be given to the Heads of Estates and Strategic Planning to incur the expenditure of up to £100,000 for the appointment of consultants referred to in the report.
6. That a further report be submitted to Cabinet and The Overview and Scrutiny Committee outlining the detailed business case for the development of the site by the Council.
7. Following the receipt of the studies referred to in 4 above, a further report will be submitted to Cabinet outlining the responses to the Architect competition and seeking approval to the further expenditure necessary for an appointment to be made to progress the design of a development for the Carfax site through to the submission of a planning application.
8. That the Head of Estates be authorised to negotiate with interested parties for the letting of new offices to be constructed on the Carfax site on commercial terms which offer an appropriate return on capital invested.

10. **FUTURE ITEMS FOR CONSIDERATION**

RESOLVED:

That the list of future items, as set out in the Forward Plan for May 2014, be noted.

11. **COUNCILLORS WOOD AND COATES**

Cabinet expressed their thanks to Councillors Wood and Coates as it was their last meeting, and both Members responded appropriately.

12. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
##	Station Approach (Exempt Appendix C)) Information relating to the) financial or business affairs) of any particular person) (including the authority) holding that information).) (Para 3 Schedule 12A refers)
##	Establishing a Cultural Trust: Staffing Matters) Information relating to any) individual. (Para 1 Schedule) 12A refers))) Information which is likely to) reveal the identity of an) individual. (Para 2 Schedule) 12A refers))) Information relating to any) consultations or negotiations,) or contemplated) consultations or negotiations,) in connection with any labour) relations matter arising) between the authority or a) Minister of the Crown and) employees of, or office

-) holders under, the authority.
-) (Para 4 Schedule 12A refers)

13. **EXEMPT MINUTES**

RESOLVED:

That the exempt minutes of the previous meeting held 19 March 2014 be approved and adopted.

14. **STATION APPROACH (LESS EXEMPT APPENDIX)**
(Report CAB2575 refers)

RESOLVED:

That the exempt information in the appendix be noted.

15. **ESTABLISHING A CULTURAL TRUST: STAFFING MATTERS**
(Report CAB2576 refers)

The Committee considered a Report detailing staffing matters related to the creation of a Cultural Trust in partnership with Hampshire County Council (detail in exempt minute)

The meeting commenced at 10.00am and concluded at 11.50am.