



<b>Meeting</b>	Council
<b>Date and Time</b>	Wednesday, 27th June, 2018 at 7.00 pm.
<b>Venue</b>	King Alfred Conference Chamber, Guildhall, Winchester

NOTICE IS HEREBY GIVEN that an Ordinary Meeting of the Council will be held at 7.00 pm on Wednesday, 27th June, 2018 in the King Alfred Conference Chamber, Guildhall, Winchester and all Members of the Council are summoned to attend.

## **AGENDA**

### **PROCEDURAL ITEMS**

- 1. To confirm the Minutes of the Ordinary Meeting of the Council held on 22 February 2018 and the Annual Meeting held on 16 May 2018 (Pages 5 - 26)**
- 2. To receive any communications from the Mayor, Leader or Chief Executive.**
- 3. The making or termination of appointments to bodies set up by the Council.**
- 4. Disclosure of Interests**  
To receive any disclosure of interests from Members or Officers in matters to be discussed.  
*Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with the Council's Code of Conduct.*
- 5. To receive petitions (if any) under Council Procedure Rule 15.**
- 6. To answer questions (if any) under Council Procedure Rule 14.**



## BUSINESS ITEMS

7. To consider and determine the following Recommended Minutes: (Pages 27 - 54)

a) The Overview and Scrutiny Committee – 21 May 2018

**DRAFT ANNUAL SCRUTINY REPORT**

Recommended Minute – page 27

(Report OS201 refers)

b) Cabinet – 20 June 2018

**BISHOPS WALTHAM DEPOT – NEW BUILD INDUSTRIAL UNITS**

Recommended Minute - **to follow**

(Report CAB3048 refers – less Exempt Appendices B and C)

8. To consider Notice of Motion(s) (if any) under Council Procedure Rule 9

**(i) To be moved by Cllr Thompson:**

This Council notes:

- That a planning application has been submitted for the new leisure centre on June 14, 2018 – with a Statutory Expiry date before the next scheduled Full Council meeting
- That this application was submitted before councillors and local residents had been consulted on the detailed final design – and before local sports clubs had been given full access to detailed proposed plans for the scheme to check their practicality

This Council believes that:

- It should follow exemplary consultation practices, including detailed public and councillor consultation on its own planning applications before designs are agreed and submitted
- The proposed design has several design flaws that lie partly or wholly outside the scope of the planning process – but that need to be urgently addressed before construction starts – including:
  - o An impractical design of the main sports hall that does not meet the needs of local sport and recreation
  - o Poorly thought through access and parking arrangements – especially for residents in Highcliffe

This Council therefore:

- Reconfirms its commitment to a new leisure centre at Bar End
- Instructs the Council to bring forward a revised plan that addresses these concerns – and other critical design

concerns raised during public consultation and consultation with local sports clubs – to be submitted in sufficient time to minimise any delay to the planning and development process

**(ii) To be moved by Cllr Bell:**

Council notes that each member of Project Integra is being asked to agree the draft Project Integra Action Plan 2018-2021.

Council believes that, as drafted, the plan lacks ambition:

- (1) relying heavily on increasing capture of materials currently accepted for recycling;
- (2) failing to account for disincentives to use Household Waste Recycling Centres and incentives to flytip due to charging;
- (3) failing to give a clear commitment to doorstep recycling of an increased range of material including plastics widely recycled elsewhere; and
- (4) not articulating renewed national ambition on reducing unsustainable products such as single use plastic items through behaviour change.

Council therefore resolves not to support the Project Integra Action Plan 2018-2021 and ask the Project Integra Board to respond to the issues raised.

9. **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
  - (i) To pass a resolution 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 100 (I) and Schedule 12A to the Local Government Act 1972.
10. **To consider and determine the following Exempt Recommended Minutes:** (Pages 55 - 78)
  - a) Cabinet – 20 June 2018  
**BISHOPS WALTHAM DEPOT – NEW BUILD INDUSTRIAL UNITS**  
Recommended Minute – **to follow**  
(Report CAB3048 - Exempt Appendices B and C refer)

LAURA TAYLOR  
Chief Executive

19 June 2018

Agenda Contact: David Blakemore, Democratic Services Manager

Tel: 01962 848217 Email: [dblakemore@winchester.gov.uk](mailto:dblakemore@winchester.gov.uk)

**Quorum** = 12 members

**DISABLED ACCESS:**

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) to ensure that the necessary arrangements are in place.

## WINCHESTER CITY COUNCIL

At an Ordinary Meeting of the Council as held in the Guildhall, Winchester on 22 February 2018.

### Attendance:

Councillor McLean (The Mayor in the Chair) (P)

### Councillors:

Achwal (P)	Huxstep (P)
Ashton (P)	Izard (P)
Bell (P)	Jefferies (P)
Bentote (P)	Laming (P)
Berry (P)	Learney (P)
Brook (P)	Mather (P)
Burns (P)	Miller (P)
Byrnes (P)	Pearson (P)
Clear (P)	Porter (P)
Cook (P)	Prince (P)
Cutler (P)	Read (P)
Elks (P)	Ruffell (P)
Evans (P)	Rutter (P)
Gemmell (P)	Scott (P)
Godfrey (P)	Stallard (P)
Gottlieb (P)	Tait (P)
Green (P)	Thacker
Griffiths (P)	Thompson (P)
Hiscock (P)	Tod (P)
Horrill (P)	Warwick (P)
Humby (P)	Weir (P)
Hutchison (P)	Weston (P)

## 1. MINUTES

### RESOLVED:

That the minutes of the Ordinary Meeting of the Council held on 10 January 2018, be approved and adopted.

## 2. COMMUNICATIONS FROM THE MAYOR AND THE LEADER

The Mayor announced that he would be writing to congratulate Lizzy Yarnold MBE (who was a resident of Shedfield) for her recent success in winning an Olympic Gold in the Skeleton at the 2018 Winter Games.

The Mayor then referred to the annual Mayor's Awards event which was to be held on Wednesday 21 March at Winchester Science Centre involving presenter-led planetarium shows.

The Mayor then drew the Council's attention to his forthcoming Charities events. There was to be a talk in Abbey House on 28 February by Eric Berbeck (a member of the Royal Victoria Order) on his time on the Royal Yacht. Also in Abbey House, there was to be a Pie and Mash lunch on 25 March and wine tasting on 13 April.

The Mayor then reminded Members that his Mayor's Choice Private View was on Wednesday 28 February at 6pm in City Space, Winchester Discovery Centre.

The Leader announced that, today, Hampshire County Council had allocated £1million as a contribution towards the new sports and leisure facility at Bar End. This had been achieved through Winchester City Council's commitment to work in partnership to deliver a first class facility to help improve the health and wellbeing of residents.

The Leader then announced that Hampshire County Council had also agreed the following Motion at its full Council today.

'This Council urges district local authority partners in the County of Hampshire, and the unitary authorities of Portsmouth, Southampton and the Isle of Wight, to re-engage and return to the original prospectus for a Combined Authority for Hampshire and the Isle of Wight that we all agreed to in September 2015 together with the two LEPs and two National Parks, and re-submit to the Government with additional focus on the challenges of the economy, housing and health.'

As the Secretary of State intended to revive the devolution framework in the near future, the Leader therefore stated that the Council would engage with other local authorities to explore all options and report back to Members.

The Leader then announced that the Council had been shortlisted as Council of the Year 2018 by iESE (Improvement, Efficiency and Social Enterprise) as part of its Public Sector Transformation Awards 2018. This was with regard to the Council's entrepreneurial approach to how it delivered its services. The Leader was to attend the awards event on 6 March 2018 with the Chief Executive. The nomination was a fantastic achievement and a credit to the hard work of all staff.

3. **THE MAKING OR TERMINATION OF APPOINTMENTS TO BODIES SET UP BY THE COUNCIL**

RESOLVED:

That for the Audit Committee, Councillor Thacker be replaced by Councillor Weston.

4. **DISCLOSABLE PECUNIARY INTERESTS ETC**

There were no declarations from Members.

The Chief Executive reported that for agenda item 12 (g) Organisational Development Employee Strategy Phase 1 (Report PER130 refers), after firstly responding to any questions of Members on the report, she would join those other senior officers who had previously left the meeting for this item. This was because the Report referred to decisions related to the remuneration package of senior officers.

5. **PETITIONS**

- i. In accordance with Council Procedure Rule 15, a petition was submitted by Mrs Lynda Murphy with regard to kerbside glass recycling. The prayer of the petition was as set out on the meeting agenda.

At the invitation of the Mayor, Mrs Murphy introduced the petition and highlighted that unlike several of Winchester City Council's local authority neighbours, it did not currently have a kerbside glass recycling scheme. She set out that the petition had indicated that there was much support for such an initiative to be introduced and emphasised a number of points. Bottle banks in the area were often overflowing and elderly residents or those who did not drive were unable to reach these facilities. The University of Winchester had indicated that whilst students were keen to 'do the right thing' adequate facilities were required to allow them to do so. There was evidence that residents were adding glass to their general waste in the absence of a convenient alternative. WINACC reported on the successful capture of glass as recyclable material and that it was up to the Council to decide upon a means of collection. Finally, Mrs Murphy was pleased to hear that the Council was already looking to secure quotations for kerbside glass recycling to be added to the tendering of the new Environmental Services contract.

The Portfolio Holder for Environment (Councillor Warwick) responded to Mrs Murphy's presentation.

Councillor Warwick referred to the current good work of Hampshire County Council and Winchester City Council with regard to recycling.. She advised there were bottle banks at 90 locations across the district and the County Council also collected glass at its Household Waste Recycling Centres. Many supermarkets also offered recycling facilities.

Councillor Warwick advised that when the Council had previously surveyed customers in 2016 when researching the options for the Environmental Services contract, the introduction of kerbside glass collection was the most frequently requested service improvement. Therefore, with this in mind, over the next few months, an option of including a four weekly kerbside glass collection in the Environmental Services contract was to be explored. If the Council was to retender, it would include this in the tender options to commence in October 2019. If the existing contract was to be extended then

Cllr Warwick indicated it may be possible to introduce glass collection sooner but that work still had to be done on costings and practical arrangements.

Motion (1) Warwick (2) Horrill

‘That Mrs Lynda Murphy be thanked for her work in raising the issue of additional recycling services, and that in view of public support officers prepare a specification and implementation plan for a four-weekly kerbside glass collection to be included in the Council’s environmental services contract (in addition to the existing bring site arrangements) provided budget provision can be made at the appropriate time.’

During the debate which followed, Members acknowledged that the petition had come forward at an opportune time, when the Council was looking at options regarding the existing Environmental Services contract. The Motion was welcomed, although it was suggested that the possibility of fortnightly kerbside collection be also explored. A Member also requested that the possibility that retention of some ‘bring sites’ be considered.

Motion carried.

RESOLVED:

That Mrs Lynda Murphy be thanked for her work in raising the issue of additional recycling services, and that in view of public support officers prepare a specification and implementation plan for a four-weekly kerbside glass collection to be included in the Council’s environmental services contract (in addition to the existing bring site arrangements) provided budget provision can be made at the appropriate time.

- ii. In accordance with Council Procedure Rule 15, a petition was submitted by Mr Rory O’Sullivan with regard to preventing the destruction of the existing BMX track and woodland at Bar End as part of the facilitation of new arrangements for coach parking. The prayer of the petition was as set out on the meeting agenda.

