

WINCHESTER CITY COUNCIL

At a Special Meeting of the Council held in the Guildhall, Winchester on 2 October 2014

Attendance:

Councillor E Berry (The Mayor in the Chair) (P)

Councillors:

Achwal (P)	Mason (P)
Berry J (P)	Mather (P)
Bodtger (P)	Maynard (P)
Byrnes (P)	McLean (P)
Chamberlain (P)	Miller (P)
Clear (P)	Nelmes (P)
Cook (P)	Newman-McKie (P)
Cutler (P)	Osborne (P)
Dibden (P)	Pearson (P)
Evans	Phillips (P)
Fancett (P)	Pines (P)
Gemmell (P)	Power
Godfrey (P)	Prowse (P)
Gosling (P)	Read (P)
Gottlieb (P)	Ruffell
Green (P)	Rutter (P)
Henry	Sanders (P)
Hiscock (P)	Scott (P)
Horrill (P)	Southgate
Humby (P)	Stallard (P)
Hutchison (P)	Tait (P)
Huxstep (P)	Thompson (P)
Izard (P)	Tod (P)
Jeffer (P)	Verney (P)
Johnston (P)	Warwick (P)
Laming	Weir (P)
Learney (P)	Weston (P)
Lipscomb (P)	Wright (P)

1. COMMUNICATIONS FROM THE MAYOR

The Mayor reported on the death of former Bishop of Winchester Michael Scott-Joynt. The Mayor had written to his family expressing the Council's condolences and was to attend his funeral to be held on Friday 10 October at 11.30am in the Cathedral. Council stood for a few moments in silent tribute to his memory.

The Mayor then mentioned the Annual Law Sunday Service on 12 October 2014 at 11am in the Cathedral. Further details were also to be sent with regard to the Remembrance Sunday Service in the Cathedral on Sunday 9

November 2014. Members were also reminded of the 2 minute silence to be observed at 11am on Tuesday 11 November from the Guildhall steps.

The Mayor also drew Members' attention to her next charity event, which was a concert in the Guildhall on 25 October 2014 featuring The Band and Bugles of The Rifles in commemoration of The Great War. Tickets were now on sale from the Tourist Information Centre.

2. **COMMUNICATIONS FROM THE LEADER**

The Leader reported on the recent opening of the River Cottage Canteen Winchester in Abbey Mill. He had attended the launch evening and he drew attention to the successful reuse of a Council owned asset and income to be achieved.

3. **DISCLOSABLE PECUNIARY INTERESTS**

Having regard to their roles as Hampshire County Councillors, Councillors Humby, Huxstep, Mather, Stallard and Tod each declared a disclosable pecuniary interest in any matter on the agenda which may have a County Council involvement. Councillor Godfrey made the same declaration due to his role as a County Council employee. However, as there was no material conflict of interest, they all remained in the room under the dispensation granted on behalf of the Standards Committee, to participate and vote in all such matters.

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

1. **Recycling Banks and Doorstep Collection of Recyclable Materials**

The Portfolio Holder for Environment, Health and Wellbeing, Councillor Warwick, answered a question from Councillor Learney.

2. **Recycling Rates**

The Portfolio Holder for Environment, Health and Wellbeing, Councillor Warwick, answered a question from Councillor Read.

3. **Empty Homes**

The Portfolio Holder for Housing, Councillor Tait, answered a question from Councillor J Berry.

4. **Houses of Multiple Occupation**

The Portfolio Holder for Built Environment, Councillor Weston, answered a question from Councillor Scott.

5. **Silver Hill and the Development Agreement**

The Leader of the Council, Councillor Humby, answered a question from Councillor Gottlieb.

6. Winchester Credit Union

The Leader of the Council, Councillor Humby, answered a question from Councillor Pines.

7. Coach and Car Parking in Winchester during Christmas

The Leader of the Council, Councillor Humby, answered a question from Councillor Mather.

8. Tourism Businesses

The Leader of the Council, Councillor Humby, answered a question from Councillor Stallard.

9. Ecosystem mapping

The Portfolio Holder for Environment, Health and Wellbeing, Councillor Warwick, answered a question from Councillor Huxstep.

10. Silver Hill and Planning Applications

The Leader of the Council, Councillor Humby, answered a question from Councillor Gottlieb.

5. **CONSIDERATION OF RECOMMENDED MINUTES**

Report CL100 was circulated with a Supplementary Agenda after the statutory deadline. The Mayor decided to accept the Report onto the agenda, because of the urgent need for Council to consider the Recommended Minute from Cabinet. The Mayor also accepted an addendum on the Winchester Town Housing Supply which included the figures on Affordable Housing (attached as an Appendix to the Minutes).

Cabinet – 10 July 2014

Draft Winchester District Plan Part 2: Development Management and Site Allocations – Publication and Consultation

The Leader of the Council, Councillor Humby, moved that the Recommended Minute in Report CL100 be approved and adopted. The item was introduced by the Portfolio Holder for Built Environment, Councillor Weston.

RESOLVED:

That the Recommended Minute of Cabinet as set out in Report CL100, be approved and adopted.

