

CABINET (HOUSING DELIVERY) COMMITTEE**27 February 2013**Attendance:

Councillors:

Tait (Chairman) (P)

Coates (P)

Weston (P)

Other invited Councillors:

J Berry (P)

Izard (P)

Scott (P)

TACT Representative:

Mrs J Steventon-Baker (P)

Others in attendance who addressed the meeting:

Councillor Hiscock

Others in attendance who did not address the meeting:Councillors Humby, Mather, Nelmes, Weir and Wood
Mr J Bond (TACT)

1. CHAIRMAN'S ANNOUNCEMENT

The Chairman welcomed approximately 30 members of the public present to the meeting of the Cabinet (Housing Delivery) Committee. He introduced the Councillors and Officers in attendance and gave a brief outline of the Committee's remit.

2. PUBLIC PARTICIPATION

Mr N Townsend and Mr T Saville spoke regarding Report CAB2462(HD) and their comments are summarised under the relevant agenda item below.

3. **ABBOTTS BARTON PLANNING FRAMEWORK**

(Report CAB2462(HD) refers)

The Head of New Homes Delivery emphasised that the Framework set out a guide for future development and if it was decided to proceed with development on any/all of the sites mentioned, these would be subject to formal planning applications.

The Head of New Homes Delivery reported that during the public consultation undertaken to date, the following issues had been raised as of particular importance/concern to the local community:

- Protection of existing green spaces;
- Adequate provision for car parking;
- Lack of a community store;
- Concern regarding possible shortage of primary school places.

With regard to green spaces, he advised that a section of land which was currently disused (the “cadet site”) was to be redesignated as green space and would offset the land to be developed for housing.

With regard to parking, the Head of New Homes Delivery stated that currently 33% of garages within Abbots Barton were let to people who did not live in the immediate area. In addition, surveys of the use of other garage sites in the District indicated that only approximately 20% were used for storing vehicles that were in regular use. He highlighted that, in any case, garage sites did not offer the most efficient land provision for parking. A residents’ parking zone for Abbots Barton was also due to be considered at the Cabinet (Traffic and Parking) Committee on 18 March 2013.

The Head of New Homes Delivery confirmed that initial discussions had been held regarding the potential introduction of a community store and additional meeting room facilities within Abbots Barton. Hampshire County Council had indicated that it did not consider the provision of an additional 50-55 houses was significant in terms of the requirement for additional school places. However, the Community Lettings Plan could potentially be utilised to limit the numbers of lettings to families with primary school children, if this was considered appropriate.

The Head of New Homes Delivery advised that if the Framework was approved, the first site to be progressed would be at Hilliers Way. It was estimated that following this, one further site would be progressed each year, with the whole scheme in Abbots Barton taking between five and six years.

During the public participation period, two members of the public addressed the Committee and their comments are summarised below.

Mr N Townsend (Abbotts Barton Community Development Action Group) spoke in opposition to the Framework and advised that the Group were committed to resist inappropriate development. He believed that the Framework was based on flawed logic, did not follow the Council's own policies against development on green spaces and ignored the concerns raised by local residents (he advised that over 250 residents had signed a petition opposing development). He emphasised that at the consultation exercise, residents were asked to indicate the areas where they opposed development and which areas they considered were the "least worst" for development (i.e. not where they wished to see development). Mr Townsend suggested that due to its secluded location and dilapidated condition, the "cadet site" was more suitable for housing development than compensation for loss of green spaces. He considered the use of garage sites was not justified and would result in more demand for the already limited on-street car parking spaces.

Mr T Saville ('Save the Parks in Abbotts Barton' campaign group) also spoke in opposition to the Framework and highlighted that a letter opposing development on Dyson Drive and Charles Close had been sent to the Committee the previous week. He stated that over 500 people had signed a petition in support of the campaign. He believed that the "cadet site" was unsuitable as compensation for loss of green spaces, but should instead be used for housing provision and a second petition signed by over 230 local residents supported this proposal.

At the invitation of the Chairman, Councillor Hiscock spoke as a Member for St Bartholomews Ward. He acknowledged the high turnouts at the consultation events held to date in Abbotts Barton and believed that the Council should fully utilise this level of community engagement to finalise its development proposals. He requested that the potential benefits to local residents be outlined more specifically and, in particular, further explanation be provided as to why the Council did not consider the "cadet site" suitable for housing development.

