

**CABINET**

**18 January 2006**

Attendance:

Councillor Campbell - *Portfolio Holder for Community Strategy* (Chairman) (P)

Councillor Beveridge – *Portfolio Holder for Planning* (P)

Councillor Collin – *Portfolio Holder for Health and Inclusive Communities* (P)

Councillor Evans – *Portfolio Holder for Culture, Heritage and Sport* (P)

Councillor Hiscock – *Portfolio Holder for Housing* (P)

Councillor Knasel – *Portfolio Holder for Economy and Transport* (P)

Councillor Learney – *Portfolio Holder for Finance and Resources* (P)

Councillor Wagner – *Portfolio Holder for Environmental Health* (P)

Others in attendance who addressed the meeting:

Councillors Beckett, Davies and Higgins

Mr A Rickman (TACT)

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687. **MINUTES**

Councillor Beveridge advised that the increase in Planning Delivery Grant was approximately £137,000, and not £44,000 as stated in the minutes. This correction was agreed.

RESOLVED:

That, subject to the above correction, the minutes of the previous meeting held 14 December 2005, less exempt items, be approved and adopted.

688. **PUBLIC PARTICIPATION**

On behalf of the 'Save Barton Farm Group', Mrs Slattery requested that Cabinet consider and respond to the points raised by the Group's Chairman at Council on 11 January 2006. The Group had understood that time would be allowed for consideration of the points raised at the Council meeting, but accepted that due to the length of the meeting, this had not happened. The Group requested that the points be taken into account in dealing with the Proposed Modifications following the Inspectors' Report on the District Local Plan. Mrs Slattery also queried when Housing Monitoring Report 4 would be available, as the Group understood that housing completions had continued to improve.

In response, Councillors Campbell and Beveridge apologised that the Group's petition had not been debated in detail at the Council meeting but indicated that the matters raised had been before Members for their consideration. They confirmed that a full written response would be sent outlining the Council's position. In addition, Councillor Campbell emphasised that the

Proposed Modifications would be subject to a further period of public consultation.

Mr Weekes (Winchester Residents' Association) spoke regarding CAB1185 (Corporate Strategy) and CAB1190 (Disposal of HRA Land) as outlined below. With regard to CAB1185, he requested that the wording of proposed Strategy be amended as follows (additional wording shown in italics): "Protect our important *built and landscape* heritage." In addition, he believed that as some of the stated aims conflicted, it might be necessary for them to be prioritised.

With regard to CAB1190, Mr Weekes spoke in objection to the proposed disposal of Housing Revenue Account land. His reasons included the lack of a satisfactory ecological survey, his view that the plans ignored the distinctive character of the area, and also that it would increase the difficulties caused by cars parking on the roads in the area. He suggested that Stanmore should have its own Parish Council to represent its view. He also queried why the financial information contained in Appendix 2 was classified as exempt.

In response, the City Secretary and Solicitor stated that it was reasonable for Cabinet to decide to deal with matters regarding financial negotiations with a separate body (such as the housing association) in exempt business. Councillor Hiscock mentioned that Mr Weekes's comments had already been made at, and considered by, Planning Development Control Committee in their deliberation on the related planning application.

689. **LEADER AND PORTFOLIO HOLDER ANNOUNCEMENTS**

Councillor Wagner reported on the success of the pilot scheme of alternate weekly waste collection and advised that, of those involved in the pilot who had returned their surveys, 89 per cent were in favour of continuing the arrangements. A report would be submitted to the next Cabinet and then Council recommending that the alternate weekly system be rolled-out across the District in two phases.

Councillor Campbell reported that the Council had won a local BBC 'Health at Work' award.

690. **ROLL FORWARD OF CORPORATE STRATEGY 2006/09**

(Report CAB1185 refers)

The Chief Executive advised that the Report had been considered by Principal Scrutiny Committee at its meeting on 16 January 2006 where Members had not supported the alternative wording suggested in the Report.

