

Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A8	Response to the Government's White Paper on Planning Reform - "Planning for the Future"	<ol style="list-style-type: none"> 1. That the Council's response and submission to the Government White Paper 'Planning for the Future' consultation issued by the Ministry of Housing, Communities and Local Government be approved, as set out in Appendix 1 of report CAB3262. 2. That the City Council explore in principle working as a pilot authority with central government to develop a new-style local plan for Winchester City Council. 3. That the City Council 	<p>The Ministry of Housing, Communities and Local Government is consulting on a White Paper entitled 'Planning for the Future', which proposes major changes to the planning system both in relation to the way Local Plans are made, and their format, and how development management operates .</p> <p>The Government proposes a 'new vision' for the planning system to unlock growth and opportunity, encourage beautiful new places, support town and city centres and the revitalisation of existing buildings, as well as supporting new development.</p>	<p>This is a response to a government consultation on the White Paper and the content of any response is a matter for Cabinet based on its judgement. Given the scale and impact of the changes that are being put forward, a draft response has been prepared for Cabinet to decide whether it wishes to make these comments or submit alternative representations. An alternative option would be for the Council not to comment on the White Paper, but this is not recommended as it would forgo an opportunity to try to influence important proposals for change.</p>
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Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>seek a meeting with the Ministry of Housing Communities and Local Government with a view to seeking clarification about how the City Council can progress a local plan bearing in mind the significant increase in housing numbers that are proposed in the government's consultation document.</p> <p>4. That delegated authority be awarded to the Strategic Planning Manager in consultation with the Cabinet Member for Built Environment and Wellbeing to make minor and typographical updates to the consultation response in Appendix 1.</p>	<p>It is looking to deliver a more responsive and streamlined system appropriate for the 21st Century with an interactive digital open data approach that is intended to make planning services more efficient, inclusive and consistent in terms of decision making.</p> <p>The purpose of report CAB3262 is to summarise the key proposals in the White Paper and to recommend the Council's formal response to this consultation document.</p> <p>A number of the proposed reforms are considered sensible and logical improvements to create a modern and more efficient planning system but there are a number of areas which</p>	

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
			<p>lack detail, making an informed comment difficult, and others where serious concerns exist about how the new system would operate in practice and whether it would deliver the Government's intended outcomes. These are explained in the report and reflected in the response recommended to the consultation.</p>	
<p>A9</p>	<p>Community Infrastructure Levy (CIL) Spending Programme Update</p>	<ol style="list-style-type: none"> 1. That the updated three year rolling CIL spending programme be approved as set out in Appendix A to report CAB3257. 2. That the allocation of £365,000 from Winchester City Council CIL income receipts be approved as set out in Section 12 of report CAB3257 and approve 	<p>The purpose of report CAB3257 is for Cabinet to agree the Community Infrastructure Levy funding programme including those community requests for funding received between 1st January 2020 and 31st March 2020 which the Informal Panel recommend should be included within the programme. An update is also provided on the</p>	<p>The development of a CIL spending programme accords with the protocol agreed previously by Cabinet (CAB3071) and therefore it was not necessary for other options to be considered.█</p>

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>it's expenditure under Financial Procedure Rule 7.4. This includes the allocation of funding for the eight community led projects recommended by the Informal Panel, subject to any conditions stipulated and included in Appendix A to the report. This includes the following specific projects:</p> <ul style="list-style-type: none"> 2.1 Badger Farm Community Centre – Kitchen upgrade 2.2 Colden Common, St Vigor Way Playground – Outdoor gym equipment 2.3 Colden Common Recreation Ground – Pavilion upgrade 2.4 Denmead, George 	<p>progress of existing schemes along with any corresponding changes to the Community Infrastructure Levy (CIL) programme.</p> <p>The bids which are approved by Cabinet will become part of the three year rolling programme of schemes, wholly or partly funded by CIL, in line with the protocol agreed in September 2018 (CAB3071 refers)</p> <p>The report also highlights the funding position in relation to the CIL funded community schemes for which £1m was originally set aside.</p>	

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>V Playing Fields – Multi use games area</p> <p>2.5 Headbourne Worthy St Swithun’s Church – New car park</p> <p>2.6 New Alresford – West Street pedestrian improvements</p> <p>2.7 Wonston, Gratton Close – Pavilion extension</p> <p>2.8 Shawford Railway Station – Community hub café and meeting rooms</p> <p>3. That an additional £49,000 be allocated from the Winchester City Council CIL income receipts to bring the total 2020/21 community</p>		

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>budget to £414,000.</p> <p>4. That a capital budget and expenditure of £50,000 be approved to be funded from the Winchester City Council CIL receipts for the provision of the Wayfinding signs recommended by the Informal Panel and included in Appendix A to report CAB3257.</p> <p>5. That the capital budget and expenditure of £50,000 from the Winchester City Council CIL receipts be approved for the provision of footpath and cycle link in association with development at Bishops Waltham, previously considered by Cabinet</p>		

