

**WINCHESTER TOWN FORUM**

**24 September 2014**

Attendance:

Councillors:

Hutchison (Chairman) (P)

E Berry

J Berry (P)

Gosling (P)

Green (P)

Hiscock (P)

Mather (P)

Maynard (P)

Nelmes (P)

Osborne (P)

Pines (P)

Prowse (P)

Sanders (P)

Scott (P)

Tait (P)

Thompson (P)

Tod (P)

Weir (P)

Others in attendance who addressed the meeting:

Councillor Weston (Portfolio Holder for Built Environment)

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1. **MEMBERSHIP OF SUB-COMMITTEES**

RESOLVED:

That Councillor Weir replace Councillor Thompson as a member of the Winchester Town Forum (Account) Informal Group.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting, held on 25 June 2014, be approved and adopted.

3. **PUBLIC PARTICIPATION**

Dr N Dennis, Mr A Welch and Mr S Welch addressed the Forum regarding Local Plan Part 2 and their comments are summarised under the relevant agenda item below.

4. **PRESENTATION FROM ST JOHN'S WINCHESTER CHARITY**

(Oral Report)

Councillor Tait declared a personal (but not prejudicial) interest as a Council nominated trustee to the St John's Winchester Charity. He remained in the room and participated in discussions regarding this item.

The Chairman welcomed to the meeting Clive Cook, Director of St John's Winchester Charity, who circulated a paper giving a brief history of the Charity, its current work and its future proposals and challenges. This paper has been made available to all Members via the Members' Information pages of the intranet.

Mr Cook requested that the Forum consider how the Council could work jointly with the Charity as a potential partner in the provision of care and accommodation for the elderly in and around Winchester. He also offered that any Members interested in finding out more about the work of the Charity could make contact and arrange a visit.

A number of Members highlighted the important work carried out by the Charity and thanked them for their work.

RESOLVED:

That the presentation be noted.

5. **PRESENTATION REGARDING CYCLE CAFE**

The Chairman welcomed to the meeting Mark Drury from the Spud Group ([www.spudgroup.org.uk](http://www.spudgroup.org.uk)) which was a charitable organisation set up to encourage arts and architecture projects ("SPUD" stood for Space, Placemaking and Urban Design).

Mr Drury introduced two young people, George and Alex, who had participated in the recent SPUD Youth project in Winchester. The project had operated from Architecture PLB offices in Winchester on one evening a week during the 2013/14 academic year. The first project had involved looking at new routes from the train station into the centre of town. The second project involved designing a cycle café in Winchester and both George and Alex had created designs for this.

George explained that his design involved a temporary structure (for daytime/summer use only) alongside Wolvesey Castle. Alex's idea involved the installation of an old train carriage at St Catherine's Hill, incorporating a café and cycle hire. In response to questions, Mr Drury estimated such a project might involve a budget of £20,000 - £25,000.

In response to questions, Mr Drury explained that they were operating a SPUD youth project in the New Forest during the current academic year, but there was not one taking place within Winchester this year. Each yearly youth

project cost approximately £3,000 and was open to any young person interested.

A number of Members congratulated the project for its work and welcomed the idea of a cycle café, particularly at St Catherine's Hill. It was agreed that the Assistant Director (Economy and Communities) discuss further potential opportunities and report back to a future Forum meeting. This should also clarify land ownership at St Catherine's Hill.

**RESOLVED:**

That a Report be submitted to a future Forum meeting on the feasibility of establishing a cycle café, along the lines suggested by the SPUD youth project.

**6. PRESENTATION FROM HAMPSHIRE CONSTABULARY ON COMMUNITY SPEEDWATCH**

The Chairman welcomed to the meeting Maria Jolliffe and Belinda Kinsley from Community SpeedWatch. They explained that Community SpeedWatch enabled members of the community to become police support volunteers and monitor speeds in their areas. If any driver was detected speeding, the first step would be to send them a letter advising them of this. If they were caught again, a second letter would be sent suggesting that their details might be passed on to the Police. After a third occasion, a Police Community Support Officer would visit them at home.

The Forum noted that the project focussed on an education based approach which aimed to be non-confrontational and was not enforceable. Volunteers must be 17 years or older and received training from a Police Community Support Officer. A minimum of three volunteers were required and the Police and Crime Commissioner was offering £1,000 per scheme.

During discussion, it was noted that the Police did not currently enforce the 20mph speed limit within the town. The SpeedWatch scheme could therefore be of use in educating and encouraging motorists to adhere to the new 20mph speed limit.

The Forum welcomed the initiative and Councillor Green volunteered as the coordinator to discuss further the potential for introducing a Community Speedwatch scheme within the town with Hampshire Constabulary.

**RESOLVED:**

That further discussions be held with Hampshire Constabulary on the possibility of introducing a Community Speedwatch scheme within Winchester Town and a further Report be submitted to a future Forum meeting.

7. **LOCAL PLAN PART 2 (INCLUDING STATION APPROACH DEVELOPMENT ASSESSMENT)**

(Oral Report)

Members had regard to CAB2615, Draft WDLP Part 2: Development Management and Site Allocations – Publication & Consultation, which was referred to a Special Cabinet meeting on 22 September 2014 with recommendations to Special Council on 2 October 2014.