Cabinet also noted the suggested amendment made by Mr Weekes during the public participation period outlined above.

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

RESOLVED:

That the draft Corporate Strategy 2006/09 and suggested amendments be noted and that the revised text be submitted to the next Cabinet meeting for approval.

691. **CAPITAL PROGRAMME AND BUDGET 2005/06 TO 2010/11**  
(Report CAB1182 refers)

In response to questions, the Director of Finance explained in more detail the transitional arrangements regarding the payment of capital receipts from Council House sales to the Government. It was noted that Government funding in this area was usually distributed nationally to growth areas or channelled through the larger housing associations, both of which were unlikely to benefit the Winchester District.

Councillor Learney confirmed that each item outlined in the E-Government Programme would be required to demonstrate a clear business case before proceeding.

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

RESOLVED:

That the Capital and E-Government Programmes at Appendices 1 and 2 of the Report be noted.

692. **REVENUE BUDGET 2006/07**  
(Report CAB1171 refers)

Councillor Learney emphasised that significant work was still required to reduce the shortfall in the budget and noted that the Scrutiny Panels had not recommended any potential savings.

The Chief Executive advised that the Report had been submitted to Principal Scrutiny Committee to note progress and in particular, consider various points raised by the Social Issues Scrutiny Panel (as detailed in Appendix 5 to the Report). The Committee had requested that Cabinet identify savings and not use reserves to meet the shortfall.

Councillor Campbell commented that Cabinet had identified £1.4 million of potential savings. It was noted that the proposed growth bids and potential savings would all need to be reconsidered and the budget submitted to Cabinet on 7 February 2006 for agreement and recommendation to Council on 23 February 2006. It was confirmed that costs for the roll-out of the alternate weekly waste pilot should be available by the next Cabinet.

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

RESOLVED:

That the growth and savings proposals for 2006/07 be re-examined and a further report be submitted to Cabinet on 7 February

2006 for recommendation on final options to Council on 23 February 2006.

693. **NEIGHBOURHOOD WARDEN SCHEME - EVALUATION**  
(Report CAB1157 refers)

At the invitation of the Chairman, Councillors Higgins, Davies and Beckett spoke in support of the proposal to develop the Neighbourhood Warden Scheme. Councillor Higgins advised that he believed that the introduction of Neighbourhood Wardens had helped address problems of anti-social behaviour and that the Council should commit funding to the Scheme. He stated that the service should be regarded as a corporate initiative and not just one to be met from the Winchester Town charge. He suggested possible sources of additional income for the Council included abandoned vehicles and the Second Home Initiative. Councillor Davies also emphasised that proper funding should be allocated to allow the extension of the scheme and it should be balanced between provision from the Town Account and the General Fund. He also requested that care be taken to ensure that in expanding the service, its achievements to date were not diluted. In addition to welcoming the proposal, Councillor Beckett queried whether Cabinet could undertake further investigation into how the scheme could be expanded into other larger settlements within the District.

The Director of Communities reported upon a summary of the questionnaire responses mentioned in paragraph 5.3 of the Report and advised that although a full analysis of results had not yet been undertaken, anecdotal evidence indicated that the scheme had been well received.

Following discussion, Cabinet agreed that the Neighbourhood Wardens Scheme had been very successful and congratulated the Neighbourhood Services Co-ordinator and the Wardens for their work. Cabinet welcomed the extension of the scheme in principle, but noted that further investigation into how it would be funded was required. It was noted that the Winchester Town Forum would meet that evening to discuss what proportion of the increase, if any, could be met from the Town Charge. Councillor Campbell advised that she was in discussions with the County Council seeking to negotiate the return of the additional money collected for increased Council Tax for "second homes" in the District. It was possible that any additional income from this source could be allocated towards the cost of extending the Warden Scheme.