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>on 17th September 2017 (CAB2962)</p> <p>6. That an additional budget of £250,000 funded from unallocated CIL receipts be approved to allow the Community Bidding process to continue for a further year and to support a third tranche of bids in 2021.</p> <p>7. That a report be brought to Cabinet early in 2021 reviewing options for the allocation of currently unallocated CIL funds. These may be used potentially to carry out Council infrastructure improvements relating to implementation of the Council Plan and other strategies, projects and opportunity to support</p>		

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>the response to the Covid 19 public health emergency in relation to enhanced facilities. Also how this money could support public realm investment as part of the Central Winchester Regeneration project, City of Winchester Movement Strategy as well as wider infrastructure investment in the city and across the district in the coming years.</p> <p>8. That the Corporate Head of Regulatory writes to Hampshire County Council seeking clarity regarding the timing of delivery for the highway schemes at Durley, Otterbourne, Twyford and Upham which are</p>		

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		included in the CIL Spending programme as set out in Appendix A of report CAB3257.		
A10	Vaultex site - Creation of a decked park and ride car park (less exempt appendix)	<ol style="list-style-type: none"> 1. That capital expenditure as set out in Exempt Appendix 2 of report CAB3263 be approved. 2. That a supplementary estimate of up to £153,000, funded by prudential borrowing be approved, to enable installation of a green wall if feasible and practical to install at the car park. 3. That Willmott Dixon be appointed to progress the construction of the decked car park based on the Feasibility Study through the 	The Council has been awarded £5,647,676 (£5.65m) in grant funding from the Enterprise M3 Local Enterprise Partnership (EM3 LEP); through the Getting Building Fund, to deliver a decked Park and Ride (P&R) car park at the former Vaultex site. The funding agreement requires a completion of works by the end of January 2022; these are challenging but achievable timescales. On the 18 th August 2020 Cabinet (CAB3258) approved the use of the Procurement Hub Major Projects Framework (MPF) to progress a feasibility study with Willmott	The LEP funding allocation specifies the delivery of a decked car park as set out in this report, as such no other options have been considered at this stage.

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>preconstruction and construction stages to completion.</p> <p>4. That authority be delegated to the Strategic Director Place and Service Lead Legal to negotiate and enter into preconstruction services and delivery agreements with Willmott Dixon which include a requirement for Willmott Dixon to appoint the Principal Designer; and to enter into any associated agreements such as leases, wayleaves, grant agreement as required to progress the decked car park.</p> <p>5. That Willmott Dixon submit a full planning</p>	<p>Dixon and use of the MPF to procure Willmott Dixon as the design and build contractor for the project.</p> <p>A financial appraisal of the estimated impact on the council’s budget has been undertaken and this paper seeks authority to incur expenditure and to progress the project with Willmott Dixon using the MPF.</p> <p>This project will support the Council’s economic and sustainability objectives as well as continued regeneration of the local area.</p>	

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>application and undertake consultation supported by Council officers prior to such submission in accordance with statutory requirements and the parameters set out in report CAB3263 at paragraphs 6.1 and 6.2.</p>		
A11	The Goods Shed, Barfield Close	<ol style="list-style-type: none"> 1. That the principle of retention of the Former Goods Shed site as a Council asset be agreed. 2. That the site be redeveloped for small business and employment use subject to final decision following development appraisal. 3. That a budget of £20,000 be approved, funded by the property reserve, to 	<p>This asset is currently under-utilised and has latent financial and economic value. This report identifies four options that have been considered including disposal and direct development by WCC.</p> <p>Cabinet approval is sought to progress the project to the next stage, to include appropriate funding.</p>	<p>The options considered and rejected are as follows :</p> <p>Option 1 – Redevelopment of the Goods Shed site for affordable housing.</p> <p>Architects were instructed to carry out an initial feasibility study and massing plan to show how many residential units could be accommodated on the site. This initial exercise looked at three options:</p>

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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		<p>commission architectural drawings, a priced building specification and a detailed development appraisal as a precursor to submitting a detailed planning application.</p> <p>4. That a future Cabinet meeting consider the outcome of the proposed detailed development appraisal and a business case supporting the Council's direct development of this site.</p>		<p>1. Retaining the existing Goods Shed façade and creating three blocks of residential, providing 68 units (1 & 2 beds)</p> <p>2. Creating two large blocks of residential creating 84 units (1 & 2 bed flats)</p> <p>3. Convert the Goods Shed and build two blocks of flats providing 56 units (1 & 2 beds)</p> <p>Whilst there is significant social value in the housing development of this site, it was considered that as it is an existing employment site it was more important to the wider community to retain the exiting use.</p> <p>Option 2 – Freehold Sale of the whole site</p>
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Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
				<p>Residential land sales in Winnall have in recent years produced values in excess of £1m per acre. This suggests that a capital receipt of approximately £1m could be generated from a straightforward disposal of the Goods Shed site for residential development.</p> <p>A commercial owner occupier may offer in excess of £1m for this site but this market is currently uncertain.</p> <p>Option 3 – Rent the whole site out to one tenant.</p> <p>The site could be let to a single tenant for open and covered storage albeit the Goods Shed building is in a poor condition. This will mean the tenant is responsible for business</p>

