

COUNCIL

1 FEBRUARY 2006

SILVER HILL DEVELOPMENT – LANDOWNERS APPROVAL

REPORT OF THE CITY SECRETARY AND SOLICITOR

Contact Officer: Chris Ashcroft Tel No: 01962 848 284

RECENT REFERENCES:

CAB 1179 – Silver Hill Development: Landowners Approval (Cabinet 12/12/05)

CAB 1186 – Silver Hill Development: Matters raised at Principal Scrutiny Committee (Cabinet 9/1/06)

EXECUTIVE SUMMARY:

To assist Members with the consideration of the Recommended Minutes set out in the Council Minute Book, composite recommendations for both the public and exempt minutes have been set out in Appendices 1 and 2 to this report respectively.

Appendix 3 sets out for information an exempt minute extract from the meeting of Cabinet held on 18 January 2006 regarding the adoption of a Compulsory Purchase Hardship Criteria. Appendix 4 is an exempt paper submitted by the Chief Estates Officer, in response to certain financial issues raised by the Principal Scrutiny Committee on 16 January 2006.

RECOMMENDATION:

That, subject to the consideration of the issues addressed in the report of the Chief Estates Officer and to any additional, related matters, the recommendations set out in Appendices 1 and 2 to this report be approved and adopted.

COUNCIL

1 February 2006

RECOMMENDED:

THAT SUBJECT TO THE MATTERS RAISED IN THE EXEMPT MINUTE:-

1. THAT AGREEMENT BE GIVEN TO THE SUBMISSION OF A PLANNING APPLICATION BY THORNFIELD PROPERTIES (WINCHESTER) LTD IN THE FORM OF THE SUBMITTED PLANS, SUBJECT TO THE CHIEF ESTATES OFFICER BEING AUTHORISED TO AGREE ANY MINOR AMENDMENTS.

2, THAT THE BROADWAY FRIARSGATE DEVELOPMENT AGREEMENT BE VARIED TO REDUCE THE MINIMUM NUMBER OF RESIDENTIAL UNITS FROM 364 TO 285.

3. THAT THE COUNCIL RESERVES ITS POSITION WITH REGARD TO ITS REQUIREMENT FOR A MARKET COMPACTOR COMPOUND UNTIL THE CONCLUSION OF A SCHEME-WIDE WASTE AND RECYCLING PLAN.

4. THAT CABINET BE AUTHORISED TO AGREE, OR OTHERWISE, ANY SUBSEQUENT REQUESTS FOR CHANGES IN THE MINIMUM REQUIRED ELEMENTS OR MATERIAL VARIATIONS.

5. THAT WHILST IT IS RECOGNISED THAT IN PROPOSING 35 PER CENT AFFORDABLE HOUSING THORNFIELD PROPERTIES (WINCHESTER) LIMITED HAVE MET THE REQUIREMENTS OF THE PLANNING AND DEVELOPER BRIEFS, THEY ARE NEVERTHERLESS STRONGLY ENCOURAGED TO CONSIDER THE OPPORTUNITY TO INCREASE THAT PERCENTAGE TO 40 PER CENT, AND TO ENTER INTO EARLY NEGOTIATIONS WITH A REGISTERED SOCIAL LANDLORD TO FACILITATE THIS.