

**CABINET (CENTRAL WINCHESTER REGENERATION) COMMITTEE****19 OCTOBER 2017**Attendance:

Councillors:

Horrill (Chairman) (P)

Brook (P)

Humby (P)

Other invited Councillors:Berry  
BurnsHutchison  
Izard (P)Others in attendance who addressed the meeting:

Councillor Mather (standing deputy for Councillor Burns)

Others in attendance who did not address the meeting:

Councillor Bell, Miller, Thompson

**1. PUBLIC PARTICIPATION**

Mr Davies reported that since the Council's new website was launched earlier in the week, he had experienced some issues with accessing committee reports etc.

In response, the Chairman advised that the Council was aware of some initial teething issues since the upgrade and that officers would establish what action may need to be taken.

**2. CENTRAL WINCHESTER REGENERATION UPDATE  
(Verbal Report)**

The Committee received a presentation from Councillor Horrill which provided an update on the Central Winchester Regeneration Project. In summary, the following matters were raised:

The Council's consultants, John Thompson and Partners (JTP), were preparing a Supplementary Planning Document (SPD) and this was to be shared with the existing Informal Policy Group (IPG) at a public meeting on 30

October 2017. To date, there had been much positive collaborative work to develop the SPD. Several public engagement sessions and community planning events had taken place which had all been very successful. Businesses, school children and students had also been engaged as part of the process. Events had taken place in various parts of the District. Over 700 people had attended the community planning weekend held earlier this year in Winchester.

There had been around 1500 contributions throughout the process from the public. This had been extremely important as this had positively helped the Council to 'tune' the various themes within the draft document and understand what people would want the site to eventually look like as it was developed. There was a term that had developed as part of this process – 'Winchesterness'.

After 30 October and the launch of the SPD at the IPG meeting, there was to be a further period of informal consultation, before the document was to taken to Cabinet on 6 December. After this time, there would be a period of statutory formal public consultation on the draft SPD. Legislation stipulated that this was required to be for a six week period, but the Council was to extend this into early February due to the Christmas holidays. JTP would host an exhibition during this time to help bring the scheme 'to life'.

The adopted SPD would link back to the Council's Local Plan policies and was intended to help guide the Council with the development of the site over the longer term.

It was hoped that the SPD would be formally adopted by the Council in April 2018.

Also as part of the work to develop the SPD, there had been joint work undertaken with the County Council on a Movement Strategy for Winchester. There were other large projects in the Winchester town area which this work would feed into. The public would be able to participate in various workshops and interviews with regard to this work.

The Central Winchester area had been designed as a 'pedestrian friendly' mixed quarter. The levels of car parking were being evaluated in the city to see how this would relate to any developing scheme for the area. An Archaeological Consultation Panel had been appointed and this comprised of eminent experts in the field who would guide the Council in terms of this important topic.

Housing type at the site was being explored creatively. For example, smaller units with some share facilities were popular with younger people in London as an appropriate quality and low cost option. The site should be an area that was 'open' during the evenings. The Council was also looking at ways to influence the site with regards to open space, opening up of existing covered waterways – all which needed to be investigated in terms of overall affordability and feasibility.

In conclusion, the Chairman advised that the launch of the draft SPD on 30 October was to be at a public meeting to which all were very welcome to attend.

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

RESOLVED:

That the contents of the presentation and progress to date be noted.

3. **CENTRAL WINCHESTER REGENERATION SHORT TERM “MEANWHILE” MEASURES AND USES (LESS EXEMPT APPENDIX)**

(Report CAB2969(CWR) refers)

The Chairman introduced the report and in summary stated that it was important interim uses for the site should be identified as there was to be no significant redevelopment in the near term. Various improvements had already undertaken to the appearance of the existing site and also some repairs undertaken. One of the most significant had been the purchase of, and changes implemented to the bus station and bus routes. It was appropriate for the Council to maximise its assets across the central Winchester site.

With the permission of the Chairman, Mr Davies referred to the recent changes in Middle Brook Street from the removal of the old fountain base and installation of castellated walls. There was now no where for the public to sit within this area, other than outside the ice cream parlour or chiropodist shop. Mr Davies also referred to the Bus Station and re routing of the services. He had observed cars parked along the Silver Hill Street which may potentially be obstruction to the safe passage of buses through the area.

The Chairman thanked Mr Davies for his comments which would be referred to during the Committee's discussions.

During discussion, the Assistant Director (Estates) clarified that the space between Sainsburys and Marks and Spencer was now able to be safely used for market stalls and had added greater flexibility and opportunity. This could reduce the density of the existing market along the pedestrian High Street and/or bring stalls from Middle Brook Street towards the more popular and convenient High Street area.

With regard to the matters related to parking and the re-routing of the buses as raised by Mr Davies, Councillor Humby advised that he would liaise with relevant officers including as part of the Movement Strategy work. A Councillor suggested that cars parked here could be informal disabled parking? The Chairman gave assurances that disabled parking in general

was factored into the SPD work and was properly catered for over the longer-term.

The Assistant Director also gave assurances that although public seating had been reduced in the area by the old fountain base, this had been consequence of significant problems of anti social behaviour in the area. This was now being managed appropriately in partnership with other agencies. He was confident that in time, some public seating may be able to be returned here.

At the conclusion of debate, the Committee considered that 'meanwhile' uses and the general improvements undertaken in the area was welcomed so to make the best use of the area and the Council's assets and also showed the Council's positive intentions to residents, visitors and businesses in terms of its longer term commitment to deliver the Central Winchester project.

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

RESOLVED:

1. That the contents of the report be noted.
2. That pending the redevelopment of the Central Winchester area, the principle of letting the former Antiques Market building for an artistic use, be agreed.
3. That the Assistant Director (Estates & Regeneration) be authorised to let the former Antiques Market to Options 6 on the terms detailed in the Exempt Appendix A of the Report.
4. That the Assistant Director (Estates & Regeneration) be authorised to appoint Architects, Cost Consultants ,Structural and Mechanical & Electrical Engineers to produce a feasibility study for the refurbishment and extension of Coitbury House.
5. That expenditure of £25,000 to meet the cost of the Coitbury House feasibility study and further £25,000 for works to the former Antiques Market be approved, to be met from existing AMP resources.
6. That, subject to the outcome of the internal consultation, the potential to locate 12 Market stalls in the area between Marks & Spencer and Sainsburys as detailed in the report be agreed.
7. That proposals for potential pop up uses on the land at the side of the Bus Station be explored and if viable brought forward for consideration.

4. **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>
##	Central Winchester Regeneration Short Term 'Meanwhile' Measures and Uses	) Information relating to the financial or business affairs of any particular person (including the authority holding that information). (Para 3 Schedule 12A refers)

5. **CENTRAL WINCHESTER REGENERATION SHORT TERM "MEANWHILE" MEASURES AND USES (EXEMPT APPENDIX)**

(Report CAB2969(CWR) refers)

The Committee considered the exempt appendix which set out commercially sensitive information with regard to expression of interest made to the Council for the short term lease of the antiques market building. The Assistant Director highlighted remedial works that would need to be undertaken to facilitate the leasing of the building. Each of the expressions of interests made to date was referred to and the preferred option discussed further.

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

RESOLVED:

That the content of the Exempt Appendix and preferred option with regard to the short term lease of the antiques market building therein, be noted.

The meeting commenced at 4.00pm and concluded at 4.55pm.

Chairman