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
				<p>rates and the council receives a market rent in the region of £35,000 pa, whilst only incurring minimal capital expenditure in preparing the site for marketing. This is considered a sub-optimal solution that does not enhance the asset or add much to the local area.</p> <p>Option 4 – Do nothing for the time being</p> <p>The last option is to do nothing for the time being and continue receiving the rent from Freeborn Garages of £7,776 pa for the storage of new cars. The current direct cost to the council at present is the business rates of £26,643 pa.</p> <p>The site does not take any management time at present</p>

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
				and there is no outstanding loan on the site which makes the holding costs minimal. Doing nothing is an option but one which may be seen as demonstrating a lack of ambition to maximise the value and use of a long held council asset.
A12	Bar End Depot Site Future	<ol style="list-style-type: none"> 1. That the marketing of the Bar End Depot site for disposal at best consideration be approved. 2. That the planning guidance note for the site be approved. 3. That authority be delegated to the Strategic Director of Place, in consultation with the Cabinet Member for Housing and Asset 	<p>The old Bar End Depot site (“the site”) is currently being used as a construction depot by Wilmot Dixon Construction for the build of the new leisure centre. Once the centre has been completed the site will become vacant and surplus to requirements. Report CAB3268 seeks Cabinet approval to begin the marketing of that site for sale, and the subsequent negotiation of a disposal to a</p>	<p>Hold as a surplus site, do not develop but let “as is”. The site would remain in its current unattractive state and have significant revenue costs in terms of upkeep, maintenance, tenant management and security. It would not progress the implementation of the Design Framework.</p> <p>WCC to design, develop and let the site and retain within the investment portfolio. This would require significant</p>

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>Management to take all appropriate action to initiate and complete the marketing of the Bar End Depot site with appropriate draft contractual terms, to evaluate the bids received, and to make recommendation for final disposal to a future cabinet for decision.</p> <p>4. That a budget of £20,000 for associated marketing, site survey and S123 valuation expenses be approved.</p> <p>5. That a budget of £10,000 for development appraisal valuations to better inform potential site value and the target market of developers be approved.</p>	<p>suitable purchaser.</p> <p>The Council’s Medium Term Financial Strategy has assumed that the site will be sold and a capital receipt realised during 2022/23. The report therefore sets out a proposal for marketing the site following expert advice due to the current uncertain economic situation.</p>	<p>unbudgeted revenue and capital resources, as well as staff time. This is not considered appropriate use of the council’s resources bearing in mind other council priorities and financial constraints. Highway planning and Design Framework constraints do not support commercial/industrial uses on the site. Were this not the case, an alternative option would be for the Council to directly develop the site for industrial warehousing and retain as an investment within the investment portfolio.</p>

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
A13	Creating a new Green Economic Development Strategy	<ol style="list-style-type: none"> 1. That an allocation of £45,000 be made from the Climate Emergency Programme budget to cover the cost of the consultancy appointment. 2. That authority be delegated to the Corporate Head of Engagement to procure, select and award a contract to a suitable consultant in collaboration with the Cabinet Member for Local Economy and in compliance with the city council's contract procedure rules. 3. That authority be delegated to the Service Lead legal to negotiate, prepare and enter into a 	<p>Report CAB3265 sets out a new approach to creating a new Green Economic Development Strategy for the next ten years.</p> <p>This is a critical time for the council to develop a new strategy that clearly states its intention to transition to a greener, low/zero carbon and economy. The strategy reflect the council's climate emergency declaration and its ambition for Winchester District to be carbon neutral by 2030.</p> <p>The new Green Economic Development Strategy will give insight into the scale of the task needed and provide a road map of practical steps to transition to a greener, inclusive and more technologically driven,</p>	

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
		<p>consultancy contract with the successful consultant.</p>	<p>creative economy. An economy where our existing businesses can grow sustainably; new businesses can be created and thrive, particularly those operating in the green growth sectors, and high quality job opportunities are provided for all demographics across the district.</p> <p>This change must be driven through a strategy that is based on up-dated economic evidence, insight and intelligence and which also reflects this pivotal moment to springboard from changes in business operations and lifestyle choices made in response to the impact of COVID-19.</p> <p>The strategy must build a consensus of support</p>	

Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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			<p>amongst residents, businesses, the not for profit and voluntary sector and partner stakeholders. This will demonstrate to inward investors that all key stakeholders are aligned and working together toward achieving a common set of goals.</p> <p>This new strategy requires the commissioning of external consultancy support to:</p> <ul style="list-style-type: none"> • Offer an impartial approach to best deliver a fully engaged, collaborative, partnership led, joint stakeholder owned strategy. • Provide insight into what a green, 	
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Winchester City Council Council – Decisions taken by the Cabinet on Wednesday, 21 October 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
			<p>sustainable economy could look like for the Winchester District – identifying what the district has to offer, what action needs to be taken and how best to differentiate ourselves,</p> <ul style="list-style-type: none"> • Bring expertise, best practice and learning from others to ensure that Winchester District is well placed alongside its' competitors to become a green, sustainable economy. <p>A draft specification for the work has been produced, the resources identified and the report makes the business case for a request for budget to deliver the commission.</p>	