

**WINCHESTER CITY COUNCIL**

At a Special Meeting of the Council held in the Guildhall, Winchester on 8 December 2011.

Attendance:

Councillor Lipscomb (The Mayor)

Councillor Pearson (The Deputy Mayor – in the Chair) (P)

Councillors:

Achwal (P)	Love
Banister (P)	Mason (P)
Beckett (P)	Mather (P)
Berry (P)	Maynard (P)
Bodtger (P)	McLean (P)
Chamberlain (P)	Mitchell (P)
Clear (P)	Nelmes
Coates (P)	Newman-McKie (P)
Collin (P)	Pearce (P)
Cook (P)	Phillips (P)
Cooper (P)	Pines (P)
Evans (P)	Power (P)
Gemmell (P)	Prowse (P)
Godfrey (P)	Read (P)
Gottlieb (P)	Ruffell (P)
Hammerton (P)	Rutter (P)
Henry (P)	Sanders (P)
Higgins (P)	Scott (P)
Hiscock (P)	Stallard (P)
Humby (P)	Tait (P)
Hutchison (P)	Thompson (P)
Huxstep (P)	Verney (P)
Izard (P)	Warwick (P)
Jackson (P)	Weston (P)
Jeffer (P)	Witt (P)
Johnston (P)	Wood (P)
Laming (P)	Wright (P)
Learney (P)	

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1. **COMMUNICATIONS FROM THE DEPUTY MAYOR**

The Deputy Mayor reported that ill health had prevented the Mayor from attending the meeting and he had sent his apologies.

The Deputy Mayor then reported with regret the recent death of former City Councillor and Mayor, County Councillor Frederick Allgood JP, who represented the Denmead Ward from 1983 - 2010; he was Mayor in 1989/90. The Council stood for a few moments in silent tribute to his memory.

## 2. **PETITION**

In accordance with Council Procedure Rule 15, the Council received a petition with 1395 signatures, presented by Mr Gavin Blackman, on behalf of the Save Barton Farm Group. The prayer of the petition read as follows:-

‘We the undersigned, residents of Winchester, hereby petition Winchester District Council to protect this unique City’s heritage and landscape setting from excessive development. The development proposal of 4,000 dwellings is based on out-dated housing analysis, and Barton Farm should be omitted from the proposed sites planned for 2011 – 2031.’

Mr Blackman explained that he did not intend to repeat all the representations made by the Group, both previously and during the current round of consultation. The Group maintained its strong opposition to the development of Barton Farm and considered that the Plan before the Council tonight was unsound and lacked relevant and credible evidence.

He reminded the meeting that the Secretary of State had said that the development of this attractive, greenfield site would undermine the landscape and general setting of Winchester. The Group was also concerned by the reported remarks of the Leader of the Council, who had commented on the day of this meeting about the possibility of Barton Farm being developed within the next 10 years.

Mr Blackman emphasised that people should not be swayed by the argument of the development providing affordable homes and he drew attention to the hundreds of properties which remained empty in the District. He pointed out that the new Localism Bill offered an opportunity for a Referendum, to allow local people to give a verdict on whether Barton Farm should be developed or not. He also expressed concern at the level of delegated authority which was being given to officers to conclude the Plan after this meeting.

The Mayor thanked Mr Blackman for his presentation and explained that his comments would be taken into account during the debate on the next item.

## 3. **CONSIDERATION OF RECOMMENDED MINUTES**

Cabinet (LDF) Committee – 28 November 2011 (and Report CAB2273)  
Cabinet – 7 December 2011 (and Report CL73)

Publication of Winchester District Local Plan Part 1 – Joint Core Strategy

The above minutes and reports were not made available for publication within the statutory period. Therefore, the Mayor decided to accept the items onto the agenda, as matters requiring urgent consideration, in view of the need to determine the Joint Core Strategy at this meeting and thus maintain the tight timetable involved with approving the Strategy.

Councillor Berry declared that she had consistently opposed any development on Barton Farm and would continue to do so. Therefore, her pre-determination of that matter prevented her from voting on that part of the Joint Core Strategy which related to possible development of Barton Farm and, accordingly, she did not vote on Policies DS1, WT1, WT2 and CP1.

The Leader of the Council (Councillor Beckett) declared a personal (but not prejudicial) interest in those matters which related to local gaps.

