

CABINET**Wednesday, 20 June 2018**

Attendance:

| | |
|----------------------------------|--|
| Councillor Horrill (Chairman) | – The Leader with Portfolio for Housing |
| Councillor Humby (Vice-Chair) | – Portfolio Holder for Business Partnerships |
| Councillor Ashton | – Portfolio Holder for Finance |
| Councillor Brook | – Portfolio Holder for Built Environment |
| Councillor Godfrey | – Portfolio Holder for Professional Services |
| Councillor Griffiths | – Portfolio Holder for Health & Wellbeing |
| Councillor Miller | – Portfolio Holder for Estates |
| Councillor Warwick | – Portfolio Holder for Environment |

Others in attendance who addressed the meeting:

Councillors

Apologies for Absent:

Councillors

10. **APOLOGIES**11. **MEMBERSHIP OF CABINET COMMITTEES ETC.**

RESOLVED:

1. That for the Cabinet (Local Plan) Committee, Councillor Weston be a non-voting invited member.
2. That for the Kings Barton Forum, Councillor Rutter replace Councillor Porter as the Winchester City Council deputy member.

12. **DISCLOSURE OF INTERESTS**13. **TO NOTE ANY REQUEST FROM COUNCILLORS TO MAKE REPRESENTATIONS ON AN AGENDA ITEM UNDER COUNCIL PROCEDURE RULE 35**14. **MINUTES OF THE PREVIOUS MEETING HELD ON 17 MAY 2018 AND SPECIAL MEETING HELD 6 JUNE 2018, LESS EXEMPT MINUTE.**

RESOLVED:

That the minutes of the previous meeting held on 17 May 2018 and Special Meeting held 6 June 2018, less exempt minute, be approved and adopted.

15. **PUBLIC PARTICIPATION**

Two members of the public and/or representatives of local interest groups spoke regarding various matters on the agenda and their comments are summarised under the relevant minutes below.

16. **LEADER AND PORTFOLIO HOLDERS' ANNOUNCEMENTS**

Councillor Warwick made the following announcements as summarised below:

- The launch of the 'Walking Winchester' map, which was free and available from the Tourist Information Centre as well as from other BID premises. The map was one of the outcomes of the Council's 'Feet First' campaign in 2016 and the Walking Strategy.
- Thursday 21 June was 'Clean Air Day' and the Council's Traffic Enforcement Officers were to handout 'No idling' leaflets (designed by St Bede's school pupils) to drivers. The Council was also investigating the installation of electric vehicle charging points at additional car parks and also for taxis. Winchester Car Club now had an electric car as part of its fleet.
- Production of the Council's Pigeon Strategy had required close working with the Winchester BID with regard to the identification of food sources and also to develop a programme of extensive cleaning. The Buttercross was now to have a regime of regular cleaning using specialist techniques approved by English Heritage.

17. **CENTRAL WINCHESTER REGENERATION - ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENT**

Councillor Horrill introduced the Report. In summary, the process over the previous 18 months in drafting the Supplementary Planning Document (SPD) was explained. This had ensured that the SPD reflected the aspirations of stakeholders, residents and other interested parties. Councillor Horrill thanked the Project Team for their hard work during this period, developing the document and hosting various and extensive engagement exercises. Councillor Horrill drew attention to the Public Realm and Framework Plan which was part of the SPD at Section 3 (page 27) and had been issued separately to Members.

During public participation, two members of the public and/or members of local interest groups spoke as summarised below.

Patrick Davies

- That the SPD now included various changes which had been made without explanation. The matters raised at The Overview and Scrutiny Committee should have also more specifically related to.
- Reference to the status of the Informal Policy Group (IPG) meeting on 7 June 2018 (as referred to in the Report's Recommendation 3) was queried as the

IPG had not been formally reappointed at the Cabinet meeting on 17 May 2018.

- Why was recent relevant case law not referenced at an earlier stage?
The Chairman thanked Mr Davies for his contribution. It was pointed out that the SPD, as set out, was inclusive of advice obtained from Counsel, having regard to recent relevant case law and actions appropriate to comments submitted during the extensive consultation exercises. This included that of The Overview and Scrutiny Committee.

Phill Gagg (WINACC)

- Consultation on the SPD had been undertaken very well and the document, which overall was good, was also full of good ideas. It should be taken forward into the Local Plan process. It was hoped that the final outcome was deliverable.
- WINACC welcomed the SPD's reference to a sustainability approach to development. It was appreciated that although there was some reference to walking and cycling, that the Movement Strategy would, in due course, build further on this.

At the invitation of the Chairman, Councillor Thompson addressed Cabinet as summarised below.

Councillor Thompson

- The public engagement throughout the SPD's development had been exemplary and should be used as model for future similar exercises.
- Although there were good principles within it, the SPD, overall, was disappointing as the aspirations etc within now appeared to have been 'watered down'. Was it to a sufficient standard to meet the challenges of the planning process?
- The report's recommendations made no reference to a commitment, about how the public were to be engaged with as part the next stages of the scheme's delivery. Recommendation 6 should specify that there should be a full programme of meetings arranged to consider the development framework plan.