The Corporate Director (Operations) advised that it was not appropriate to discuss detailed planning issues at this Committee which might preempt any future planning application. However, he agreed to undertake further work explaining the reasoning behind the proposed use of the "cadet site" and report back accordingly. The Head of New Homes Delivery emphasised that there were no plans to remove any of the children's play area located on the central green area in Abbotts Barton. The proposals for the "cadet site" were to provide a variety of open space land, for example a woodland walk area, and not necessarily an additional area for children to play.

In response to questions, the Head of New Homes Delivery confirmed that a community lettings plan enabled the Council to restrict lettings to a particular group (e.g. local residents) and address particular issues (such as numbers of available school places), subject to the

appropriate evidence being provided. He advised that potential wider benefits to the community could arise from the reinvestment of the additional monies paid into the Housing Revenue Account from the proposed additional development of housing.

In response to questions, the Head of New Homes Delivery confirmed that consideration of the provision of additional parking for residents of Symonds Court could be added to the Framework. In addition, further consultation would be carried out with the residents of Colbourne Court regarding the provision of additional parking spaces should some of the existing parking spaces be removed.

As Chair of TACT, Mrs Steventon-Baker supported the proposals for the provision of additional affordable housing.

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

RECOMMENDED (TO CABINET):

1. That the Abbotts Barton Planning Framework be agreed as a guide to future development of affordable housing on the estate (without prejudice to the consideration of planning applications).

2. That the development sites identified within the Framework at Dyson Drive, Coram Close, Charles Close, Colbourne Court and Austen Close be added to the HRA funded Council Housing Approved Development Programme, subject to Council approving the changes that are needed to the current HRA capital Development Programme to accommodate these schemes.

4. FUTURE DEVELOPMENT OPTIONS – VICTORIA HOUSE, WINCHESTER

(Report CAB2461(HD) refers)

At the invitation of the Chairman, Councillor Hiscock spoke as a Member for St Bartholomews Ward and supported the proposals as set out in the Report as he considered there was a shortage of such Council accommodation within the city centre. He requested that Officers contact local residents as soon as possible to advise them of the plans.

The Head of New Homes Delivery confirmed that if the Report was approved, consultation would be undertaken with local residents, including sharing the initial design plans undertaken by the Council's appointed architect.

One Member suggested that the current building be used to provide accommodation for rough sleepers once current residents had moved out but whilst the building remained empty awaiting planning permission.

The Head of New Homes Delivery advised that it was intended that work on redevelopment of the site commence as soon as possible, but in practice, this was unlikely to be within 12 months. Discussions would be held with the Head of Housing Services as to the most appropriate use in the meantime.

The Head of Housing Services advised that it was intended that existing residents of Victoria House be relocated by the end of March 2013. He had concerns regarding its use for temporary accommodation but acknowledged there were also issues if the property was to remain vacant for any length of time.

In response to questions, the Head of New Homes Delivery confirmed that full consideration had been given as to whether the site would be appropriate for the development of larger two/three bedroom houses and/or a mix of flats and houses. However, the current proposals for the provision of one and two bedroom flats were considered to offer the best use of the space available and also meet a growing requirement for such accommodation within the city centre.

The Corporate Director (Operations) confirmed that the currently approved development programme would need to be amended to accommodate the scheme. However, he emphasised that this would not prevent any existing scheme for provision of additional accommodation for families from taking place.

As Chair of TACT, Mrs Steventon-Baker confirmed her support for the proposals contained within the Report.

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

RECOMMENDED (TO CABINET):

- 1. That that redevelopment of the Victoria House site be confirmed as the preferred option.**
- 2. That the site be redeveloped by the Council as part of its new homes programme and the site be added to the HRA-funded Capital Council Housing Approved Development Programme, subject to Council approving the changes that are needed to the current HRA capital Development Programme to accommodate this scheme.**

3. That a further report containing a full scheme appraisal be brought back to Cabinet (Housing Delivery) Committee prior to a planning application being submitted for the site.

5. **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>
##	New Homes Delivery – Select List Contractors) Information relating to the financial or business affairs of any particular person (including the authority holding that information). (Para 3 Schedule 12A refers)

6. **NEW HOMES DELIVERY – SELECT LIST CONTRACTORS**

(Report CAB2464(HD) refers)

Cabinet considered the above Report which set out proposals regarding the select list of contractors to be agreed by the Committee (detail in exempt minute).

The meeting commenced at 10.00am and concluded at 12.00pm