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

**RESOLVED:**

1. That the Winchester Town Forum be advised that Cabinet supports in principle the proposal to developing the Neighbourhood Wardens Service as outlined in the Report, requests that the Forum gives consideration to funding from the Town account and the corresponding growth bid be considered as part of the budget process.

2. That, subject to the growth bid of £60,000 being approved as part of the budget process, Personnel Committee be

recommended to approve an increase to the establishment of two scale 4 FTEs as set out in the report.

694. **DRAFT SUPPLEMENTARY PLANNING DOCUMENTS – LOCAL RESERVE SITES AND REPLACEMENT POLICY H.3**  
(Report WDLP58 refers)

Cabinet noted that at its meeting on 9 January 2006, the Winchester District Local Plan Committee had agreed with the recommendations as set out in the above Report, subject to a number of detailed amendments as outlined below (amendments in italics):

a) Local Reserve Sites

- Page 2 (and thereafter) to include the public consultation launch date (planned for 26 January 2006).
- That Annexes B and C be swapped in order.

b) Policy H 3

- Page 2 (and thereafter) to include the public consultation launch date (planned for 26 January 2006).
- Page 7: Criterion 7 to read: “The proposal respects and responds positively to the particular character of the locality, *as described for example by Village Design Statements where they exist*, whilst seeking to make efficient use of the site.”
- Page 8: Beginning of the first paragraph changed to: “*Policy C.4 exists* to protect these areas from development that would...”
- Annex C: Add Itchen Abbas ‘(part)’ to the Policy H.2 Settlement list.

At the invitation of the Chairman, Councillor Beckett spoke regarding this item. He also queried the effectiveness of the proposed consultation and also the proposed replacement Policy H3.

In response, Councillor Beveridge stated that he believed any consultation on whether any of the reserve sites should be released would be useful. He accepted the point that the revised H3 was a more flexible policy, but emphasised that it only related to a very small amount of limited in-fill development.

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

RESOLVED:

That approval be given to the publication for consultation purposes of the draft Supplementary Planning Documents on:

- (i) the implementation of replacement Local Plan Policy H.3, alongside the publication of Proposed Modifications to the Local Plan, as amended above.
- (ii) The implementation of Local Reserve Sites, alongside the publication of Proposed Modifications to the Local Plan, as amended above.

695. **CHILBOLTON AVENUE LOCAL AREA DESIGN STATEMENT**  
(Report CAB1194 refers)

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

RESOLVED:

1. That the Chilbolton Avenue Local Area Design Statement, as revised following public consultation, be approved for adoption as a Supplementary Planning Document to the Winchester District Local Plan (1998) and the emerging Winchester District Local Plan Review.

2. That officers be authorised to undertake the necessary procedural/regulatory requirements to enable the adoption of the LADS as a Supplementary Planning Document.

696. **DISPOSAL OF HOUSING REVENUE ACCOUNT (HRA) LAND: DRAYTON STREET (INCLUDING PROPERTIES 2 & 4 DRAYTON STREET), STANMORE, WINCHESTER (LESS EXEMPT APPENDIX 2)**  
(Report CAB1190 refers)

Cabinet noted the comments made by Mr Weekes in the public participation period at the start of the meeting. Members also noted the written comments from TACT reported by Mr Rickman at the meeting. In summary, TACT supported the proposals outlined in the Report, but expressed concern that the Council had no option but to dispose of land at no cost or nominal fees to housing associations in order to meet its obligations to provide new affordable housing. TACT were concerned about the future effect of depletion of the HRA on the Council maintaining current standards for existing housing stock, and also its ability to meet the requirements under the Decent Homes Standard.

Councillor Campbell stated that she had attended a recent meeting of the Stanmore Steering Group where its members had wished to clarify that they did not in general support the re-development of Drayton Street. However, the group had considered that of all the possible sites recommended in the John Thompson and Partners Report, the Drayton Street site was the most appropriate.