Councillor Godfrey, as a County Council employee, declared a personal (but not prejudicial) interest in those matters in the Strategy which affected the County Council. Councillor Collin, as an elected Member of the County Council, made the same declaration.

Councillor Pines declared a personal (but not prejudicial) interest in those matters related to Bushfield Camp, as he lived nearby.

Councillor Wood, as the City Council's representative on the South Downs National Park Authority, declared a personal (but not prejudicial) interest in all Strategy matters which came within the area of that Authority.

The Leader of the Council, Councillor Beckett, moved that the Recommended Minute of Cabinet (7 December 2011) attached to Report CL73 be approved and adopted.

1. Amendment (1) Councillor Wright (2) Councillor McLean

'That in Section 3 (Development Strategy), para 3.3, first bullet point, the words 'care about our...' be deleted and the words 'to safeguard the Town's ...' be inserted.

Amendment lost.

2. Amendment (1) Councillor Hutchison (2) Councillor Collin

'That in Section 3 (Development Strategy) a new additional paragraph, numbered 3.9, be inserted as follows:-

The City Council (working through the Winchester Town Forum) will commission a Framework and Action Plan for Winchester Town. The Framework and Action Plan will identify major opportunities for pro-active work and the steps that need to be taken fully to realise those opportunities. The intention is to take a more holistic, integrated and design-based approach and to secure a more considered relationship between different proposed developments. This more pro-active approach should help ensure that future investment and regeneration in Winchester promotes the environmental and economic well-being of the whole community. It will be a document for guidance, not a substitute for any neighbourhood plans arising from the provisions of the 2011 Localism Act.

Also, that the last sentence of existing para 3.10 page 27 beginning 'The manner...' be deleted.

Amendment lost.

3. Amendment (1) Councillor Beckett (2) Councillor Hiscock

'That in Section 3 (Development Strategy), page 32, add a new bullet point to Policy WT1 to read 'provision of additional educational facilities to meet the needs of the Town, through provision of a primary school in conjunction with Barton Farm and an additional primary school on a site to be identified.'

Amendment carried.

4. Amendment (1) Councillor Hutchison (2) Councillor Collin

'That in Section 3 (Development Strategy), page 33, in the second bullet point to Policy WT2, delete the words 'in accordance with a phasing plan to be produced' and in the third bullet point delete the words 'a masterplan to be produced to'. Also, commence the third bullet point with the following words:-

'development proposals should be accompanied by a new comprehensive masterplan which includes an indicative layout and phasing plan, and sets out details of how this will be achieved. The new masterplan should ...'

Amendment lost.

5. Amendment (1) Councillor Beckett (2) Councillor Humby

'That in Section 3 (Development Strategy), page 33, in the second bullet point to Policy WT2, delete the words 'in accordance with a phasing plan to be produced' and, in the third bullet, point delete the words 'a masterplan to be produced to'. Also, commence the third bullet point with the following words:-

'development proposals should be accompanied by a comprehensive masterplan which includes an indicative layout and phasing plan, and sets out details of how this will be achieved. The masterplan should ...'

Amendment carried.

6. Amendment (1) Councillor Banister (2) Councillor Laming

'That in Section 3 (Development Strategy), page 36, para 3.34, delete all words in that paragraph after 'However'.

Amendment lost.

At this point, Councillor Higgins, as one of the City Council's representatives on the St Johns Winchester Charity, declared a personal and prejudicial interest because the Charity had an interest in a landholding near Barton Farm. He did not participate or vote when decisions on those matters were taken below.

7. In Section 3 (Development Strategy), page 49, para 3.59, Council agreed that the word 'co-location', as recommended by Cabinet in an amended third sentence, was potentially confusing and therefore the sentence should be re-worded to clarify the intention.

8. Amendment (1) Councillor Learney (2) Councillor Evans

'That in Section 3 (Development Strategy), page 53, in the first bullet point of Policy MRTA 1, the track changes be deleted and the text revert to the original wording - 'identifying and providing for the needs of each settlement, to fulfil its needs relative to its role and function.'

Amendment carried.

9. Amendment (1) Councillor Evans (2) Councillor Clear

'That in Section 3 (Development Strategy), page 55, second para of Policy MRTA 2, delete '..and Wickham' and insert '..and in Wickham provision for about 100 new homes'.