At the invitation of the Mayor, Mr O’Sullivan introduced the petition. In summary Mr O’Sullivan advised that he had first started riding bikes in the woodland here in 1997 – the nearest alternative facility for riders was the skate park at Southsea. At that time, the land was owned by the Highways Authority who had then informally permitted the riders to use the land. It had also lent them tools to make improvements to the track and to build ramps etc. Following a magazine article in 2004, the track gained international recognition and was visited regularly thereon by professional riders. On average at weekends, there were between 70-100 riders in the trails, many of whom were local young people. The site was a totally natural area and with no membership or usage fees. However the wearing of cycle helmets was insisted on. Since the proposals for the coach park at this location had been



first mooted, an international petition had galvanised much support with over 25,000 signatures, 16,000 of which were UK based with at least 5,000 having local postcodes. Mr O’Sullivan stated that keeping coaches out of the city centre was fully supported and he was pleased that, going forward, there was dialogue with the Council and trail users to find a more preferable solution. The trails should be retained (at nil cost) as part of the sporting hub to be developed at this area of Winchester.

The Portfolio Holder for Environment (Councillor Warwick) responded to Mr O’Sullivan’s presentation.

Councillor Warwick reported that the desire to create a new coach park was due to the existing problems with air quality in the city centre. Saving the need for coaches to travel through the one-way system to park was an important part of the Council’s Air Quality Action Plan. The City Council had approached Hampshire County Council about the possibility of using a part of the land where the BMX trail was located along with part of the Park and Ride car park and the County Council were willing to consider this request. Neither the City Council nor the County Council had known of the interest and level of usage of the trails which the petitioner describes due to its unauthorised status. The question of how the land was to be used in the future was a matter for the land owner, Hampshire County Council. Councillor Warwick advised that the options for the location of a coach parking facility would be reviewed and a report would be brought forward to a meeting of Cabinet. The Report would address the issue of where to locate a coach park, rather than questions relating to the BMX track, which are outside of the City Council’s control.

The Mayor thanked Mr O’Sullivan for his presentation and Council agreed to support the Portfolio Holders proposal as described above.

RESOLVED:

That that the options for the location of a coach parking facility should be reviewed and a report brought forward to a meeting of Cabinet. The report would address the issue of where to locate a coach park, rather than questions relating to the BMX track which are outside of the City Council’s control.

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

16 Questions were asked by Members, which are set out in full on the Council’s website, together with responses from the relevant portfolio holder. The Mayor allowed time for supplementary Questions to be asked and responded to.

7. **COUNCIL STRATEGY REFRESH**  
(Report CL139 (white paper) refers)

The Leader Councillor Horrill, moved that the Recommended Minute in Report CL139 be approved and adopted which was seconded by the Deputy Leader and Portfolio Holder for Business Partnership, Councillor Humby

Amendment (1) Learney (2) Tod

‘Replace the Recommendation in Report CL139 with:

1. In response to the County Council’s position regarding proposals for a combined authority for the whole of Hampshire, the following statement be included in the Introduction to the Council Strategy:

“The structure of local government in Hampshire faces further change in response to the pressures on local government. For the life of this Strategy it is the position of the City Council that it does not support participation in a Hampshire wide Combined Authority”

2. That subject to approval of Recommendation 1 above, the Council endorse and adopts the refreshed Council Strategy document to guide the work of Winchester City Council until 31 March 2020.

Amendment lost.

Original Motion carried.

RESOLVED:

That the Council endorses and adopts the refreshed Council Strategy document to guide the work of Winchester City Council until 2020.

8. **PRESENTATION BY COUNCILLOR GUY ASHTON (PORTFOLIO HOLDER FOR FINANCE) AND MEDIUM TERM FINANCIAL STRATEGY**  
(Reports CL140 and CAB3013 refer)

Although there were no specific decisions required on the items above, the Portfolio Holder referred to these during his detailed presentation to Council on the financial papers elsewhere on the agenda and the decision to be made thereon.

RESOLVED:

That the presentation of the Portfolio Holder for Finance be noted.

9. **CONSIDERATION OF RECOMMENDED MINUTES**

The Recommended Minutes of Cabinet held on 14 February 2017 were as set out in Report CL140, which was circulated with a supplementary agenda after the statutory deadline. The Mayor agreed to accept Report CL140 onto the agenda, because of the urgent need for Council to consider all of the Recommended Minutes that required decisions at this evening's meeting. The supplementary agenda also included the formal Council Tax Resolution for which a decision was also necessary.

(a) **Cabinet – 14 February 2018**  
**TREASURY MANAGEMENT STRATEGY 2018/19**  
(Reports CL140 and CAB3013 refer)

Councillor Ashton, Portfolio Holder for Finance, moved that the Recommended Minute of Cabinet be approved and adopted.

RESOLVED:

That the Recommended Minute of Cabinet in Report CL140 be approved and adopted.

(b) **Cabinet - 14 February 2018**  
**CAPITAL STRATEGY**  
(Report CL140 and CAB3014 refer)

Councillor Ashton, Portfolio Holder for Finance, moved that the Recommended Minute of Cabinet be approved and adopted.

RESOLVED:

That the Recommended Minute of Cabinet in Report CL140 be approved and adopted.

(c) **Cabinet - 14 February 2018**  
**GENERAL FUND BUDGET 2018/19**  
(Report CL140 and CAB3011 refer)

The Council noted that Recommendations 2 and 5 of the Cabinet minute referred to the Council Tax Resolution, which was to be dealt with by way of a separate resolution.

Councillor Ashton, Portfolio Holder for Finance, moved that the Recommended Minute of Cabinet be approved and adopted.

Amendment (1) Thompson (2) Prince

'Delete recommendation 7 and replace with

7. Approve additional one-off budgets totalling £0.420m over 2018/19 and 2019/20 and a supplementary budget estimate of £0.035m in 2017/18; for Central Winchester Regeneration (£0.105m), purchase of glass recycling containers (£0.250m), and Winchester town centre renovation to include repair and refurbishment of the Buttercross (£0.100m). This is to be funded by the forecast 2017/18 general fund revenue underspend of £1m, the remainder of which to be transferred to the major investment reserve in order to support costed plans to close the projected £4.3m shortfall in 2020/21.'

#### Amendment Lost

In accordance with legislative requirements on Recorded Votes at Budget Meetings, the Mayor decided that a recorded vote be taken in respect of the Original Motion, the Recommended Minute of Cabinet .

#### Division Lists

The following Members voted in favour of the Cabinet Recommended Minute:

Councillors Ashton, Berry, Brook, Burns, Byrnes, Cook, Gemmell, Godfrey, Gottlieb, Griffiths, Horrill, Humby, Huxstep, Jeffs, Mather, McLean, Miller, Pearson, Read, Scott, Tait, Warwick and Weston.

The following Members voted against the Cabinet Recommended Minute:

Councillors Achwal, Bell, Bentote, Clear, Cutler, Elks, Evans, Green, Hiscock, Hutchison, Laming, Learney, Porter, Prince, Rutter, Scott, Thompson, Tod and Weir.

The following Members abstained:

Councillor Izard

Original Motion carried.

RESOLVED:

That the Recommended Minute of Cabinet in Report CL140 be approved and adopted.

#### **Council Tax for the City of Winchester for the year commencing 1 April 2018**

Motion (1) Councillor Ashton (2) Councillor Horrill

'That the formal motion regarding the Council Tax 2018/19, as set out below, be approved and adopted.'

In accordance with legislative requirements on Recorded Votes at Budget Meetings, the Mayor decided that a recorded vote be taken in respect of the Substantive Motion.

#### Division List

The following Members voted in favour of the Motion:

Councillors Ashton, Achwal, Bell, Bentote, Clear, Cutler, Berry, Brook, Burns, Byrnes, Clear, Cook, Cutler, Elks, Evans, Gemmell, Godfrey, Gottlieb, Green, Griffiths, Hiscock, Horrill, Humby, Hutchison, Huxstep, Izard, Jeffs, Laming, Learney, Mather, McLean, Miller, Pearson, Porter, Prince, Read, Rutter, Scott, Tait, Thompson, Tod, Warwick, Weir and Weston.

Motion carried.

#### RESOLVED:

1. That any expenses incurred by the Council in performing in a part of its area a function performed elsewhere in its area by a Parish Council/Town Council/Parish Meeting shall not be treated as special expenses for the purposes of Section 35 of the Local Government Finance Act 1992, except in the case of the following special items relating to the non-parished area the aggregate amount of which is £927,735 (Appendix D to report CAB3011 refers) and which is shown within the total of special items at paragraph 4(e) below:-

- (a) Magdalen Hill and West Hill Cemeteries;
- (b) Allotments;
- (c) Town centre Christmas lighting;
- (d) Footway lighting;
- (e) Bus shelter maintenance;
- (f) Grants for community facilities in the Town ("parish" element);
- (g) Recreation Grounds & Open Spaces (except Abbey Gardens, Riverside Walks, the Weirs and St Giles Hill);
- (h) Community Wardens;
- (i) Arboricultural work;
- (j) Public Conveniences
- (k) Theatre Royal
- (l) Maintenance work to Council Owned Bridges
- (m) Grit Bins

- (n) Community Speed Watch
- (o) Night Bus Contribution
- (p) St Maurice's Covert
- (q) Historic Environment Projects Officer
- (r) Neighbourhood Plans
- (s) Green Infrastructure
- (t) Community Infrastructure
- (u) Administration of the Town Forum

2. That it be noted that the Head of Revenues, in consultation with the Strategic Director (Resources) calculated the Council Tax Base for 2018/19 at

(a) 48,389.90

being the amount calculated by the Council for the whole Council area, in accordance with Section 31B(1) (Item T) of the Local Government Act 1992, as amended (the "Act"), as its Council Tax base for the year.

(b) for dwellings in those parts of its area to which a Parish/Town precept relates as in the attached Annex 1.

3. Calculate that the Council Tax requirement for the Council's own purposes for 2018/19 (excluding Parish Precepts) is £7,650,057

4. That the following amounts be now calculated by the Council for the year 2018/19 in accordance with Sections 31 to 36 of the Act:

(a) £117,974,970

being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.

(b) £107,311,053

being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.

(c) £10,663,917

being the amount by which the aggregate at 4(a) above exceeds the aggregate at 4(b) above, calculated by the Council in accordance with Section 31A(4) of the Act, as its Council Tax

requirement for the year. (Item R in the formula in Section 31B of the Act)

(d) £220.37

being the amount at 4(c) above (Item R), all divided by Item T (2(a) above), calculated by the Council, in accordance with Section 31B(1) of the Act, as the basic amount of its Council Tax for the year (including Parish Precepts).

(e) £3,941,595

being the aggregate amount of all special items referred to in Section 34(1) of the Act (as per the attached Annex 2)

(f) £138.92

being the amount at 4(d) above less the result given by dividing the amount at 4(e) above by Item T (2(a) above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no special item relates.

5. That it be noted for the year 2018/19, Hampshire County Council and the Police and Crime Commissioner - Hampshire have stated, and the Hampshire Fire and Rescue Authority has recommended the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below:

<u>Precepting Authority</u>	<u>Precept Amount</u>
Hampshire County Council (HCC)	£58,114,310
Police and Crime Commissioner – Hampshire (PCCH)	£8,587,268
Hampshire Fire and Rescue Authority (HFRA)	£3,181,151

<u>Valuation Bands</u>	<u>HCC</u>	<u>PCCH</u>	<u>HFRA</u>
A	800.64	118.31	43.83
B	934.08	138.02	51.13

C	1,067.52	157.74	58.44
D	1,200.96	177.46	65.74
E	1,467.84	216.9	80.35
F	1,734.72	256.33	94.96
G	2,001.60	295.77	109.57
H	2,401.92	354.92	131.48

6. That the Council, in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, hereby sets the aggregate amounts shown in columns 2-9 of Annex 2 as the amounts of Council Tax for 2018/19 for each part of its area and for each of the categories of dwellings shown.