The meeting commenced at 7.00pm and concluded at 10.30pm

The Mayor

Winchester Town Housing Supply

Permissions at 31.3.13	3130	Status	Affordable Housing
Barton Farm	2000	Commencing 2014	800 (40% phased through development)
Broadway / Friarsgate (Silver Hill)	307	Revised appl (-127)	Under discussion
Police Headquarters	294	Revised appl (-100?)	80 (40% of approx. 200 expected)
Pitt Manor	200	Under construction	80 (40% in S106)
Francis Gardens	81	Largely complete	32 (40% of remaining)
Various smaller sites including Peugeot Garage, Chilbolton Ave, Staple Gardens, Queens Road, Laundry site, etc		Many under construction/complete	May include small levels of provision

Conclusion: 2882 are on the large sites above, of which approx. 227 may be lost due to revised planning applications. Many smaller (but significant) sites are now complete, under construction or about to start. **High degree of certainty over delivery of at least 2900. At least 992 affordable dwellings expected (912 secured).**

Significant Permissions since 1.4.13	48	Comments	Affordable Housing
Red Cross House, Winnall	20	Permitted development	0 (permitted dev't)
Sparkford Road	18		18 (100% - 'urban exception' site)
Former Fire Station	16		0 (S106 to provide for a review process and financial contribution if viability improves)

Aquitane House, St Clement Street	12	Permitted development	0 (permitted dev't)
Westman Road, Weeke	12		12 (100% - 'urban exception' site)
Beaconsfield House, Andover Road	11		0 (financial contribution of £105,000)
Park House, Park Road	10		0
Wolverston, Bereweeke	-37	Net loss of 37 units	0 (reduced dwellings)

Conclusion: There is a net gain of 50 dwellings on large sites, and other sites will be included when figures are updated. **High degree of certainty over delivery of at least 50. At least 30 affordable dwellings + possible contribution expected.**

SHLAA Sites within settlement boundary	420	SHLAA Timing	Affordable Housing
2009 - Conservative Club	54	2018-23	22 (40% expected)
2590 - Chesil Surface car park	50	2013-18	50 (WCC Housing Programme site)
2450 - Carfax, Sussex Street	40	2013-18	16 (40% expected)
2589 - Wilberforce Drive, Stanmore	35	2013-18 & 2018-23	35 (WCC Housing Programme site)
2588 - Cattlemarket site	34	2013-18	14 (40% expected)
1829 - Royal Hants County Hospital (Main building)	34	2018-23	14 (40% expected)
1827 - Royal Hants County Hospital (Outpatients site)	24	2018-23	10 (40% expected)
2556 - Victoria House, Victoria Road	25	2013-18	25 (WCC Housing Programme site)
2586 - New Queens Head, Stanmore	20	2013-18	20 (WCC Housing Programme site)
1801 - 15 Chilbolton Avenue	18	2018-23	7 (40% expected)

Conclusion: 334 are on large sites (15 or more) as listed above. Several of these are City Council sites which are being actively brought forward. Even if there is some slippage in the estimated timing, all are likely to be developed within the Plan period (to

2031). **High degree of certainty over delivery of at least 334. Approx 213 affordable dwellings expected (160 are on WCC sites).**

Planning Frameworks / Assessments	135	Comments	Affordable Housing
Stanmore - up to 150 dwellings in long term	95	Excludes 55 SHLAA	95 (WCC Housing Programme sites)
Abbots Barton - approx. 37	32	Excludes 5 SHLAA	32 (WCC Housing Programme sites)
Station Approach – approx. 150	22	Excludes 128 SHLAA	9 (40% expected)

Conclusion: There is potential for approx.149 dwellings in these areas, over and above land already in the SHLAA. Most sites are Council-owned, with some of the Stanmore areas being longer-term possibilities (hence lower Local Plan assumption of 135). **High degree of certainty over delivery of at least 135. Approx 136 dwellings expected (127 are on WCC sites).**

Windfall Allowance	910	Comments	Affordable Housing
Annual provision assumed 2017 - 2031	65	All from existing housing/commercial	The 40% policy requirement applies to all windfall sites (if achieved this would deliver 364 affordable dwellings)
Annual average over Plan period 2011 - 2031	46		
Annual provision achieved 2007-2012	118	Mainly during recession	
Allowance made for development of gardens, open space and changes of use	0	These sources will contribute	

Conclusion: The windfall allowance is based on a study of past sources of development and the likely future availability of sites (*'Assessment of Windfall Trends & Potential in Winchester'*). It makes no allowance for the development of back gardens, open spaces or changes of use, and assumes a much lower rate than achieved in recent (recessionary) years. The projection starts

from 2017 to avoid any double-counting with existing consents. **High prospect of delivery of at least 910 of which up to 364 may be affordable units.**

Total of all sources	Plan (4000 req)	High Prospect	Comments	Affordable Housing
Completions 2011-13	105	105	Increasing since 2013	
Permissions at 31.3.13	3130	2900	Some completed or u/c	992
Permissions since 1.4.13	48	50	Continuing to increase	30
SHLAA sites	420	334	Will be reviewed/updated	213 (160 WCC sites)
Planning Frameworks	135	135	Cautious estimate	136 (127 WCC sites)
Windfall allowance	910	910	Cautious allowance	364 (if 40% achieved)
Total	4748	4434	Well over 4000 with high delivery prospect	1735 + financial contributions - if 40% achieved on all sites not already permitted (1297 only including WCC sites not already permitted)