

Decisions taken by the Cabinet on Wednesday, 20 October 2021

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

A8	Winchester District Green Economic Development Strategy	<ol style="list-style-type: none"> 1. That the ten year Winchester District Green Economic Development Strategy framework (GEDS) be adopted. 2. That authority be delegated to the Corporate Head of Economy & Community to prepare a detailed action plan to respond to the scenarios, themes and outcomes outlined in the 10 year Winchester District Green Economic Development Strategy Framework which will be developed in partnership with internal and external stakeholders. 	<p>Report CAB3319 summarises the work that has been undertaken in developing the next ten year Winchester District Green Economic Development Strategy.</p> <p>The strategy, see Appendix 1, sets out a framework and overall direction to influence the development of the district's economy over the next ten years, including its role in enabling the commitment to being carbon neutral by 2030. It supports a green recovery from the Covid-19 pandemic and will present a compelling proposition of Winchester district as carbon neutral,</p>	<p>Do nothing: The production of a Green Economic Development Strategy is a discretionary function and the council could opt not to publish a new strategy. This option was rejected due to the important role such a strategy plays in demonstrating the council's leadership to its communities on the future growth of the district, the need to shift to a green, sustainable economy and the nature of the economic opportunities and benefits it seeks to develop through supporting a vibrant local economy.</p>
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			<p>sustainable place in which to live, work, study and visit.</p> <p>The strategy is underpinned by a comprehensive evidence base, see appendix 2, and extensive programme of stakeholder engagement. It builds on our existing sector and business and skills strengths, using them to springboard to a greener, more technologically driven, creative economy. It recognises that growth must be shared by all, reducing inequalities with high quality job opportunities for all demographics across the district.</p> <p>This Green Economic Development Strategy (GEDS) provides a framework of scenarios, themes and outcomes</p>	

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			forming the foundation from which the city council and stakeholders can work collectively to co-create a shared plan of short, medium and long term actions, supported by a robust and measurable programme of implementation. The strategy proposes a range of indicative and longer term actions that will be considered, refined, adapted or changed as the next stage of engagement on action and resource planning is undertaken.	
A9	Air Quality Supplementary Planning Document (SPD)	That the revised Air Quality Supplementary Planning Document (AQ SPD) be adopted, as set out in Appendix A of CAB3311.	Report CAB3311 seeks Cabinet approval to adopt the Air Quality Supplementary Planning Document (AQ SPD), which is one of the core measures set down within the Council's Air Quality Action Plan,	The option of working with other Local Authorities to adopt a sub-regional AQ SPD was explored but was not pursued after jurisdictional differences stalled the process of delivery.

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			<p>approved on the 26th April 2017 CAB2906 and is designed to improve air quality in the air quality management area of the city</p> <p>The draft AQ SPD, as set out in CAB3279, has been subject to public consultation between February and April this year, and in light of the comments received, it is proposed to amend the document prior to adoption as set out in this report.</p> <p>The AQ SPD as recommended will supplement the policies in the Local Plan which are currently used to determine planning applications and, in particular, policies WIN2 and DM19 which deal with air quality.</p>	<p>The only other option is not to adopt an AQ SPD, but this action was proposed in the AQAP, and failing to deliver it would not support the council's commitment to improving air quality for the residents of Winchester.</p>

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			<p>In addition to seeking to mitigate air pollution impacts, this AQ SPD will have the added benefits of helping to reduce carbon emissions thereby assisting Winchester City Council in delivering a carbon neutral district by 2030.</p>	
A10	General Fund Budget Options & Medium Term Financial Strategy	<ol style="list-style-type: none"> 1. That the projections set out in Appendix A to report CAB3318 which delivers a balanced budget for 2022/23 be noted and the proposal that £1.0m of Transitional Reserve be used if required to address the forecast deficit for 2023/24 be supported. 2. That the Medium Term Financial Strategy be approved, as set out in sections 17-22 of report 	<p>Report CAB3318 sets out options for the 2022/23 budget, including anticipated changes and budget proposals. The report also includes the Medium Term Financial Strategy which sets out the Council’s strategic approach to the use and management of its financial resources.</p> <p>Projections indicate a balanced budget for 2022/23. A £1.0m deficit forecast for 2023/24 can be covered by</p>	<p>Scope for additional savings in 22/23 to reduce the use of reserves does exist but would have a direct impact on service levels and service quality. With the uncertainty that exists regarding future funding, the recommended balance between savings and use of reserves to achieve a balanced budget is considered reasonable.</p>

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		<p>CAB3318.</p> <p>3. That one off provision of £200k be included in the 2021/22 budget, funded by the forecast surplus for the year, to provide additional short term capacity and support for teams experiencing additional demands on core services.</p> <p>4. That “one off” provision of £1m be approved to provide funding for additional project delivery resources to support regeneration work in the district, with £400k funded from the forecast surplus for 2021/22 and the remaining £600k from the Transitional reserve.</p>	<p>the existing Transitional Reserve to ensure the Council can maintain a balance budget through to March 2024. However, projections indicate the potential for significant longer term deficits, subject to Government funding announcements. It is proposed that a strategic service review is completed by March 2023 to identify how the longer term deficits can be addressed.</p>	