7. That the Council determines that the Council's basic amount of Council Tax for 2018/19 is not excessive in accordance with principles approved under Section 52ZB of the Local Government Finance Act 1992.

- (d) **Cabinet - 14 February 2018**  
**HRA 2018/19 BUDGET AND BUSINESS PLAN**  
 (Report CL140 and CAB3016 HSG refer)

RESOLVED:

That the Recommended Minute of Cabinet in Report CL140 be approved and adopted.

- (e) **Personnel Committee – 25 January 2018**  
**BECOMING A “SAFER RECRUITING COUNCIL”**  
 (Report CL140 and PER307 refer)

RESOLVED:

That the Recommended Minute 420 of the Personnel Committee be approved and adopted.

- (d) **Personnel Committee – 25 January 2018**  
**PAY POLICY STATEMENT**  
 (Report CL140 and PER309 refer)

RESOLVED:

That the Recommended Minute 422 of the Personnel Committee be approved and adopted.



10. **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 item 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>
##	Organisational Development Employment Strategy Phase 1 )	) Information relating to any individual (Para 1 Schedule 12A refers)

11. **CONSIDERATION OF RECOMMENDED MINUTES**

- (g) **Personnel Committee – 25 January 2018**  
**ORGANISATIONAL DEVELOPMENT EMPLOYMENT STRATEGY**  
(Report CL140 and PER309 refer)

RESOLVED:

That the Recommended Minute 425 of the Personnel Committee be approved and adopted.

he meeting commenced at 7.00pm, adjourned between 9.35pm and 10pm, and concluded at 12.30am

The Mayor

## Annex 1

Council 22 February 2018

Item 9 (c)

Annex 1

## DISTRICT, TOWN &amp; PARISH COUNCIL PRECEPTS

	2017/18				2018/19				Council Tax Increase
	Tax Base	CTS Grant £	Precepts £	Council Tax Band D (£)	Tax Base	CTS Grant £	Precepts £	Council Tax Band D (£)	
<b>BILLING AUTHORITY</b>									
WINCHESTER	47,794.31	0	6,451,754	134.99	48,389.88	0	6,722,322	138.92	2.9%
<b>SPECIAL AREAS</b>									
(BILLING AUTHORITY)									
WINCHESTER TOWN	13,621.25	12,134	888,242	65.21	13,811.72	0	927,735	67.17	3.0%
<b>PARISHES</b>									
BADGER FARM	962.30	1,527	42,809	44.49	960.37	764	58,644	61.06	37.2%
BEAUWORTH	56.82	0	0	0.00	56.59	0	0	0.00	0.0%
BIGHTON	176.66	120	3,730	21.11	177.67	60	3,790	21.33	1.0%
BISHOPS SUTTON	209.14	214	4,794	22.92	202.74	107	5,693	28.08	22.5%
BISHOPS WALTHAM	2,637.47	27,208	333,273	126.36	2,646.77	13,604	418,688	158.19	25.2%
BOARHUNT	277.47	839	19,161	69.06	304.51	420	22,580	74.15	7.4%
BRAMDEAN & HINTON AMPNER	214.90	309	6,941	32.30	213.63	155	7,345	34.38	6.4%
CHERITON	325.35	394	10,750	33.04	324.53	197	24,603	75.81	129.4%
CHILCOMB	60.21	0	0	0.00	61.75	0	0	0.00	0.0%
GOLDEN COMMON	1,533.19	9,525	156,071	101.79	1,547.52	4,763	173,250	111.95	10.0%
COMPTON & SHAWFORD	857.91	512	26,658	31.07	854.90	256	27,457	32.12	3.4%
CORHAMPTON & MEONSTOKE	383.00	1,014	15,715	41.03	399.34	507	16,793	42.05	2.5%
CRAWLEY	218.34	419	14,081	64.49	214.63	210	14,790	68.91	6.9%
CURDRIDGE	639.57	1,271	39,269	61.40	642.80	636	45,641	71.00	15.6%
DENMEAD	2,888.55	26,549	365,069	126.38	2,961.43	13,275	402,724	135.99	7.6%
DROXFORD	334.33	923	29,184	87.29	333.93	462	29,990	89.81	2.9%
DURLEY	459.37	1,078	20,922	45.54	461.59	539	23,961	51.91	14.0%
EXTON	135.33	0	675	4.99	135.99	0	675	4.96	(0.6%)
HAMBLEDON	508.13	628	20,000	39.36	514.04	314	20,000	38.91	(1.1%)
HEADBOURNE WORTHY	322.57	124	6,331	19.63	331.86	62	8,765	26.41	34.5%
HURSLEY	441.68	685	18,315	41.47	433.77	343	18,657	43.01	3.7%
ITCHEN STOKE & OVINGTON	127.44	57	3,015	23.66	129.84	29	5,696	43.87	85.4%
ITCHEN VALLEY	720.43	921	27,427	38.07	730.11	461	31,541	43.20	13.5%
KILMESTON	135.50	164	4,400	32.47	139.87	82	4,482	32.04	(1.3%)
KINGS WORTHY	1,846.97	7,175	113,140	61.26	1,890.16	3,588	132,579	70.14	14.5%
LITTLETON & HARESTOCK	1,500.03	3,401	95,009	63.34	1,502.95	1,701	106,550	70.89	11.9%
MICHELDEVER	666.72	1,841	46,159	69.23	666.77	921	48,079	72.11	4.2%
NEW ALRESFORD	2,229.79	17,735	274,854	123.26	2,242.97	8,868	291,454	129.94	5.4%
NORTHINGTON	128.21	79	3,821	29.80	127.62	40	3,860	30.25	1.5%
OLD ALRESFORD	251.42	724	13,996	55.67	255.10	362	15,094	59.17	6.3%
OLIVERS BATTERY	763.41	312	24,988	32.73	765.04	156	25,144	32.87	0.4%
OTTERBOURNE	701.48	918	37,203	53.04	706.80	459	37,607	53.21	0.3%
OWSLEBURY	386.69	1,032	21,800	56.38	388.17	516	22,316	57.49	2.0%
SHEDFIELD	1,673.11	3,500	84,746	50.65	1,696.61	1,750	94,142	55.49	9.6%
SOBERTON	825.94	828	30,705	37.18	831.31	414	31,109	37.42	0.6%
SOUTH WONSTON	1,199.26	1,417	98,712	82.31	1,240.43	709	101,423	81.76	(0.7%)
SOUTHWICK & WIDLEY	398.67	1,916	17,719	44.45	467.11	958	24,112	51.62	16.1%
SPARSHOLT	303.71	868	16,382	53.94	307.04	434	17,679	57.58	6.7%
SWANMORE	1,393.93	9,815	191,483	137.37	1,384.03	4,908	200,261	144.69	5.3%
TICHBORNE	113.68	366	4,517	39.73	115.85	183	4,375	37.76	(5.0%)
TWYFORD	747.62	3,762	86,238	115.35	753.73	1,881	90,509	120.08	4.1%
UPHAM	342.44	465	20,535	59.97	351.13	233	20,767	59.14	(1.4%)
WARNFORD	112.66	52	1,048	9.30	111.26	26	1,074	9.65	3.8%
WEST MEON	382.62	1,909	28,451	74.36	382.73	955	29,946	78.24	5.2%
WHITELEY	1,292.75	4,262	122,740	94.94	1,303.39	2,131	127,411	97.75	3.0%
WICKHAM	1,698.33	15,556	170,000	100.10	1,713.91	7,778	185,918	108.48	8.4%
WONSTON	587.96	2,628	35,372	60.16	593.87	1,314	36,686	61.77	2.7%
<b>TOTAL/AVERAGE</b>	<b>47,794.31</b>	<b>167,176</b>	<b>3,596,450</b>	<b>75.25</b>	<b>48,389.88</b>	<b>77,531</b>	<b>3,941,595</b>	<b>81.45</b>	<b>8.2%</b>
PARISH TOTAL	34,173.06	155,042	2,708,208	79.25	34,578.16	77,531	3,013,860	87.16	10.0%
WINCHESTER TOWN	13,621.25	12,134	888,242	65.21	13,811.72	-	927,735	67.17	3.0%
<b>TOTAL</b>	<b>47,794.31</b>	<b>167,176</b>	<b>3,596,450</b>	<b>75.25</b>	<b>48,389.88</b>	<b>77,531</b>	<b>3,941,595</b>	<b>81.45</b>	