In accordance with Council Procedure Rule 32(1), one quarter of the Members present and voting required that a recorded vote be taken in respect of the amendment.

#### Division List

The following Members voted in favour of the amendment:-

Councillors Achwal, Banister, Clear, Collin, Cook, Evans, Henry, Higgins, Hiscock, Hutchison, Izzard, Jackson, Johnston, Laming, Learney, Mason, Maynard, Mitchell, Newman-McKie, Pearce, Power, Prowse, Rutter, Thompson and Witt (25)

The following Members voted against the amendment:-

Councillors Beckett, Berry, Bodtger, Chamberlain, Coates, Cooper, Gemmell, Godfrey, Gottlieb, Hammerton, Humby, Huxstep, Jeffs, Mather, McLean, Pearson, Phillips, Pines, Read, Ruffell, Sanders, Scott, Stallard, Tait, Verney, Warwick, Weston, Wood and Wright (29).

Amendment lost.

10. Amendment (1) Councillor Wright (2) Councillor Godfrey

That in Section 3 (Development Strategy), page 58, final para of Policy MRTA 3, delete the word 'historic' after 'settlement' and add 'historic' after 'key', so that the sentence will read 'All new development should be appropriate in scale and design and conserve each settlement's identity, countryside setting and key historic characteristics and local features (also make the same change to the last section of MRTA 2 for consistency)'.

Amendment carried.

In accordance with Council Procedure Rule 32(2), Councillor Evans requested that her name be recorded as voting against the decision to adopt paragraph 2 of Policy MRTA 2.

11. Amendment (1) Councillor Cook (2) Councillor Beckett

That in Section 3 (Development Strategy), page 54, para 3.74, delete the word 'supermarkets' and insert the word 'shops'.

Amendment carried.

12. Amendment (1) Councillor Thompson (2) Councillor Learney

'That in Section 5 (Active Communities), first para of Policy CP3, delete 'unless this would render the proposal economically unviable'.

In accordance with Council Procedure Rule 32(1), one quarter of the Members present and voting required that a recorded vote be taken in respect of the amendment.

#### Division List

The following Members voted in favour of the amendment:-

Councillors Achwal, Banister, Clear, Collin, Cook, Evans, Henry, Higgins, Hiscock, Hutchison, Izard, Jackson, Johnston, Laming, Learney, Mason, Maynard, Mitchell, Newman-McKie, Pearce, Pines, Power, Prowse, Rutter, Thompson and Witt (26)

The following Members voted against the amendment:-

Councillors Beckett, Berry, Bodtger, Chamberlain, Coates, Cooper, Gemmell, Godfrey, Gottlieb, Hammerton, Humby, Huxstep, Jeffs, Mather, McLean, Pearson, Phillips, Read, Ruffell, Sanders, Scott, Stallard, Tait, Verney, Warwick, Weston, Wood and Wright (28).

Amendment lost.

13. Amendment (1) Councillor Collin (2) Councillor Learney

'That in Section 6 (Prosperous Economy), page 79, para 6.20, delete final sentence and insert thereafter the following new paragraph:-

Employment uses may be relocated if they can be re-provided in a location which is at least as suitable and accessible and if proposals for the re-use of vacated land and premises are also acceptable. The Council will also encourage proposals for comprehensive mixed use redevelopment of sites to come forward. In determining whether a site in employment use should be retained the following policy will be applied.'

Amendment carried.

14. Amendment (1) Councillor Hutchison (2) Councillor Learney

'That in Section 6 (Prosperous Economy), page 81, in Policy CP10, delete in line five 'such as' and insert 'particularly'.

Amendment carried.

15. Amendment (1) Councillor Learney (2) Councillor Laming

'That in Section 7 (High Quality Environment), page 86, in Policy CP13, add a footnote to read:-

'This policy sets out the high level design principles that all new built development will be expected to comply with. More detailed design standards and guidance will be developed through the Development Management DPD, which may include the potential for producing locally derived internal space standards.'

Amendment carried.