The Chairman explained that the Cabinet (Central Winchester Regeneration) Committee was now the mechanism to take forward the scheme and would map out a programme at its first meeting. With regards to the SPD, although how some changes had been made to the document, the principles of the SPD had not been changed.

Cabinet Members welcomed the SPD. During discussion the Chairman referred to the retail needs assessment reports undertaken and that Winchester's lower than average vacancy rate (compared to the national average) was reflective of its successful retail environment which was inclusive of independent traders. With regard to archaeology, she also advised that the Cabinet (Central Winchester Regeneration) Committee would look at this important aspect and have regard to any other specific actions going forward.

The Chairman drew Cabinet's attention to some proposed further amendments to the updated draft SPD which were agreed. Appendix 2 in the October 2017

draft of the SPD had included some factual information on the history of Winchester. Therefore, original paragraphs A2.1.1 in Appendix 2 would be reinstated to this version. In addition, on page 21 the sentence at paragraph 3.1.4 in the October 2017 draft made reference to further guidance at paragraphs 3.4 to 3.9. This would be re-instated.

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

RESOLVED:

1. That the proposed amendments to the SPD, following the consultation exercise with the public, be supported.
 2. That the proposed amendments to the SPD following Overview and Scrutiny Committee on the 4 June 2018 at paragraphs 6.59 to 6.65, be supported.
 3. That the proposed amendments to the SPD following the Informal Policy Group meeting on the 7 June 2018 at paragraph 6.67 and 6.68, be supported.
 4. That the updated SPD be adopted as set out in appendix A, together with those amendments approved following The Overview and Scrutiny Committee on 4 June and Informal Policy Group on 7 June (and as set out above) , in accordance with the requirements of the Town & Country Planning (Local Planning) (England) Regulations 2012.
 5. That the Head of Programme for CWR be authorised to make minor factual changes and corrections to the SPD, in consultation with the Portfolio Holder, prior to the publication of the document.
 6. That it be noted that the Head of Programme for CWR is progressing further work on development viability, design and delivery options for the scheme and will bring a report to the Cabinet (Central Winchester Regeneration) Committee in due course.
18. **MINUTES OF THE CENTRAL WINCHESTER REGENERATION INFORMAL POLICY GROUP HELD 19 MARCH 2018**

Cabinet noted a correction to the minutes to include under Public Participation item a statement from Mr Marper (Hyde 900) as follows: "If archaeology is limited will it inform the look and form of the development."

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

RESOLVED:

That subject to the above correction, the minutes of the Winchester Regeneration Informal Policy Group be received (as attached as Appendix A to the minutes).

19. **MINUTES OF THE CENTRAL WINCHESTER REGENERATION INFORMAL POLICY GROUP HELD 14 MAY 2018**

Cabinet agreed to the following for the reasons outlined in the Report.

RESOLVED:

That the minutes of the Winchester Regeneration Informal Policy Group be received (as attached as Appendix B to the minutes).

20. **DISTRICT WIDE PLAYING PITCH STRATEGY**

Councillor Warwick introduced the Report and the Head of Landscape and Open spaces gave a presentation to Cabinet.

At the invitation of the Chairman, Councillor Porter addressed Cabinet as summarised below.

- The Strategy was of interest and relevance to all Members.
- Not all schools were able to undertake or fund sufficient maintenance of their playing fields so to be able to support extensive community use.
- The success of Parkrun should factor in how pitches are maintained when used for this purpose. For example, Winchester now had 400 participants.
- Was the Council able to influence Hampshire County Council with regard to the design of MUGA pitches (Multi Use Games Areas) at schools?
- Informal kick-about pitches should be factored into the Strategy.
- The South Down National Park's 'dark skies' policy should be carefully considered as floodlighting was necessary at pitches if are to be used after 1630 during the winter months.
- Some existing pitches required investment to bring to sufficient standard. It was also a fact that the cost of provision was more than the revenue achieved from leasing facilities. The Strategy, therefore, should look to maximise potential funding streams.

Cabinet members welcomed the Strategy and noted that it accorded with the Council's wider Health and Well-being Strategy. The Strategy aspired to the future use of pitches and facilities (as well as existing) and therefore the ambitions of local sports clubs had been sought. As a consequence of this work and particularly from engaging with the 'Winchester Flyers' woman's football team, the Garrison Ground was to benefit from various improvements including to drainage and ancillary facilities.

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

RESOLVED:

1. That the Winchester District Playing Pitch Strategy and Action Plan 2031 to 2031 be adopted.
2. That the Head of Landscape and Open Spaces in consultation with the Portfolio Holder for Environment be authorised to make any incidental textual amendment's or corrections before publication.

21. **UNIVERSAL CREDIT FULL SERVICE ROLL-OUT - UPDATE AND IMPLICATIONS**

Councillor Godfrey introduced the Report and emphasised the importance of the Council proactively communicating and engaging with claimants with regard to the changes and also promoting the targeted support that the Council was able to be provide.

At the invitation of the Chairman, Councillor Porter addressed Cabinet as summarised below.