WINCHESTER CITY COUNCIL, PARISH COUNCILS AND PRECEPTING AUTHORITIES									Council 22 February 2018
COUNCIL TAXES FOR THE YEAR ENDING 31 MARCH 2019									Item 9 (c) Annex 2
COUNCIL TAX SCHEDULE 2018/19	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
£	£	£	£	£	£	£	£	£	
WINCHESTER CITY COUNCIL	92.61	108.05	123.48	138.92	169.79	200.66	231.53	277.84	
HAMPSHIRE COUNTY COUNCIL (ORDINARY)	742.57	866.34	990.10	1,113.86	1,361.38	1,608.91	1,856.43	2,227.72	
HAMPSHIRE COUNTY COUNCIL (ADULT SOCIAL CARE)	58.07	67.74	77.42	87.10	106.46	125.81	145.17	174.20	
POLICE & CRIME COMMISSIONER-HAMPSHIRE	118.31	138.02	157.74	177.46	216.90	256.33	295.77	354.92	
HAMPSHIRE FIRE & RESCUE AUTHORITY	43.83	51.13	58.44	65.74	80.35	94.96	109.57	131.48	
Parish/Town Only	58.43	68.17	77.91	87.16	107.12	126.60	146.08	175.29	
Parish/Town & District	151.04	176.22	201.39	226.08	276.91	327.26	377.61	453.13	
<b>Total</b>	<b>1,113.82</b>	<b>1,299.45</b>	<b>1,485.09</b>	<b>1,670.24</b>	<b>2,042.00</b>	<b>2,413.27</b>	<b>2,784.55</b>	<b>3,341.45</b>	
<b>SPECIAL AREAS</b>									
<b>(BILLING AUTHORITY)</b>									
WINCHESTER TOWN	1,100.17	1,283.52	1,466.89	1,650.25	2,016.98	2,383.69	2,750.42	3,300.50	
<b>PARISHES</b>									
BADGER FARM	1,096.10	1,278.77	1,461.46	1,644.14	2,009.51	2,374.87	2,740.24	3,288.28	
BEAUWORTH	1,055.39	1,231.28	1,407.18	1,583.08	1,934.88	2,286.67	2,638.47	3,166.16	
BIGHTON	1,069.61	1,247.87	1,426.14	1,604.41	1,960.95	2,317.48	2,674.02	3,208.82	
BISHOPS SUTTON	1,074.11	1,253.12	1,432.14	1,611.16	1,969.20	2,327.23	2,685.27	3,222.32	
BISHOP'S WALTHAM	1,160.85	1,354.32	1,547.79	1,741.27	2,128.22	2,515.17	2,902.12	3,482.54	
BOARHUNT	1,104.82	1,288.95	1,473.09	1,657.23	2,025.51	2,393.78	2,762.05	3,314.46	
BRAMDEAN & HINTON AMPNER	1,078.31	1,258.02	1,437.74	1,617.46	1,976.90	2,336.33	2,695.77	3,234.92	
CHERITON	1,105.93	1,290.24	1,474.57	1,658.89	2,027.54	2,396.17	2,764.82	3,317.78	
CHILCOMB	1,055.39	1,231.28	1,407.18	1,583.08	1,934.88	2,286.67	2,638.47	3,166.16	
COLDEN COMMON	1,130.02	1,318.35	1,506.69	1,695.03	2,071.71	2,448.38	2,825.05	3,390.06	
COMPTON & SHAWFORD	1,076.80	1,256.26	1,435.73	1,615.20	1,974.14	2,333.07	2,692.00	3,230.40	
CORHAMPTON & MEONSTOKE	1,083.42	1,263.99	1,444.56	1,625.13	1,986.27	2,347.41	2,708.55	3,250.26	
CRAWLEY	1,101.33	1,284.88	1,468.43	1,651.99	2,019.10	2,386.21	2,753.32	3,303.98	
CURDRIDGE	1,102.72	1,286.50	1,470.29	1,654.08	2,021.66	2,389.23	2,756.80	3,308.16	
DENMEAD	1,146.05	1,337.05	1,528.06	1,719.07	2,101.09	2,483.10	2,865.12	3,438.14	
DROXFORD	1,115.26	1,301.13	1,487.01	1,672.89	2,044.65	2,416.40	2,788.15	3,345.78	
DURLEY	1,090.00	1,271.65	1,453.32	1,634.99	1,998.33	2,361.65	2,724.99	3,269.98	
EXTON	1,058.70	1,235.14	1,411.59	1,588.04	1,940.94	2,293.83	2,646.74	3,176.08	
HAMBLEDON	1,081.33	1,261.54	1,441.77	1,621.99	1,982.44	2,342.87	2,703.32	3,243.98	
HEADBOURNE WORTHY	1,073.00	1,251.82	1,430.66	1,609.49	1,967.16	2,324.82	2,682.49	3,218.98	
HURSLEY	1,084.06	1,264.73	1,445.41	1,626.09	1,987.45	2,348.80	2,710.15	3,252.18	
ITCHEN STOKE & OVINGTON	1,084.64	1,265.40	1,446.18	1,626.95	1,988.50	2,350.04	2,711.59	3,253.90	
ITCHEN VALLEY	1,084.19	1,264.88	1,445.58	1,626.28	1,987.68	2,349.07	2,710.47	3,252.56	
KILMESTON	1,076.75	1,256.20	1,435.66	1,615.12	1,974.04	2,332.95	2,691.87	3,230.24	
KINGS WORTHY	1,102.15	1,285.83	1,469.53	1,653.22	2,020.61	2,387.98	2,755.37	3,306.44	
LITTLETON & HARESTOCK	1,102.65	1,286.42	1,470.19	1,653.97	2,021.52	2,389.07	2,756.62	3,307.94	
MICHELDEVER	1,103.46	1,287.37	1,471.28	1,655.19	2,023.01	2,390.83	2,758.65	3,310.38	
NEW ALRESFORD	1,142.02	1,332.34	1,522.68	1,713.02	2,093.70	2,474.36	2,855.04	3,426.04	
NORTHINGTON	1,075.56	1,254.81	1,434.07	1,613.33	1,971.85	2,330.36	2,688.89	3,226.66	
OLD ALRESFORD	1,094.84	1,277.30	1,459.78	1,642.25	2,007.20	2,372.14	2,737.09	3,284.50	
OLIVERS BATTERY	1,077.30	1,256.85	1,436.40	1,615.95	1,975.05	2,334.15	2,693.25	3,231.90	
OTTERBOURNE	1,090.86	1,272.67	1,454.48	1,636.29	1,999.91	2,363.53	2,727.15	3,272.58	
OWSLEBURY	1,093.72	1,275.99	1,458.28	1,640.57	2,005.15	2,369.71	2,734.29	3,281.14	
SHEDFIELD	1,092.38	1,274.44	1,456.50	1,638.57	2,002.70	2,366.82	2,730.95	3,277.14	
SOBERTON	1,080.34	1,260.38	1,440.44	1,620.50	1,980.62	2,340.72	2,700.84	3,241.00	
SOUTH WONSTON	1,109.90	1,294.87	1,479.86	1,664.84	2,034.81	2,404.77	2,774.74	3,329.68	
SOUTHWICK & WIDLEY	1,089.80	1,271.43	1,453.06	1,634.70	1,997.97	2,361.23	2,724.50	3,269.40	
SPARSHOLT	1,093.78	1,276.06	1,458.36	1,640.66	2,005.26	2,369.84	2,734.44	3,281.32	
SWANMORE	1,151.85	1,343.82	1,535.79	1,727.77	2,111.72	2,495.67	2,879.62	3,455.54	
TICHBORNE	1,080.56	1,260.65	1,440.74	1,620.84	1,981.03	2,341.21	2,701.40	3,241.68	
TWYFORD	1,135.44	1,324.68	1,513.92	1,703.16	2,081.64	2,460.12	2,838.60	3,406.32	
UPHAM	1,094.82	1,277.28	1,459.75	1,642.22	2,007.16	2,372.09	2,737.04	3,284.44	
WARNFORD	1,061.82	1,238.79	1,415.76	1,592.73	1,946.67	2,300.61	2,654.55	3,185.46	
WEST MEON	1,107.55	1,292.13	1,476.73	1,661.32	2,030.51	2,399.68	2,768.87	3,322.64	
WHITELEY	1,120.56	1,307.31	1,494.07	1,680.83	2,054.35	2,427.86	2,801.39	3,361.66	
WICKHAM	1,127.71	1,315.65	1,503.61	1,691.56	2,067.47	2,443.36	2,819.27	3,383.12	
WONSTON	1,096.57	1,279.32	1,462.09	1,644.85	2,010.38	2,375.89	2,741.42	3,289.70	

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## WINCHESTER CITY COUNCIL

At the Annual Meeting of the Council held in the Guildhall, Winchester on 16 May 2018.

### Attendance:

Councillor McLean (The Mayor in the Chair) (P)

### Councillors:

Achwal (P)	Huxstep (P)
Ashton (P)	Izard (P)
Becker (P)	Laming (P)
Bell (P)	Learney (P)
Bentote (P)	Mather (P)
Berry (P)	Miller (P)
Brook (P)	Murphy (P)
Burns (P)	Pearson (P)
Clear (P)	Porter (P)
Cook (P)	Power (P)
Cunningham	Prince (P)
Cutler (P)	Read (P)
Evans	Ruffell (P)
Gemmell (P)	Rutter (P)
Godfrey (P)	Scott (P)
Gottlieb (P)	Stallard (P)
Green (P)	Thacker (P)
Griffiths (P)	Thompson (P)
Hiscock (P)	Tod (P)
Horrill (P)	Warwick (P)
Humby (P)	Weir (P)
Hutchison (P)	Weston (P)

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### 1. ELECTION OF MAYOR

Proposed by Councillor Read.

Seconded by Councillor Weston and resolved unanimously that Councillor Frank Pearson be elected Mayor of the City of Winchester for the period commencing on 16 May 2018.

Councillor McLean vacated the Chair, which was taken by the Mayor who made the Declaration of Acceptance of Office.

2. **VOTE OF THANKS TO THE RETIRING MAYOR**

Proposed by Councillor Miller.

Seconded by Councillor Read and resolved unanimously that the best thanks of the Council be accorded to Councillor McLean for his service to the Council as Mayor during the past year.

3. **ELECTION OF DEPUTY MAYOR**

Proposed by Councillor Evans.

Seconded by Councillor Thompson and resolved unanimously that Councillor Eleanor Bell be elected Deputy Mayor of the City of Winchester for the period commencing on 16 May 2018.

4. **APPOINTMENT OF VICE-CHAIRMAN OF CABINET AND REMAINING MEMBERS OF CABINET BY THE LEADER**

The Leader, Councillor Horrill, appointed Councillor Humby as Vice-Chairman of Cabinet and Deputy Leader of the Council for the ensuing Municipal Year.

The Leader also appointed Councillors Ashton, Brook, Godfrey, Griffiths, Miller and Warwick as the remaining Members of Cabinet.

5. **ELECTION OF COMMITTEE CHAIRMEN**

The following Members were elected Chairman of the Committees stated for the ensuing Municipal Year:-

The Overview and Scrutiny Committee – Councillor Learney  
Audit Committee – Councillor Cutler  
Licensing and Regulation Committee – Councillor Mather  
Planning Committee – Councillor Ruffell  
Joint West of Waterlooville MDA Planning Committee - Councillor Ruffell  
Personnel Committee – Councillor Read  
Standards Committee – Councillor Berry  
Housing Appeals Committee – Councillor Cook  
Appeals and Disputes Committee – Councillor Weston

6. **APPOINTMENT OF COMMITTEE MEMBERSHIPS**

With the exception of Cabinet, the Council reviewed the political representation on Committees in accordance with the provisions of Section 15(1) of the Local Government and Housing Act 1989.

The Council determined the representation on all the bodies as set out below under alternative arrangements for the Housing Appeals and Appeals and Disputes Committees, but having regard to the political balance formula.

RESOLVED:

1. That the Corporate Head of Resources be authorised to make any minor consequential amendments to the Constitution to give effect to the decisions made.

2. That the allocation of seats to political groups be as follows:

The Overview and Scrutiny Committee (11)

Conservatives (6): Liberal Democrats (5)

Audit Committee (7)

Conservatives (4): Liberal Democrats (3)

Licensing and Regulation Committee (12)

Conservatives (6): Liberal Democrats (6)

Planning Committee (9)

Conservatives (5): Liberal Democrats (4)

Joint West of Waterlooville MDA Planning Committee (5)

Conservatives (3): Liberal Democrats (2)

Personnel Committee (7)

Conservatives (4): Liberal Democrats (3)

Standards Committee (11)

Conservatives (6): Liberal Democrats (5)

Housing Appeals Committee (3)

Conservatives (2): Liberal Democrats (1)

Appeals and Disputes Committee (8)

Conservatives (4): Liberal Democrats (4)

Audit (Governance) Sub-Committee (5)

Conservatives (3): Liberal Democrats (2)

Further to the above, and pursuant to Section 16 of the Local Government and Housing Act 1989, the Chief Executive served notice on each of the Leaders of the two political groups on the Council as to the allocation of seats on Committees as indicated above.

RESOLVED:

That the following appointments to Committees be made (inclusive of the Chairmen who were appointed earlier in the meeting):-

The Overview and Scrutiny Committee

Councillors Cunningham, Evans, Gemmell, Learney, McLean, Scott, Stallard, Thacker, Thompson, Tod, Weston

Deputies

Councillors Berry, Hiscock, Mather, Weir

Audit Committee

Councillors Bentote, Burns, Cutler, Huxstep, Mather, Prince, Stallard,

Deputies

Councillors Cunningham, Power

Licensing and Regulation Committee

Councillors Becker, Bentote, Berry, Burns, Cook, Green, Izard, Laming, Mather, McLean, Power, Read

Deputies

Councillors Achwal, Gottlieb

Planning Committee

Councillors Clear, Evans, Gottlieb, Izard, McLean, Read, Ruffell, Rutter, Weston

Deputies

Councillors Berry, Cunningham, Laming, Scott

Joint West of Waterlooville MDA Planning Committee

Councillors Clear, Evans, Read, Ruffell, Weston

Deputies

Councillors Gottlieb, Izard

Personnel Committee

Councillors Achwal, Bentote, Berry, Cook, Cutler, Read, Weston

Deputies

Councillors Murphy, Thacker

Standards Committee

Councillors Bell, Berry, Clear, Cunningham, Evans, Gemmell, Izard, Laming, Mather, McLean, Thacker

Note: Independent Persons and Parish Representatives already appointed for 2018/19 municipal year.