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

RESOLVED:

That, subject to the matter not being called in by the Principal Scrutiny Committee, the disposal of the area of land at Drayton Street including the properties 2 & 4 Drayton Street, Stanmore, Winchester, to Winchester Housing Group Limited at a nominal consideration be approved, subject to terms and conditions to be agreed by the Chief Estates Officer:

(a) taking account of the requirements of General Consent A (Disposal of Land to Registered Social Landlords) 2005 under Section 25 of the Local Government Act 1988; and

(b) providing appropriate contractual arrangements for Winchester Housing Group Limited to access and build 9 garages at the Fox Lane site with the ownership of the garages being retained by the City Council.

697. **OFFICE OF THE DEPUTY PRIME MINISTER (ODPM) PARTNERSHIP FUNDING**

(Report CAB1181 refers)

Councillor Learney confirmed that there was no risk to the Council in participating in the proposals.

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

RESOLVED:

1. That the City Council acts as receiving authority for funding for this project.
2. That approval be given to the letting of a contract to South East Employers and Shared Intelligence in the sum of £50,000 without inviting competitive tenders, in accordance with paragraph 3.3(a) of the City Council's Contract Procedure Rules.

698. **MINUTES OF THE SOCIAL ISSUES SCRUTINY PANEL HELD 28 NOVEMBER 2005**

(Council Minute Book 11 January 2006, pages 464-467 refers)

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

RESOLVED:

That the minutes of the Social Issues Scrutiny Panel held 28 November 2005 be received.

699. **MINUTES OF THE ENVIRONMENT SCRUTINY PANEL HELD 29 NOVEMBER 2005**

(Council Minute Book 11 January 2006, pages 468-470 refers)

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

RESOLVED:

That the minutes of the Environment Scrutiny Panel held 29 November 2005 be received.

700. **MINUTES OF THE LOCAL ECONOMY SCRUTINY PANEL HELD 30 NOVEMBER 2005**

(Council Minute Book 11 January 2006, pages 471-476 refers)

With regard to the Panel's discussion about the proposed Outdoor Recreation Officer Open Space Funding, it was agreed that Councillor Beveridge investigate this matter further following the report of the Open Space Informal Scrutiny Group.

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

RESOLVED:

That the minutes of the Local Economy Scrutiny Panel held 30 November 2005 be received.

701. **MINUTES OF THE RESOURCES SCRUTINY PANEL HELD 7 DECEMBER 2005**

(Council Minute Book 11 January 2006, pages 506-508 refers)

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

RESOLVED:

That the minutes of the Resources Scrutiny Panel held 7 December 2005 be received.

702. **FUTURE ITEMS FOR CONSIDERATION**

RESOLVED:

That the list of future items, as set out in the Council's Forward Plan for January 2006, be noted.

703. **EXEMPT BUSINESS**

RESOLVED:

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>  |
|----------------------|--|---|
| 704                  | Exempt Minutes of Previous Meeting                 | ) Information relating to the financial or business affairs of any particular person (other than the authority). (Para 7 Schedule 12A refers).<br>) Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services. (Para 9 to Schedule 12A refers). |
| 705                  | Disposal of HRA Land: Financial Details            |   |
| 707 & 713            | Guildhall Catering Services Contract               |   |
| 709 & 715            | Depot Services Contract - Benchmarking Exercise    |   |
| 708 & 714            | Void (Empty) Properties Office Recycling Proposals |   |
| 711 & 716            | Compulsory Purchase - Hardship Policy and Criteria |   |
| 706 & 712            | Computerisation of Land Charges                    |   |