In his introduction, the Chairman suggested that the Forum should consider this item in five sections:

- 1) Housing Numbers/Affordable Housing;
- 2) Station Approach;
- 3) Open Space
- 4) Whether the Forum wished to respond collectively to the LPP2 or just as individual councillors;
- 5) Any advice to officers on the consultation planned for Winchester Town.

One Member suggested that the Forum should also consider the recommendations relating to Houses in Multiple Occupation.

Three members of the public addressed the meeting during public participation and their comments are summarised below.

Dr N Dennis explained that he had also attended and spoke at the Special Cabinet meeting on 22 September regarding his concerns for proposals for the Cattle Market car park area. At that meeting he had been advised that the Council was currently only considering the principles of development and he therefore queried at what stage specific questions and concerns could be raised. He believed that the effect of the Tibbalds report (on Station Approach) was to favour economic activity over other important issues, such as air quality and sustainable transport. Instead, he urged the Council to further the scenic and cultural qualities of Winchester, which would encourage more tourism rather than, in his view, concentrating as currently proposed on commercial aims.

Mr A Welch and Mr S Welch spoke as local residents and landowners of a 12 acre site along Harestock Road which they had suggested as being suitable for development, including provision of 5 acres of open space, but this was included in the draft Local Plan. Mr A Welch emphasised that there was the current shortfall of open spaces in both St Bartholomew and Harestock Wards which was not acknowledged in the Open Space Strategy. In addition, he considered the potential for SHLAA sites, such as the land owned by them, was being ignored. Mr S Welch believed that LPP2 was not based on sound public consultation as there had not been specific discussion at the St Bartholomew Ward meeting regarding North Winchester. He considered that a full boundary review should have been undertaken for Winchester Town, as had taken place in other areas such as Kings Worthy and Alresford.

The Head of Strategic Planning circulated information regarding Winchester Town Housing Supply which provided an update in relation to larger planning permissions granted and other sources of housing supply (information attached as an appendix to the minutes of Special Cabinet held 22 September). He emphasised that this did not seek to cover every potential site, but even focusing only on larger sites this suggested there was a high degree of certainty over delivery of the required housing numbers for Winchester Town. In discussion it was noted that the Police Headquarters site was expected to provide 40% affordable housing. The figures in relation to SHLAA and windfall housing were regularly updated and were considered to be sound. Overall, even focussing mainly on larger sites, the Head of Strategic Planning considered there was a high prospect of substantially more than the required 4,000 dwellings being developed during the Plan period, which gave considerable flexibility to deal with any shortfall in provision from particular sources of supply.

In response to questions, the Head of Strategic Planning advised that the existing boundaries around Winchester Town had not been examined as it was considered there was sufficient capacity for housing provision within the existing boundary. Should Members wish to instruct Officers to investigate possible greenfield sites outside of this boundary, they could not specify which individual sites should be allocated without all potentially suitable sites being examined, including Pitt Vale.

In response to questions regarding possible affordable housing provision based on anticipated housing numbers, the Head of Strategic Planning advised that he estimated a total of 1,359 affordable houses on the sites listed in the Winchester Town Housing Supply hand out, excluding windfall sites. This would be 1,297 if only Council owned sites which have not yet got permission were counted. He emphasised that the Council's affordable home target was not 40% of the 4,000 total estimated new homes. However, even if this was the target, this would be 1,600, of which approximately 1,300 had already been identified.

Some Councillors commented that there appeared to be better opportunities to achieve 40% affordable housing on greenfield sites, rather than brownfield sites. The Head of Strategic Planning highlighted that it was up to the Council to apply its own policies robustly to achieve its affordable housing targets, whilst noting that viability questions would always be a consideration.

With regard to open space provision, the Head of Strategic Planning emphasised that the Local Plan Part 1 increased the open space standard for new developments significantly above that in the 2006 Local Plan. It was not therefore always possible, or even desirable, to apply the standard rigidly to areas of existing development. Some Councillors commented about a lack of open space availability in North Winchester and some other parts of the town. The Head of Strategic Planning noted this but highlighted that it was difficult to generate new open spaces, apart from within larger developments such as Barton Farm.

One Member queried what provision there was for informal open spaces, such as St Giles Hill, to be maintained. The Chairman suggested the Head of Landscape and Open Spaces be invited to a future meeting to provide further information.

In response to questions, the Assistant Director (Economy and Communities) advised that surveys had indicated a requirement for more modern and flexible work spaces within the town area. The proposals for Station Approach were intended to address this by providing appropriately designed business quarters. In response to comments made during public participation, she emphasised that the proposals did seek to provide environmental improvements to the area and also address tourism needs.