Audit (Governance) Sub-Committee

Councillors Burns, Cutler, Huxstep, Prince, Stallard

RESOLVED:

1. That the Winchester Town Forum be established for 2018/19 with membership consisting of all Members who represent the five Winchester Town Wards.



2. That alternative arrangements other than proportional representation be agreed in respect of the Housing (Appeals) Committee and that Members of the Committee be appointed as follows:-

Councillors Cook, Porter, Thacker  
Deputies  
Councillor Scott

3. That alternative arrangements other than proportional representation be agreed in respect of the Appeals and Disputes Committee and that the eight Members of the Committee be appointed as follows:

Councillors Burns, Hiscock, Hutchison, Huxstep, Learney, Stallard, Weir, Weston.

4. That the pool of Chairman for the Licensing Sub-Committee to serve on a basis under Council Procedure Rule 17 (9) (b) (i) be as follows:-

Councillors Burns, Green, Izard, Mather

The meeting commenced at 7pm and concluded at 8.20pm.

The Mayor

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## EXTRACT OF MINUTES

### THE OVERVIEW AND SCRUTINY COMMITTEE

21 May 2018

#### DRAFT ANNUAL SCRUTINY REPORT 2017/18

(Report OS201 refers)

The Committee noted that Report represented a succinct summary of the main work it had carried out during the previous municipal year.

The Committee noted that due to the work being carried out on a new constitution, a decision had been taken to cease reappointment of the Informal Scrutiny Groups (ISGs) at this time. Members made reference to the work carried out by the ISG's and considered that feedback of these groups provided a clear understanding of the scrutiny of key services such as Housing Delivery and Performance.

In response, the Chief Executive informed the Committee that a draft version of the new constitution was anticipated to be available prior to the summer recess.

**RECOMMENDED:**

**THAT COUNCIL NOTE THE ANNUAL SCRUTINY REPORT  
2017/18.**

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REPORT TITLE: DRAFT ANNUAL SCRUTINY REPORT 2017/18

21 MAY 2018

REPORT OF THE CHAIRMAN – COUNCILLOR LEARNEY

Contact Officer: Claire Buchanan Tel No: 01962 848348 Email  
cbuchanan@winchester.gov.uk

WARD(S): ALL

PURPOSE

At the end of each Municipal Year, the Chair of The Overview and Scrutiny Committee for that year reviews the work of all overview and scrutiny bodies and provides a report back to Council.

The draft report for the 2017/18 Municipal Year is attached so that The Overview and Scrutiny Committee can add its comments before it is finalised for presentation to Council on 27 June 2018.

RECOMMENDATIONS:

That the Committee considers the draft Annual Scrutiny Report 2017/18 and suggests any additions or amendments for consideration by Council.

## 1 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property N/A</i>		
<i>Community Support N/A</i>		
<i>Timescales N/A</i>		
<i>Project capacity N/A</i>		
<i>Financial / VfM N/A</i>		
<i>Legal N/A</i>		
<i>Innovation N/A</i>		
<i>Reputation N/A</i>		
<i>Other N/A</i>		

## 2 SUPPORTING INFORMATION:

2.1 None

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

OS164 – Draft Annual Scrutiny Report – 22 May 2017

#### Other Background Documents:-

None

### APPENDICES:

Appendix 1 – Draft Winchester City Council Annual Scrutiny Report 2017/18



# **Annual Scrutiny Report 2017/18**

## Introduction

The Overview and Scrutiny Committee keeps an overview of how Cabinet has delivered the priorities and aims of the City Council. It can scrutinise any decision made by the Cabinet or by Council Officers to ensure that it was delivered within the City Council's budget and policy framework. The Committee is also able to 'call-in' a decision that Cabinet had made, or had yet to make, that was outside the agreed budget for that year and that was likely to cost over £100,000. The Committee takes a lead role in developing the Capital Programme, General Fund Budget and Council Strategy.

In 2017/18, the Committee has moved from a post scrutiny way of working – looking at issues after Cabinet has made decisions, to a pre scrutiny one – with feedback to Cabinet before decision, giving the chance for revisions to be made. This change has led to increased opportunities for both back bench members and members of the public to influence significant decisions and policies. Major Council projects looked at in this way have included Central Winchester Regeneration and the Winchester Sport and Leisure Park Project and strategies have included the Housing Strategy and the overarching Council Strategy..

The Committee welcomes and encourages engagement with residents and other community representatives during its public participation session. During 2017/18, local residents commented on numerous matters including the Winchester Sport and Leisure Park Project and the Central Winchester Draft Supplementary Planning Document

Although the Informal Scrutiny Groups that previously reviewed the scrutiny process have been overtaken by the wider review of the Council, lessons learned are being used to improve the effectiveness of the Scrutiny processes within the Council. Looking forward, the revised constitution is expected to enhance the scrutiny function and member involvement in the process; it is also to be hoped that ways of scrutinising other than the traditional committee meeting will be further explored.

With the continuing pressure on the Council to do more with less, it is vital that Scrutiny continues to play its part in ensuring that major projects are delivered efficiently and with maximum benefit to residents while at the same time collecting bins, controlling parking, looking after open spaces and the myriad of other Council roles which help make our district a great place to live don't get forgotten.

**Cllr Kelsie Learney - The Overview and Scrutiny Committee Chairman 2017/18**



## **THE ROLE OF SCRUTINY IN THE COUNCIL**

Winchester City Council operates a 'strengthened' Leader and Cabinet Executive model.

Members of the Cabinet manage the majority of the Council's business, while scrutiny bodies oversee the discharge of the Council's work.

The role of scrutiny is to review, challenge and develop what the City Council does, making sure the right decisions are being taken to Cabinet, in line with the general policies set by full Council, for the benefit of the Winchester District and its residents and businesses.

The Police and Justice Act 2006 and the Crime and Disorder (Overview and Scrutiny) Regulations 2009 required the Council to designate a scrutiny body as its 'Crime and Disorder Overview and Scrutiny Committee'. It could also consider individual matters related to crime and disorder issues referred from the local level. This role is undertaken by The Overview and Scrutiny Committee.

Petition organisers also have the right to request that The Overview and Scrutiny Committee review the steps that the Council has taken in response to a petition.

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## **THE OVERVIEW AND SCRUTINY COMMITTEE – 2017/18**

**Chairman: Cllr Kelsie Learney**

### **(i) Holding Portfolio Holders to account**

Portfolio Holders were questioned as and when necessary on individual items. These included:

- Risk Management Policy 2017 (CAB2922 refers)
- General Fund Outturn 2016/17 (OS166 refers)
- Portfolio Plans Outturn 2016/17 (OS165 refers)
- Housing Revenue Account Outturn 2016/17 and Key Performance Indicators (OS167 refers)
- Treasury Management Outturn 2016/17 (OS168 refers)
- Draft Housing Strategy (OS169 refers)
- Q1 Financial and Performance Monitoring Report (OS171 refers)
- Community Infrastructure Levy – Rolling 3 year programme of Schemes (OS172 refers)
- Medium Term Financial Plan (OS174 refers)
- Annual Report: Local Government and Social Care Ombudsman (OS175 refers)
- Winchester Sport and Leisure Park Project – Consideration of Stage 2 Proposals (OS177 refers) (Less exempt appendices)
- Winchester Sport and Leisure Park Project – Procurement (OS179 refers)

- Winchester Sport and Leisure Park Project – Outline Business Case and Partnership (OS186 refers) (Less exempt appendices)
- Q2 Financial and Performance Monitoring (OS183 refers)
- Outcome Based Budgeting (OS184 refers)
- Performance Management ISG Recommendations (OS176 refers)
- Members' Allowances – Report of Independent Remuneration Panel (OS185 refers)
- Approval of Central Winchester Draft Supplementary Planning Document (OS173 refers)
- Council Strategy Update (OS180 refers)
- Community Safety Partnership Performance Review (OS178 refers)
- Medium Term Financial Strategy (OS189 refers)
- General Fund Budget 2018/19 (OS188 refers)
- Treasury Management Strategy (OS190 refers)
- Housing Revenue Account Budget 2018/19 and Business Plan 2018/2048 (OS192 refers)
- Capital Strategy (OS191 refers)
- Q3 Financial and Performance Monitoring (OS193 refers)
- Asset Management Plan Update (presentation)
- Annual Emergency Planning Report (OS194 refers)
- Environmental Services Contract Update (OS196 refers) (less exempt appendices)

## **(ii) Informal Scrutiny Groups – 2017/18**

During 2017/18 the Committee also made appointments to the following ISGs:

- Performance Management ISG
- Review of Scrutiny ISG
- Housing Delivery/Impact of the Housing Bill ISG
- Councillor Workloads ISG

A report setting out the recommendations of the Performance Monitoring ISG was considered by the Committee at its meeting on 27 November 2017.

## **(iii) Overview and Scrutiny Sub-Committees – 2017/18**

During 2016/17 the Committee established the following Sub-Committee. This was re-appointed during 2017/18:

- Overview and Scrutiny (Major Projects) Sub-Committee

The purpose of this Sub-Committee was to review the large number of projects the Council were pursuing at present, including the development of Station Approach and Silver Hill and to scrutinise in depth the process of the major projects at their key stages to ensure the projects were adhering to the correct process with adequate monitoring mechanisms in place. This Sub-Committee was not formally convened

as opportunities for the pre scrutiny of several aspects of the Council's major projects have taken place to the satisfaction of the Chairman

An archive of all the previous in-depth scrutiny reviews undertaken by ISGs is accessible via the Council's website .

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REPORT TITLE: BISHOPS WALTHAM DEPOT – NEW BUILD INDUSTRIAL UNITS

CABINET

20 JUNE 2018

REPORT OF PORTFOLIO HOLDER: Cllr Steve Miller Portfolio Holder for Estates

Contact Officer: Graeme Todd Tel No: 01962 848282 Email  
gtodd@winchester.gov.uk

WARD(S): BISHOPS WALTHAM

PURPOSE

The former Depot at Bishops Waltham is suitable for a B1 and B8 development. Interest has been expressed by a number of local businesses in the possibility of leasing new business accommodation. The report identifies the work undertaken by the team of Consultants to facilitate such a development, outlines the scope of the proposed works and details their estimated cost.

The report proposes to undertake the development of three business units on the site and seeks authority to incur capital and revenue expenditure to enable the development to proceed.

RECOMMENDATIONS:

It is recommended that:

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.

TO COUNCIL

1. That the Supplementary Capital Estimate referred to in the report be approved

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

- 1.1 The development of the new business premises in Bishops Waltham helps deliver a number of outcomes identified within the Council Strategy 2017-2020. These outcomes include the application of an entrepreneurial approach to the efficient delivery of public services by developing a Council asset to deliver an income stream and by helping to improve the quality of the district's environment by the construction of modern buildings with improved environmental standards. It also contributes to Winchester becoming a premier business location by providing modern business space in the rural area.

### 2 FINANCIAL IMPLICATIONS

- 2.1 The capital expenditure detailed in Appendix C will be funded from prudential borrowing. The project, after borrowing costs, will deliver an annual net surplus to the Council and has a discounted payback period of 19 years.
- 2.2 A revenue budget of £16,000 is required in 2018/19 to meet costs associated with letting.
- 2.3 Full details are provided in the financial appraisal at Appendix C (Exempt).

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Council has powers under the Local Authorities (Land) Act 1963 to erect and maintain buildings for the improvement of its area.
- 3.2 The estimated costs of the construction and for consultants are below the thresholds which would require an EU procurement process; consequently the contractors and consultants can be procured in accordance with the Council's Financial Procedure rules.