16. Amendment (1) Councillor Learney (2) Councillor Hutchison

'That the recommendations to Council set out in the minutes of Cabinet (7/12/11) as appended to Report CL73 be deleted and replaced by the following:-

'That the housing requirement detailed in the Winchester District Local Plan Part 1 – Joint Core Strategy be reviewed by The Overview and Scrutiny Committee, along with any potential consequential changes and that the Joint Core Strategy, as amended tonight, be brought back to Council for consideration prior to the end of February 2012.'

In accordance with Council Procedure Rule 32(1), one quarter of the Members present and voting required that a recorded vote be taken in respect of the amendment.

#### Division List

The following Members voted in favour of the amendment:-

Councillors Achwal, Banister, Clear, Collin, Evans, Henry, Hiscock, Hutchison, Jackson, Laming, Learney, Maynard, Mitchell, Pearce, Prowse, Rutter, Thompson and Witt (18)

The following Members voted against the amendment:-

Councillors Beckett, Bodtger, Chamberlain, Coates, Cook, Cooper, Gemmell, Godfrey, Gottlieb, Hammerton, Humby, Huxstep, Jeffs, Mather, McLean, Pearson,

Phillips, Pines, Power, Read, Ruffell, Sanders, Scott, Stallard, Tait, Verney, Warwick, Weston, Wood and Wright (30).

The following Members abstained:-

Councillors Berry, Izard, Johnston, Mason and Newman-McKie (5)

Councillor Higgins declared a personal and prejudicial interest and did not participate or vote.

Amendment lost.

17. Substantive Motion (1) Councillor Beckett (2) Councillor Cooper

'That the Recommended Minute of Cabinet (7 December 2011) attached to Report CL 73, be approved and adopted, subject to the amendments as outlined in the Appendix to that minute, and further amended by Council tonight as set out above (collectively set out in Appendix 1 to these minutes).'

In accordance with Council Procedure Rule 32(1), one quarter of the Members present and voting required that a recorded vote be taken in respect of the Motion.

#### Division List

The following Members voted in favour of the amendment:-

Councillors Beckett, Bodtger, Chamberlain, Coates, Cooper, Gemmell, Godfrey, Gottlieb, Hammerton, Humby, Huxstep, Jeffs, Mather, McLean, Newman-McKie, Pearson, Phillips, Pines, Read, Ruffell, Sanders, Scott, Stallard, Tait, Verney, Warwick, Weston, Wood and Wright (29).

The following Members voted against the amendment:-

Councillors Achwal, Banister, Clear, Collin, Evans, Hiscock, Hutchison, Jackson, Johnston, Laming, Learney, Maynard, Mitchell, Pearce, Power, Prowse, Rutter, Thompson and Witt (19)

The following Members abstained:-

Councillors Berry, Cook, Henry, Izard and Mason (5)

Councillor Higgins declared a personal and prejudicial interest and did not participate or vote.

Substantive Motion carried.



## RESOLVED:

1. That the Winchester District Local Plan Part 1 – Joint Core Strategy, as set out in CAB2273, Appendix 2 and amended as outlined in the Appendix to the minutes of Cabinet (7/12/11), and further amended by Council tonight as set out above (collectively set out in Appendix 1 to these minutes), be approved for publication (pre-submission) and subsequent submission to the Secretary of State in accordance with the relevant statutory and regulatory requirements.

2. That the South Downs National Park Authority be requested to approve the plan for publication (pre-submission) and subsequent submission to the Secretary of State, in so far as relevant to the Authority as Local Planning Authority for that part of Winchester District lying within the National Park.

3. That the Head of Strategic Planning, in consultation with the Leader and Portfolio Holder for Planning and Enforcement, be given delegated authority to approve any minor changes requested by the National Park Authority prior to publication of the Plan.

4. That the appreciation of the Council be conveyed to the Head of Strategic Planning and all other officers involved for their hard work in bringing the Local Plan to this stage.

5. **QUESTIONS UNDER COUNCIL PROCEDURE RULE 14**

1. Pest Control

The Portfolio Holder for Environment and Transport, Councillor Weston, answered a question from Councillor Henry.

2. Prayers at Council

The Leader of the Council, Councillor Beckett, answered a question from Councillor Maynard.

3. Condition of Market Lane Public Conveniences

The Portfolio Holder for Environment and Transport, Councillor Weston, answered a question from Councillor Hiscock.

4. Kerbside Collection of Glass

The Portfolio Holder for Environment and Transport, Councillor Weston, answered a question from Councillor Rutter.