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		<p>5. Approve a contribution of £75k, (subject to agreement of grant terms and conditions and funded from the Grants reserve), to the Hampshire Cultural Trust towards the development of an Anglo-Saxon experience attraction in the city in 2022, in recognition of the positive impact this initiative will have in supporting high street recovery and visitor numbers to the city.</p> <p>6. That the proposal to spend £300k of the Tranche 5 Covid grant fund to upgrade the Council’s IT desktop infrastructure to support “agile/flexible working” proposals be approved.</p>		

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		<p>7. That a detailed report be prepared on the basis of an average 3% increase in fees and charges (other than parking and garden waste subscriptions) and brought to the next Cabinet meeting for determination.</p> <p>8. That a £10 discount to garden waste subscriptions for residents in receipt of Council tax reduction be approved.</p> <p>9. That a detailed budget be prepared for consideration by Council in February 2022 based on the above assumptions, final spending review</p>		

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		<p>announcements and including the following options:</p> <ul style="list-style-type: none"> a. That there will be no increases to off-street parking charges Winchester's central AQMA parking zone. Detailed proposals for the central Air Quality Management zone will be brought forward at a later date; b. That no increase is made to Green Waste collection subscriptions for the 2021/22 financial year; 		

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		<p>c. That other fees and charges be subject to recommendation 7 above;</p> <p>d. That, subject to referendum limits, Council tax be subject to an overall combined town and district £5 increase for 2022/23 (approx. 2.97%) and that Cabinet indicate whether consideration should be given to a lower district charge.</p>		
A11	Goods Shed site in Barfield Close, Winchester	1. That the proposal to refurbish the Goods Shed, Barfield Close,	The former Goods Shed site in Barfield Close, Winchester is suitable for a mixed B1	Early on this site was considered as a housing site with a high level feasibility

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		<p>Winchester to create three self-contained office units and to develop a terrace of adjacent small industrial / workshop units be approved</p> <p>2. That the Corporate Head of Asset Management be authorised to prepare and submit a detailed planning application for the proposed scheme.</p> <p>3. That the Corporate Head of Asset Management be authorised to incur capital expenditure of pre-construction costs up to £95,000 and that this work proceeds at a financial risk to the Council.</p> <p>4. That, subject to securing</p>	<p>and B8 development having been a commercial site since Victorian times. This report identifies the work undertaken by the team of officers and consultants to facilitate such a development, outlines the scope of the proposed works and details the estimated cost. The report seeks approval to prepare and submit a detailed planning application.</p> <p>The proposal is to convert the former goods shed building into three self-contained office units and develop a terrace of adjacent small industrial / workshop units.</p>	<p>study carried out identifying the potential for approximately 45 flats. Although there is significant demand for housing this paper proposes a commercial use in order to support the business community and help encourage the growth of new firms who will hopefully become the employers of tomorrow within the city.</p> <p>Due to the sites location next to the councils waste contractors depot and because of its long standing use as an industrial site it was felt that it should remain in commercial use to help the city's economic prosperity.</p>

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		<p>planning approval, the Corporate Head of Asset Management be authorised to invite tenders to undertake the proposed works.</p> <p>5. That a Final Business Case report is brought to Members after tenders are evaluated and the final tender price is known, to agree whether to proceed with the scheme and to award the contract to the preferred bidder.</p>		
A12	Proposed Article 4 direction for Chalk Ridge, Winchester	<p>1. That the Service Lead: Legal be authorised to make a non-immediate Direction under the provisions of Article 4(1) of the Town and Country Planning (General Permitted Development)</p>	<p>The purpose of report CAB3313 is to consider whether an Article 4 Direction should be introduced in Chalk Ridge to remove permitted development rights which allow the change of use of a dwelling house to a</p>	<p>The council could make an immediate direction (removing permitted development rights as soon as the direction is made) however this would expose the council to the financial risk of compensation as</p>

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		<p>(England) 2015 to remove permitted development rights under Class L, of Schedule 2, Part 3 (development consisting of a change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Class Order, to a use falling within Class C4 (houses in multiple occupation).</p> <p>2. That the Service Lead: Built Environment and the Service Lead: Legal be authorised to consider any objections received after the Direction is made and publicised and to confirm the Direction.</p>	<p>house in multiple occupation (HMO).</p> <p>Local residents and Ward Members have expressed concern about the increasing number of HMOs in Chalk Ridge and the effect this is having on the neighbourhood with the loss of housing that is suitable for families. There are 38 houses in Chalk Ridge and to date 5 of them have been converted to HMOs. This equates to just over 13% with another house currently being converted to a HMO, which would bring the total to 15.79%. There is potential for more family homes in the road to be changed in this way.</p> <p>Policy WIN9 of the adopted Local Plan deals specifically with HMOs and explains that</p>	<p>explained in the risk section above. This risk would not be justified hence this approach is not recommended.</p> <p>The council could decide not to make an Article 4 Direction for Chalk Ridge, allowing owners to freely exercise permitted development rights to convert dwelling houses into HMOs. However as noted in this report, this could lead to an imbalance in the housing stock and this approach is not therefore recommended.</p>

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			<p>the council will introduce Article 4 Directions in neighbourhoods in order to retain a balanced housing stock and avoid over concentration of HMOs in an area.</p> <p>Given the increase of HMOs in Chalk Ridge, and the impact this is having on the mix of housing in the street, a non-immediate Article 4 Direction (effective twelve months after it is made) would be appropriate and is therefore recommended.</p>	