### 4 WORKFORCE IMPLICATIONS

- 4.1 The project will be managed by the Corporate Head of Asset Management and will require input from Legal, Finance, Development Management, Building Control, Environmental Health and Economy and Arts Teams. In addition external consultants and contractors will be appointed to progress the project.

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The site is capable of supporting a B1 and, B8 development and there is evidence of local demand for this type of property. Negotiations are being held with a number of parties interested in taking leases of the business accommodation proposed for the site.



5.2 Prior to a decision being made to proceed with a development on the site it would be necessary to enter into agreements for lease with the prospective tenants. The development would generate a cash flow which would service the debt needed to proceed with the development and to make an appropriate return on the investment. As with all investments, however it must be remembered that asset values can both rise and fall over time as they reflect market conditions and investors economic sentiments.

## 6 CONSULTATION AND COMMUNICATION

6.1 The proposed development of the site has been discussed with HCC Estates, the Portfolio Holders for Estates, the Deputy Leader and local businesses. Bishops Waltham Parish Council have been informed of the proposal for the site.

## 7 ENVIRONMENTAL CONSIDERATIONS

7.1 The existing premises on the site were thought to have been constructed in the 1950's. The site was used for long periods as a base for the refuse collection in the parished areas and there is the potential risk that parts of the site may have some contamination from vehicle oils or pollutants associated with cleaning down the freighters. A geo environmental report and flood assessments have been carried out, which have identified the site as suitable for normal development.

7.2 The site is surrounded by trees and a tree report has been obtained on those within the site. The site also lies within the Bishops Waltham Conservation Area and is in close proximity to the South Downs National Park.

## 8 EQUALITY IMPACT ASSESSEMENT

8.1 None.

## 9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None.

## 10 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<p><i>Property</i></p> <p>There is a risk that Tenants cannot be secured for the property at an appropriate rent capable of financing the development.</p>	<p>The risk is mitigated by securing tenants prior to a commencement of the development and requiring them to enter into an agreement for lease.</p>	<p>The property will be marketed at the same time as discussions are held with those interested parties who have already identified themselves to the Council. If more parties materialise than</p>

		units they will be invited to submit best and final offers for consideration by the Council.
<p><i>Community Support</i></p> <p>There is risk that neighbours may object to the proposals.</p> <p>There is a risk the proposed uses may be considered to be a nuisance by the neighbours.</p>	<p>The risk can be mitigated by consulting with residents prior to a planning application being submitted. (The use of the site remains unchanged).</p> <p>The risk can be minimised by careful design and consultation with Environmental Health colleagues prior to the submission of a planning application. The risk will be further mitigated by careful consideration of the uses proposed by prospective tenants</p>	<p>The consultation could also be used as part of a soft marketing campaign.</p> <p>Keeping the Parish Council informed of progress with the development.</p> <p>The use of the Considerate contractor Scheme during the construction phase.</p>
<p><i>Timescales</i></p> <p>There is a risk that the Estates Team does not have the time to dedicate to the project and there will be delays in implementation.</p> <p>Potential tenants may require the accommodation at dates relating to the expiry of existing lease agreements.</p>	<p>Additional staff are being recruited to the team to provide support for projects. External consultants will be recruited to carry the project forward if necessary.</p> <p>The risk can be mitigated by arranging the completion of a development to tie in with prospective tenants lease expiry dates.</p>	<p>Increased pipeline of work supports the need for additional staff.</p>
<p><i>Project capacity</i></p> <p>The project is included in the AMP programme, but additional work pressures are developing which may mean that there is not capacity to carry the project forward.</p>	<p>External consultants will be engaged to assist with carrying the project forward.</p>	<p>Engaging with local businesses.</p>

<p><i>Financial / VfM</i></p> <p>There is a risk that construction inflation or unforeseen costs are identified as the project moves forward.</p> <p>There is a risk that the tenant defaults after works have commenced.</p>	<p>A project contingency is built into the development appraisal. The costs have been projected in line with the anticipated commencement period.</p> <p>The risk can be mitigated by carefully considering the finances and viability of the proposed tenant's business over the longer term.</p>	
<p><i>Reputation</i></p> <p>There is a risk to the Council's reputation that the public might perceive that the majority of investment made by the Council takes place in Winchester and the parished areas are ignored.</p>	<p>The project proposes an economic development initiative in Bishops Waltham which would support the local economy.</p>	<p>Opportunity to build a relationship with the rural communities.</p>

## 11 SUPPORTING INFORMATION:

- 11.1 The Depot site at Bishops Waltham is situated in a former quarry and was used in the past as a base for refuse freighters serving the parished areas. The site extends to approximately 0.95 acres and is outlined in black on the plan attached at Appendix A. The developable area is limited as a result of the site contours.
- 11.2 The building on the site was erected in the 1950's, is in poor condition and has reached the end of its economic life. The possibility of developing a fire station on the site was explored with the County Council over a number of years but did not progress. The development of a Doctors Surgery on the site was also discussed with the local practice and again they did not pursue the opportunity.
- 11.3 A number of local businesses have approached the Council requesting support to find more modern business accommodation in the area. Much business accommodation in the area is not purpose built and the lack of modern premises was holding back the development of local companies who wished to expand.

## 12 LOCAL PLAN CONSIDERATIONS

- 12.1 Policies within the Local Plan Part 1 and Part 2 apply to the site. Policy MTRA 1 – Development Strategy Market Towns and Rural Areas provides for the:-

retention or redevelopment of existing employment land and premises, and development of new sites or buildings, to provide and improve local employment opportunities for both existing and new businesses and to support entrepreneurship

- 12.2 Policy MRTA 2 - Market Towns and Larger Villages seeks to support the development of larger Market Towns to maintain and improve their role and function and with regard to Bishops Waltham and New Alresford to meet a range of local development needs : –

development should be appropriate in scale and result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the settlements and their catchment areas.

Housing, employment, retail and services should be accommodated through development and redevelopment opportunities within existing settlement boundaries in the first instance.

- 12.3 Policy CP8 - Economic Growth and Diversification. This policy identifies that :

The Local Planning Authority will support economic development and diversification across Winchester District, in accordance with the spatial strategies for the District, through the retention, regeneration and intensification of previously developed land and by allocating land as necessary to support employment growth at sustainable locations.

- 12.4 In Planning Policy terms, the adopted Local Plans support the retention of employment land and it would be economically beneficial to the local area to provide modern business units to support the development of local employment in Bishops Waltham, in accordance with Policy MTRA2. The site is located in the Conservation area and Policies DM27 and 28 will apply, in addition to a number of detailed development management policies to ensure that design and site layout are appropriate

## 13. ECONOMIC DEVELOPMENT CONSIDERATIONS

- 13.1 The need for rural work space was identified in the Regeneris report commissioned by Enterprise M3 LEP in 2016. A survey of businesses undertaken by consultants SQW in 2013 across the District showed that 71% found it 'difficult' or 'very difficult' to find suitable workspace in Winchester, with 49% concerned about the state of existing workspace and expressing a need to find bigger premises within the next 1-2 years. Winchester District's Economic Strategy 2010-2020 identified 'providing and protecting a range of business premises for a range of enterprises' as a key factor for success. The

site is also in a fibre broadband connected area, making it a more appealing option for potential occupiers.

## 14 PROPOSALS

- 14.1 OB Architecture were appointed to produce feasibility drawings for a business unit development on the site. A scheme for the development of three units has been prepared and the details are included at Appendix B.
- 14.3 Below ground, gas, soil and flood investigations have been completed and reviewed by an externally appointed Structural Engineer. The Engineer has concluded that the site is suitable for redevelopment in a normal manner.
- 14.4 Light industrial units are traditionally constructed to allow sub-division into smaller units if required. The buildings would be constructed to a shell finish to allow tenants to fit them out to meet their individual requirements. The Council may undertake fit out works on the tenant's behalf, either in return for a higher rent or for the direct reimbursement of costs incurred. The site and accommodation layouts have been shared with prospective tenants, who are all satisfied that they meet the needs of their businesses.
- 14.5 Each unit will have a gross internal floor area of 2,217sq ft at ground floor, with a further 764sq ft at a mezzanine level. The total gross internal floor area for all three units would be 8,943 sq ft. In addition it is proposed that 30 car parking spaces and one lorry space would be provided within the proposed service yard.
- 14.6 The cost of the proposed development is set out at exempt Appendices B and C.
- 14.7 The property will be marketed at an indicative rent on the general terms set out in Appendix D. A budget of £16,000 will be required to cover marketing costs and Members are requested to approve this expenditure.
- 14.8 Prospective tenants will be invited to submit offers to lease the property to include the following information:
- Details of the company and the proposed use
  - An indication of the number of people employed and who could be employed in the new premises
  - Three years accounts
  - A bank and two trade referees
  - The preferred lease term
  - The proposed rent

- Any requirement for a rent free period.
- 14.9 Preference will be given to uses which do not have the potential to cause a nuisance to neighbours and to businesses which are financially secure, offer the longest lease term, the highest sustainable rent and investment value. If more than three offers are received, they will be considered by a panel of Members and Officers using the above criteria. It is anticipated that it will be possible to identify the most appropriate tenant(s) for the property by the beginning of September 2018.
- 14.10 The development will continue to require ongoing management to maintain a high standard of amenity. To facilitate this the lease will include service charge provisions to cover the maintenance of landscaping, the collection of refuse, sweeping the access road, lighting, fencing and drainage of the common areas.
- 14.11 In the event that more than three offers are received to lease the property, Members are requested to grant the Corporate Head of Asset Management in consultation with the Deputy Leader Portfolio Holder for the Economy; Corporate Head of Engagement and the Strategic Director (Resources) delegated approval to decide which are the most appropriate tenants for the new premises.
- 14.12 Once the prospective tenants have been identified, it will be necessary to enter into a building agreement and lease with them. Once this documentation is in place it will be possible to proceed with the development.
- 14.13 The Architect, and Structural Engineer have been engaged previously and it is proposed to retain them to develop the project, because of the difficult nature of the banked site and the technical knowledge they have of the project.
- 14.14 The Project Managers, Cost Consultant, Mechanical & Electrical Engineers and other consultants will be procured in the market in accordance with the Council's Contract Procedure Rules. It is anticipated all the professional costs will be accommodated within a budget below the EU Services threshold.
- 14.15 The project will be managed using construction management techniques and the construction manager and other professional advisers needed to deliver the project such as Health and Safety Advisors will be appointed following the receipt of competitive quotations.
- 14.16 The works will require Planning Permission and Building Control approval. Members are therefore, requested to authorise the Corporate Head of Asset Management to submit planning and other applications for works to be undertaken to the site which require statutory consent.
- 14.17 In order to progress the development it will be necessary to develop the designs up to Stage 3 RIBA so that a planning application can be submitted. It is therefore recommended that consultants are appointed under a contract

which allowed for the termination of their appointment in the event that planning consent was not granted.

## 15 CONCLUSIONS

- 15.1 The buildings currently on the site are in very poor condition and are of no architectural merit. The demolition of the buildings and redevelopment of the site with modern well designed premises will improve the appearance of the area, support the development of businesses which will provide local employment opportunities while helping sustain the economy in Bishops Waltham and delivering an income stream for the City Council.

## 16 OTHER OPTIONS CONSIDERED AND REJECTED

- 16.1 The disposal of the site to Hampshire Fire and Rescue was considered over a number of years. The proposal was discussed with the Portfolio Holder for Estates and Deputy Leader. The transaction did not proceed as only part of the site was required and the balance of the land would have been difficult to develop in isolation.
- 16.2 Consideration was given to the possibility of the site being sold for residential development purposes. The physical characteristics of the site do not lend it to a residential development and there is a shortage of suitable employment premises and its retention for economic development purposes and the potential for an income stream accorded with the Council's strategic objectives.