- Whilst welcoming the All Member Briefing on 5 July on the changes, ideally this could have taken place at an earlier date.
- Discretionary Housing Payments were very important to help ensure that tenants who may be in financial difficulty kept on top of their rent payments.
- The support offered by the Council's Money and Benefits advisor and also Citizens Advice Bureau was welcomed.

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

RESOLVED:

1. That measures being put in place to prepare for the roll out of Universal Credit in the Winchester area from July, as set out in paragraph 17 of the report, be supported.
2. That the £9,600 of Personal Budgeting Advice and Digital Support Advice grants received from the Department of Work and Pensions be used to commission additional support services to supplement the work of Council teams.
3. That the results of the "First Project" trial as detailed in the Appendix be noted, that a package of targeted support options be established and promoted but the option of offering managed "pre-paid" cards to City Council tenants not be pursued at this stage

22. **BISHOPS WALTHAM DEPOT - NEW BUILD INDUSTRIAL UNITS (LESS EXEMPT APPENDICES)**

Councillor Miller introduced the report and Cabinet were in agreement that the proposals represented a good opportunity to provide investment in modern business space in the rural area and southern parishes.

The Chairman drew attention that the proposal was subject to a supplementary capital estimate that required approval by full Council.

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

RESOLVED:

1. That subject to the approval of the Supplementary Budget by Council the proposals for the development described in the report are agreed and that:
 - a) the supplementary capital estimate detailed in Appendix C be approved; and
 - b) the supplementary revenue budget of £16,000 for marketing as detailed in Appendix C be approved.
2. Following the receipt of the final lease offers for the properties, if more than three offers are received, the Corporate Head of Asset Management in consultation with the Deputy Leader and Portfolio Holder for the Economy, Corporate Head of Engagement and the Strategic Director (Resources) be authorised to determine, taking into account the criteria detailed in paragraph 14.9 of this report, which are the most appropriate tenants for the development.
3. That prior to the commencement of construction works, agreements for lease be entered into with the prospective tenants on terms to be settled by the Corporate Head of Asset Management, in consultation with the Corporate Head of Resources.
4. The Corporate Head of Asset Management be authorised to submit a planning application for the proposals and any other applications for works requiring statutory consent.
5. Subject to project approval and satisfactory offers being received for the units:
 - a) In order to develop the concept design for the proposed development, a direction be made under the Contract Procedure Rule 3.1 to authorise the Corporate Head of Asset Management to appoint OB Architecture to continue as Project Architects and Scott White Hookins as Structural Engineers ;
 - b) The building works to be managed under a Construction Management process with the Construction Manager, Project

Manger, Health and Safety advisors, Cost Consultant, Mechanical and Electrical Engineer and other professional consultants and package contractors being appointed in accordance with Contract Procedure Rule 9.2 (obtaining quotations/tenders);

- c) The Corporate Head of Asset Management be authorised to accept such quotes and, following their assessment by the Quantity Surveyor tenders received for the works, subject to the tenderers ability to complete the works in the required timescales.
- d) Subject to the agreement of the budget by Council, authority be given under Financial Procedure Rule 6.4 to incur the capital expenditure referred to in Appendix C.
- e) That if requested to do so by the tenant(s), the Council to undertake the fitting out works as part of the Construction Management process at the direct cost and expense of the tenant(s). Where the tenants opt to rentalise the works delegated authority is sought for the Strategic Director (Resources) to approve additional capital budget and expenditure of up to £250,000 where it is financially beneficial to the Council to do so.

RECOMMENDED:

THAT THE SUPPLEMENTARY CAPITAL ESTIMATE REFERRED TO IN THE REPORT BE APPROVED.

23. TO NOTE THE FUTURE ITEMS FOR CONSIDERATION BY CABINET AS SHOWN ON THE JULY 2018 FORWARD PLAN.

RESOLVED:

That the list of future items, as set out in the Forward Plan for July 2017, be noted.

24. EXEMPT BUSINESS: TO CONSIDER WHETHER IN ALL THE CIRCUMSTANCES OF THE CASE THE PUBLIC INTEREST IN MAINTAINING THE EXEMPTION OUTWEIGHS THE PUBLIC INTEREST IN DISCLOSING THE INFORMATION.

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> |
|----------------------|--|---|
| ## | Exempt Minute of previous special meeting held on 6 June 2018 |) Information relating to the financial or business affairs of any particular person (including the authority holding that information). (Para 3 Schedule 12A refers) |
| ## | Bishops Waltham Depot – New Build Industrial Units (exempt appendices) |) |

25. **EXEMPT MINUTE OF THE PREVIOUS SPECIAL MEETING HELD ON 6 JUNE 2018**

RESOLVED:

That the exempt minute of the previous meeting held 6 June 2018, be approved and adopted

26. **BISHOPS WALTHAM DEPOT - NEW BUILD INDUSTRIAL UNITS (EXEMPT APPENDICES)**

RESOLVED:

That the content of Exempt Appendix B and C to Report CAB3048 be noted.

The meeting commenced at Time Not Specified and concluded at Time Not Specified

Chairman