5. Household Heating Schemes

The Portfolio Holder for Environment and Transport, Councillor Weston, answered a question from Councillor Hutchison.

6. Winchester District Local Plan Core Strategy – Comments from MPs

The Portfolio Holder for Planning and Environment, Councillor Humby, answered a question from Councillor Learney.

6. **APPOINTMENTS TO BODIES SET UP BY THE COUNCIL**

RESOLVED:

That, on the Planning Development Control Committee, Councillor Phillips replace Councillor Huxstep as a Deputy Member.

The meeting commenced at 7pm and concluded at 2.25 am.

The Mayor

Page	Para/Policy No.	Detail of Amendment
23	Policy DS1	Add 'air quality' to final bullet
32	Policy WT1	Insert additional bullet in relation to educational provision to read "Provision of education facilities to meet the needs of the Town, through provision of a primary school in conjunction with Barton Farm and an additional primary school on a site to be identified."
33	Policy WT2	2nd bullet add 'southern' after 'radiating from the ...' and delete 'in accordance with a phasing plan to be produced and approved'.  Amend 1 <sup>st</sup> sentence of 3 <sup>rd</sup> bullet to read "Development proposals should be accompanied by a comprehensive masterplan for approval, which includes an indicative layout and phasing plan and sets out details of how this will be achieved. The masterplan should reflect ....."
49	Para 3.59	3 <sup>rd</sup> sentence after 'Fareham Borough, add "and the City Council would encourage its location adjoining areas of new green infrastructure <sup>1</sup> , so as to reinforce the buffer between the SDA and Knowle and Wickham. It is also..."  Last sentence replace 'should, so far as possible,' with 'must'
53	Policy MTRA1	1 <sup>st</sup> bullet – revert to original wording to read "Identifying and providing for the needs of each settlement, to fulfil its needs relative to its role and function."
54	Para 3.74	Last sentence replace 'supermarkets' with 'shops'.
54	Para 3.76	Additional sentence to be added to end of para to read "In addition, some settlements are concerned about the impact of adjacent major development, for example the Fareham SDA to the south of Wickham".
57	Policy MTRA3	Amend list of settlements which have a defined settlement boundary to delete Meonstoke.  Amend list of settlements which have no defined settlement boundary to also include:- Bramdean, Meonstoke, Northbrook and Itchen Abbas (part).  Last section of policy delete 'historic' after settlement and add 'historic' after 'key' – to read "All new development should be appropriate in

<sup>1</sup> Terminology clarified under delegated powers

		<p>scale and design and conserve each settlement's identity, countryside setting and key historic characteristics and local features,....."</p> <p>N.B. Make same change to last section of MTRA2 for consistency.</p>
59	Policy MTRA4	Amend first para of policy to read "In the countryside, defined as land outside the built-up areas of Winchester, Whiteley and Waterlooville and the settlements covered by MTRA 2 and 3 above, the Local Planning Authority will only permit the following types of development :"
66	Para 5.23	After first sentence add ". For instance, at low points in the market cycle the target may be challenging in parts of the District with lower property prices, such as smaller sites in the South Hampshire Urban Areas (outside of the strategic allocation sites), and on sites with particularly high existing use values. Such areas are not expected to contribute significant amounts of the housing needed in the District, but where specific viability ...."
66	Policy CP3	First para of policy, after affordable housing add "unless this would render the proposal economically unviable".
79	Para 6.20	<p>Delete final sentence.</p> <p>Insert new para after 6.20 to read " Employment uses may be relocated if they can be re-provided in a location which is at least as suitable and accessible and if proposals for the re-use of vacated land and premises are also acceptable. The Council will also encourage proposals for comprehensive mixed use redevelopment of sites to come forward. In determining whether a site in employment use should be retained the following policy will be applied."</p>
81	Policy CP10	Replace 'such as' before 'walking and cycling' with 'particularly'.
83	Para 7.8	2 <sup>nd</sup> sentence replace 'low-energy' with 'low-carbon energy'
86	Policy CP 13	Add footnote to policy to read "This policy sets out the high level design principles that all new built development will be expected to comply with. More detailed design standards and guidance will be developed through the Development Management DPD, which may include the potential for producing locally derived internal space standards."