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

CAB2961 – Bishops Waltham Depot Site, Proposal for Redevelopment

#### Other Background Documents:-

Foundation Options

Flood Risk Assessment

### APPENDICES:

Appendix A – Development Proposals

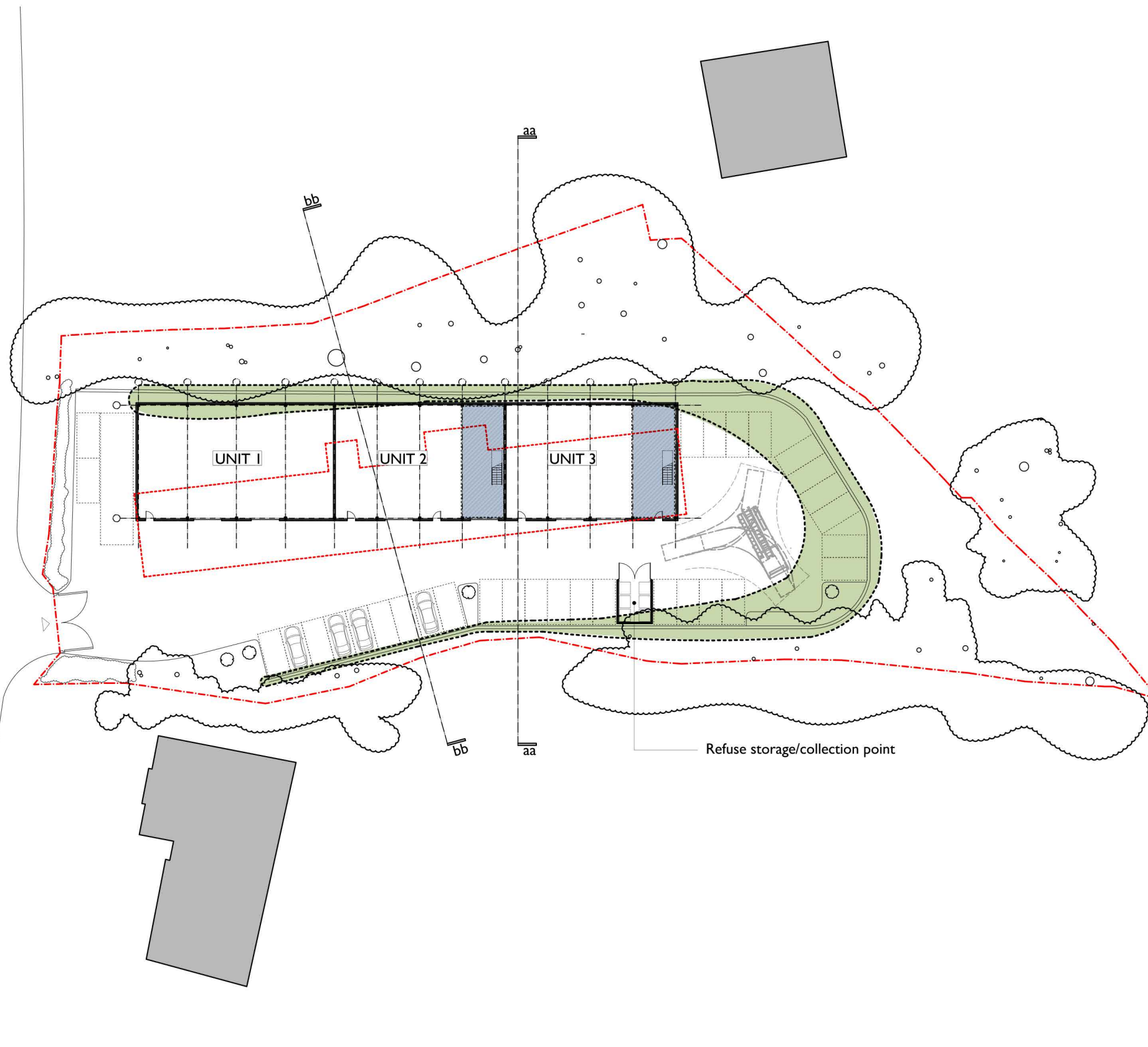
Appendix B – Cost Assessment of Works (Exempt)

Appendix C – Financial Appraisal (Exempt)

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Lower Lane B3035



**Commercial Unit Schedule**

<b>Unit 1</b>
Ground Floor = 250 sqm / 2690 sqft
<b>Unit 2</b>
Ground Floor = 220 sqm / 2370 sqft
Mezzanine = 50 sqm / 540 sqft
<b>Unit 3</b>
Ground Floor = 220 sqm / 2370 sqft
Mezzanine = 50 sqm / 540 sqft

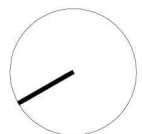
**Parking**

<b>Unit 1</b>
2 x staff
1 x lorry
10 x customer parking incl. repair bays in
4 x additional bays
<b>Unit 2</b>
2 x staff
6 x additional bays
<b>Unit 3</b>
2 x staff
6 x Additional bays

- Excavating and retaining required
- Mezzanine

Outline of existing building

0 | Proposed Site Plan 1:500



Status: Preliminary  
Scale: 1:500 @ A3

Drawing: Proposed Site Plan  
Dwg No: 168-SK-00

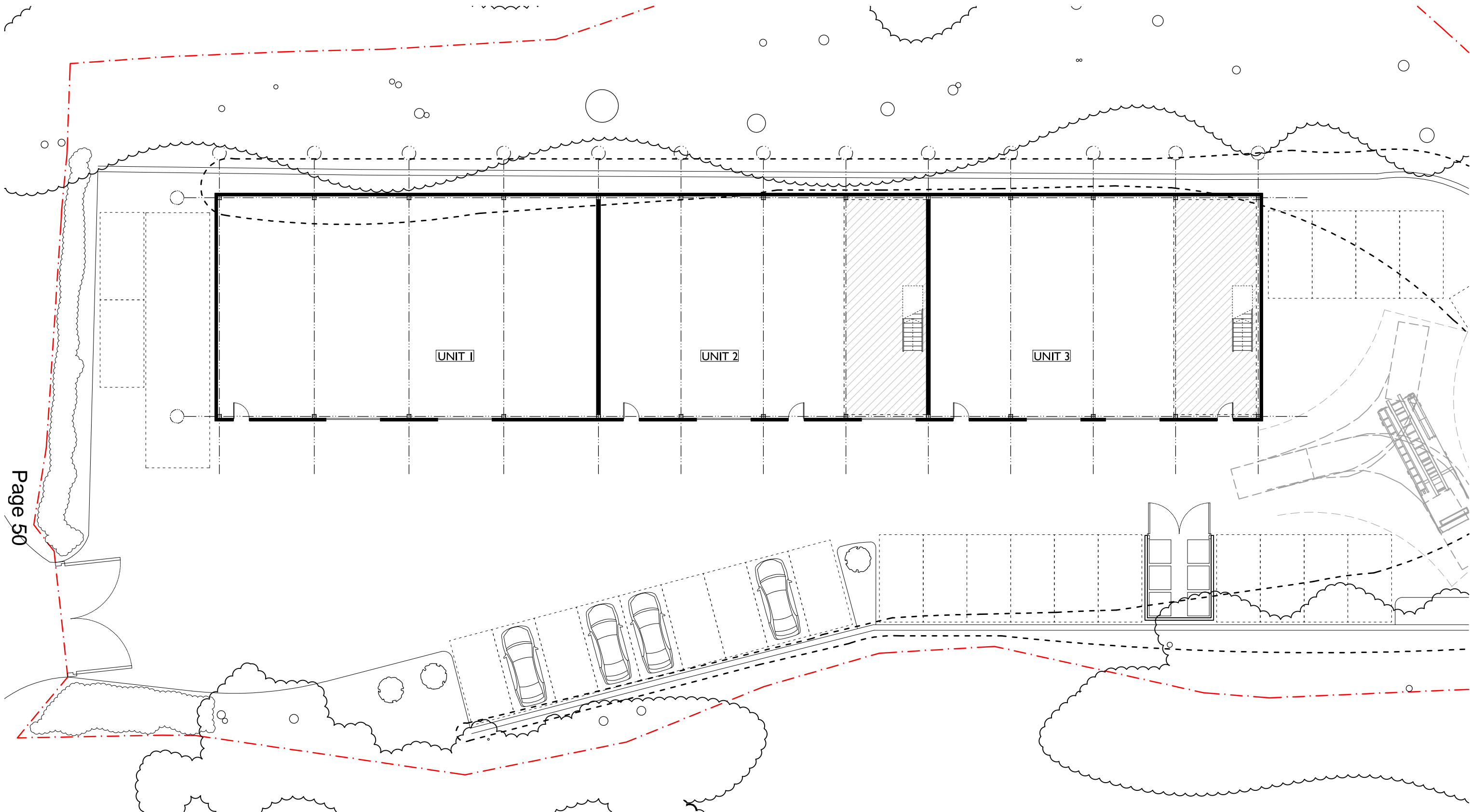
Project: Bishops Waltham Depot  
Address: Lower Lane, Bishops Waltham

NOTE: This drawing is to be scaled for planning purposes only

Date: 22.09.2016

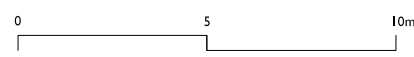
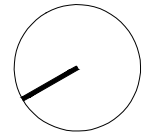
Client: Winchester City Council

**OB ARCHITECTURE**  
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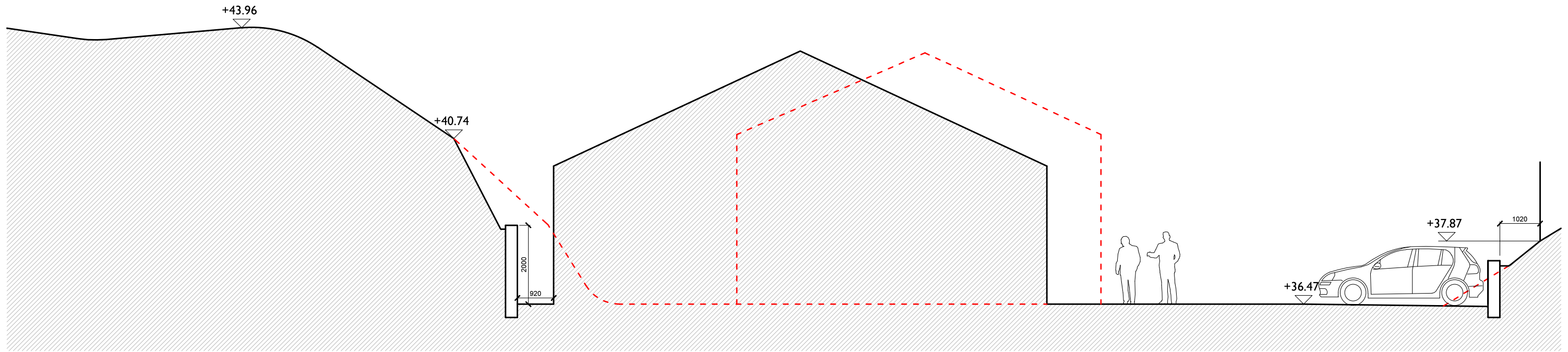


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0 | Proposed Ground Floor Plan 1:200