Following further discussion and debate, the majority of Members present agreed that the Forum should aim to agree a response as a whole to the LPP2 consultation. It was agreed that a further Report be submitted to the next meeting on 19 November 2014 setting out the proposed response of the Forum, having regard to the following:

- whether the Policy on Houses in Multiple Occupation (HMOs) should be extended to the whole of Winchester town, not just Stanmore;
- the possibility of allocating 5 or 6 additional greenfield sites around the Winchester Town boundary, each for 40-60 homes in total, with a 40% affordable housing requirement;
- the evidence of affordable housing requirements, as set out in Local Plan Part 1.
- the shortage of open space provision in parts of Winchester Town;
- the wider arguments behind the requirement for enabling increased employment opportunities within the town;

Members discussed what form the LPP2 consultation should take within Winchester town. Some concern was expressed that more consultation should have taken place at an earlier stage, similar to had occurred in the larger parishes. It was agreed that the consultation should seek to engage as many people as possible and possibly could take the form of a workshop which focussed on the key areas at issue.

**RESOLVED:**

1. That a further Report be submitted to the next meeting setting out the proposed response of the Winchester Town Forum to the Local Plan Part 2 consultation, having regard to the points raised above.

2. That the consultation on LPP2 within Winchester Town seek to engage as many people as possible.

8. **TOWN FORUM SMALL GRANTS 2014/15: AWARDS SUMMARY**  
(Report WTF204 refers)

Councillor J Berry declared a disclosable pecuniary interest in respect of this item due to her employment by Winnall Community Association. She also declared a personal (but not prejudicial) as a member of the Highcliffe Community Plan Steering Group. She left the room during consideration of this Report and took no part in the debate or discussion thereon.

In response to questions, the Assistant Director (Economy and Communities) confirmed that consideration was given as to whether any organisation seeking grants could receive grants from alternative sources, such as the County Council devolved grant scheme, and applicants were advised accordingly.

**RESOLVED:**

1. That the grants which have been awarded under the second round of the Town Forum Small Grants programme be noted.
2. That the Assistant Director (Economy and Communities), in consultation with the Chair of the Group, be authorised *not* to make the recommended award, should Officers determine that there are reasonable grounds not to do so, and to reallocate any such monies to a Town Account grants reserve against future emergency payments.
3. That confirmation be given that the Forum wishes to continue this Small Grants Programme, and that the existing budget of £5,000 per annum be considered by the Town Account Informal Budget Group as part of the Forum's 2015/16 budget-setting cycle.

9. **WINCHESTER TOWN ACCOUNT FINANCIAL STRATEGY 2015/16 TO 2019/20**  
(Report WTF205 refers)

The Chief Finance Officer responded to questions regarding the detail of the Strategy and the outturn for 2013/14.

With regard to progress on the St Maurice's Covert improvements, the Chairman stated that he had requested a progress report be submitted to the next Forum meeting.

**RESOLVED:**

1. That the Winchester Town Account Financial Strategy for 2015/16 – 2019/20 be approved.
2. That the 2013/14 outturn on the Winchester Town Account be noted.

10. **A PLANNING FRAMEWORK FOR WINNALL**  
(Report WTF206 refers)

Councillor J Berry declared a disclosable pecuniary interest in respect of this item due to her employment by Winnall Community Association. However, as there was no material conflict of interest, she remained in the room, spoke and voted under the dispensation granted by the Chief Operating Officer to participate and vote.

The Assistant Director (Economy and Communities) advised that the experience gained in preparing the Stanmore Planning Framework would be used in producing the document for Winnall. In response to questions, she stated that part of the project would be to produce a live database of businesses in the Winnall area in order to improve engagement with the business community.

At the invitation of the Chairman, Councillor Weston spoke in support of the Report and the proposed appointment of Councillor J Berry.

RESOLVED:

1. That the progress towards commissioning a Planning Framework for the Winnall neighbourhood, as specified in Appendix 1 be noted.
2. That the appointment of Councillor J Berry to sit on the evaluation panel and steering group for the Project be endorsed.

11. **WORKSHOP WITH 2020 GROUP**  
(Oral Report)

As mentioned under discussion of LPP2 above, the Chairman stated that it was proposed that a workshop be organised with the 2020 Group and Vision for Winchester Informal Group members in October or early November to discuss matters and agree a way forward with regard to the Station Approach area.

RESOLVED:

That the intention to hold a workshop with the 2020 Group and Vision for Winchester Informal Group be noted.

12. **REVIEW OF DISTRICT WARD BOUNDARIES – COMMENCEMENT OF CONSULTATION ON WARDING PATTERNS**  
(Oral Report)

The Forum noted that all Members were informed on 26 August that the Local Government Boundary Commission had commenced a public consultation regarding the above, which closes on 3 November 2014. The City Council has been granted a small extension of time to allow its proposals to be forwarded immediately after the Council meeting on 6 November 2014, which would agree the matter. Before that date, it was intended to submit the draft



scheme to Cabinet on 22 October and The Overview and Scrutiny Committee on 27 October 2014.

At its meeting held on 11 September 2014, the Electoral Review/Governance IPG agreed that the attention of the Town Forum should be drawn to the above information.

Further information about the Winchester review process can be found on the Commission's website at [www.consultation.lgbce.org.uk](http://www.consultation.lgbce.org.uk)

RESOLVED:

That the commencement of consultation on warding patterns regarding the review of District Ward boundaries be noted.

The meeting commenced at 6.30pm and concluded at 9.30pm

Chairman