|           |  |   |  |
|-----------|--|---|--|
| 704       | Exempt Minutes of<br>Previous Meeting                    | ) | The amount of any expenditure<br>proposed to be incurred by the    |
| 706 & 712 | Computerisation of Land<br>Charges                       | ) | authority under any particular<br>contract for the acquisition of  |
|           |  | ) | property or the supply of goods                                    |
|           |  | ) | or services. (Para 8 to  |
|           |  | ) | Schedule 12A refers).  |
| 709 & 715 | Depot Services Contract -<br>Benchmarking Exercise       | ) | Any instructions to counsel and<br>any opinion of counsel (whether |
|           | Void (Empty) Properties                                  | ) | or not in connection with any                                      |
| 711 & 716 | Compulsory Purchase -<br>Hardship Policy and<br>Criteria | ) | proceedings) and any advice<br>received, information obtained      |
|           |  | ) | or action to be taken in   |
|           |  | ) | connection with:-  |
|           |  | ) | (a) any legal proceedings by                                       |
|           |  | ) | or against the authority, or                                       |
|           |  | ) | (b) the determination of any                                       |
|           |  | ) | matter affecting the authority,                                    |
|           |  | ) | (whether, in either case,  |
|           |  | ) | proceedings have been  |
|           |  | ) | commenced or are in  |
|           |  | ) | contemplation). (Para 12 to  |
|           |  | ) | Schedule 12A refers).  |

704. **EXEMPT MINUTES**

RESOLVED:

That the exempt minutes of the previous meeting held on 14 December 2005 be approved and adopted.

705. **DISPOSAL OF HRA LAND: DRAYTON STREET (INCLUDING PROPERTIES 2 & 4 DRAYTON STREET), STANMORE, WINCHESTER - EXEMPT APPENDIX 2**

(Report CAB1190 refers)

Cabinet considered the above exempt appendix which contained the financial details regarding the proposed disposal of land.

At the invitation of the Chairman, Mr Rickman (TACT) remained in the room during consideration of the exempt appendix and reiterated TACT's concerns regarding disposal of HRA land, as outlined above.

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

RESOLVED:

That the financial details contained within the exempt appendix to the above report be noted.

706. **COMPUTERISATION OF LAND CHARGES**

(Report CAB1196 refers)

Cabinet considered the above Report which contained a proposed way forward with regard to the computerisation of the Land Charges service (detail in exempt minute)

707. **WINCHESTER GUILDHALL CATERING SERVICES CONTRACT**

(Report CAB1188 refers)

Cabinet considered the above Report which contained a proposed way forward with regard to the re-letting of the Catering Services Contract (detail in exempt minute).

708. **OFFICE RECYCLING PROPOSALS**

(Report CAB1195 refers)

Cabinet considered the above Report which contained a proposed way forward with regard to increasing the amount of office recycling undertaken by the Council (detail in exempt minute).

709. **DEPOT SERVICES CONTRACT – BENCHMARKING EXERCISE ON VOID (EMPTY) PROPERTIES**

(Report CAB1159 refers)

Cabinet considered the above Report which contained a proposed way forward with regard to the Depot Services Contract in relation to void properties (detail in exempt minute).

710. **DEPOT SERVICES CONTRACT – MONITORING AND PERFORMANCE UPDATE**

(Report PS217 refers)

Cabinet noted that this report had been considered by Principal Scrutiny Committee at its meeting on 16 January 2006 which had requested that the information on performance be presented in terms of lost revenue during void periods. The Committee had also requested a further report to its meeting in June.

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

RESOLVED:

That the current level of performance of the Contractor be noted and that a further report be considered by Cabinet in June 2006.

711. **COMPULSORY PURCHASE – HARDSHIP POLICY AND CRITERIA**

(Report CAB1187 refers)

As Members of the Planning Development Control Committee, Councillors Beveridge and Evans had been advised that it would not be appropriate to remain in the meeting during discussions involving the Silver Hill planning application, if they were to be involved in the determination of the that

planning application. These Councillors therefore left the room during consideration of this item.

Cabinet considered the above report which recommended agreement of a Hardship Policy and Criteria relating to compulsory purchase (detail in exempt minute).

The meeting commenced at 9.00am and concluded at 11.30am