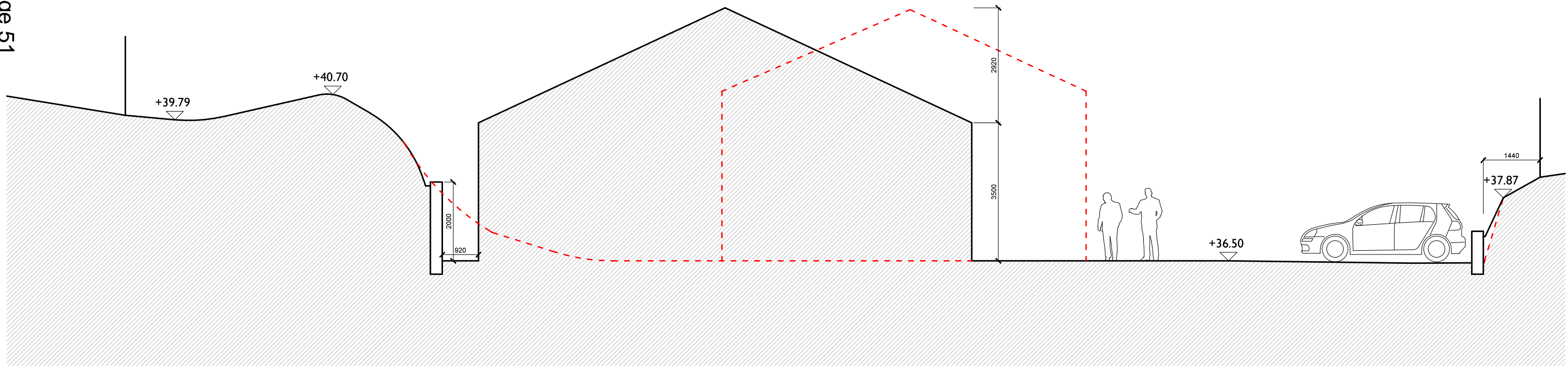


Status: Preliminary	Drawing: Proposed Ground Floor Plan	Project: Bishops Waltham Depot	OB ARCHITECTURE
Scale: 1:500 @ A3	Dwg No: 168-SK-01	Address: Lower Lane, Bishops Waltham	
NOTE: This drawing is to be scaled for planning purposes only	Date: 23.09.2016	Client: Winchester City Council	The Dispensary 5-6 The Square Winchester Hampshire, SO23 9ES
			t: 01962 865344 e: info@obarchitecture.co.uk w: www.obarchitecture.co.uk



0 | Site Section aa 1:200

Page 51



0 | Site Section bb 1:200



Status: Preliminary  
Scale: 1:500 @ A3

NOTE: This drawing is to be scaled for planning purposes only

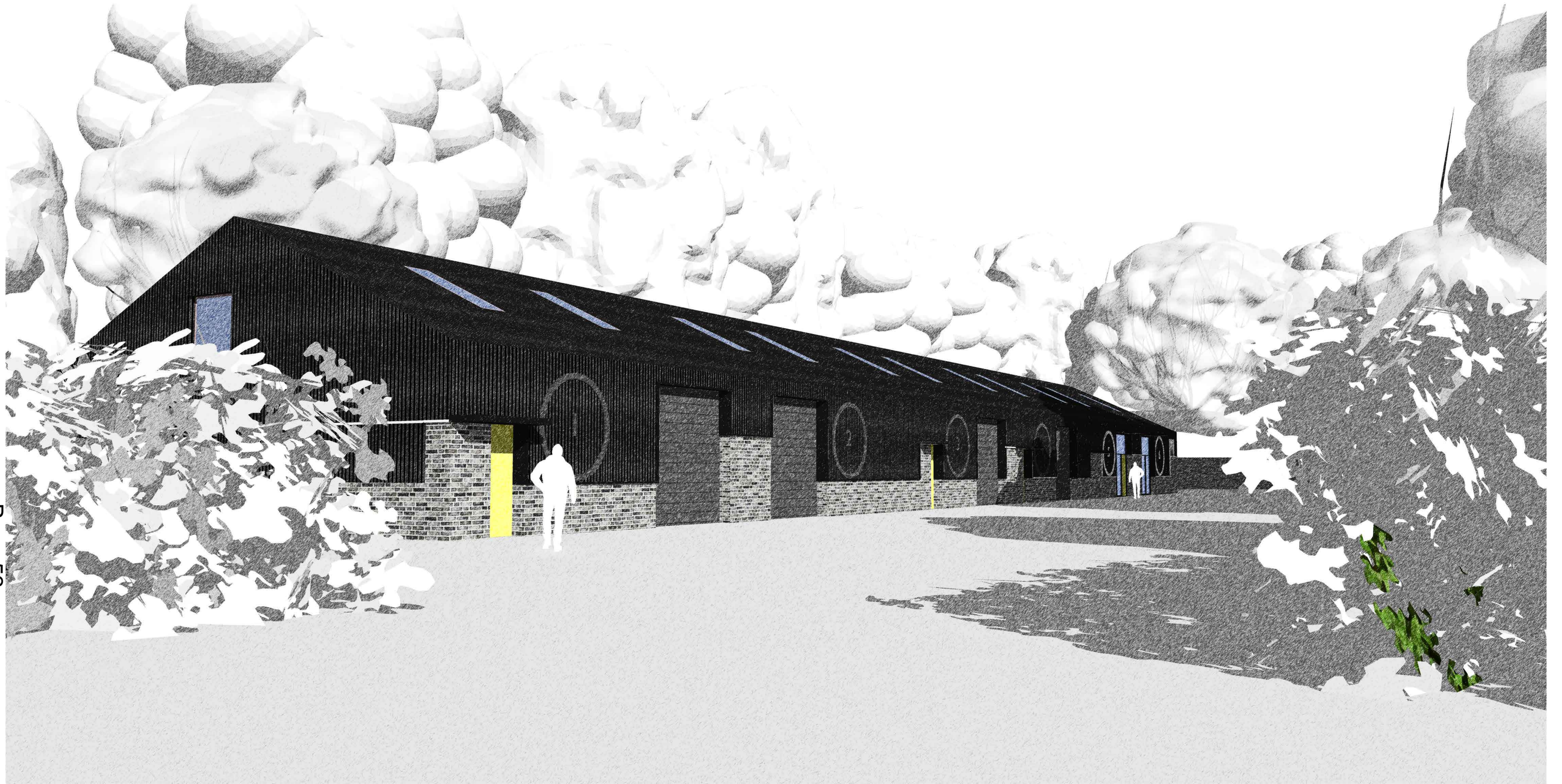
Drawing: Site Sections aa & bb  
Dwg No: 168-SK-02

Date: 22.09.2016

Project: Bishops Waltham Depot  
Address: Lower Lane, Bishops Waltham

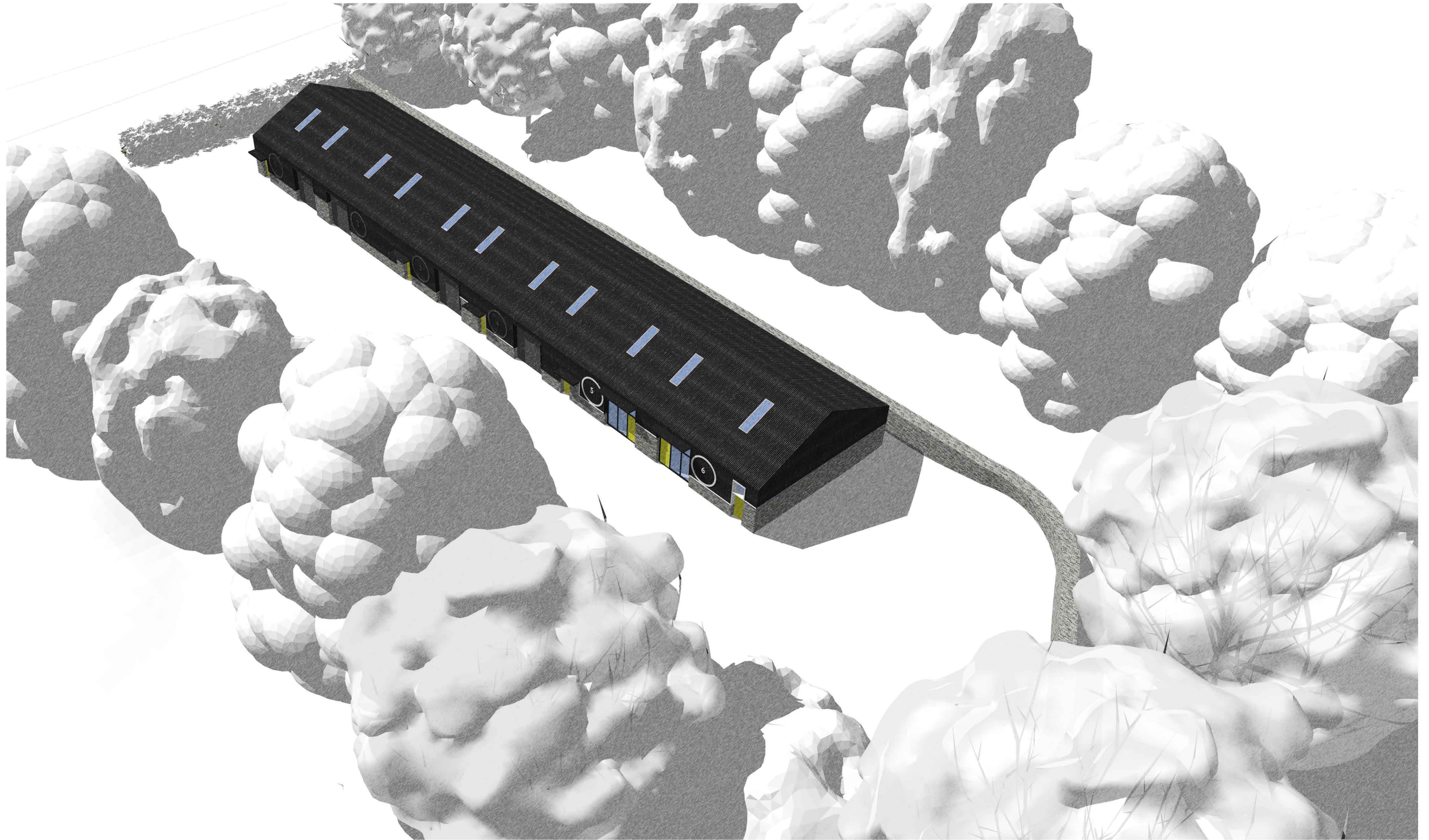
Client: Winchester City Council

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0 | External Visualisation 01

Status: Preliminary	Drawing: External Visualisation	Project: Bishops Waltham Depot	OB ARCHITECTURE The Dispensary 5-6 The Square Winchester Hampshire, SO23 9ES t: 01962 865344 e: info@obarchitecture.co.uk w: www.obarchitecture.co.uk
Scale: NTS @ A3	Dwg No: 168-SK-03	Address: Lower Lane, Bishops Waltham	
NOTE: This drawing is to be scaled for planning purposes only	Date: 23.09.2016	Client: Winchester City Council	



0 | External Visualisation 02

Status: Preliminary	Drawing: External Visualisation 02	Project: Bishops Waltham Depot	OB ARCHITECTURE
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NOTE: This drawing is to be scaled for planning purposes only	Date: 23.09.2016	Client: Winchester City Council	The Dispensary 5-6 The Square Winchester Hampshire, SO23 9ES
			t: 01962 865344 e: info@obarchitecture.co.uk w: www.obarchitecture.co.uk

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of the Local Government Act 1972.

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