

**CABINET**

**Wednesday, 31 October 2018**

Attendance:

Councillor Horrill (Chairman)	–	The Leader with Portfolio for Housing
Councillor Ashton	–	Portfolio Holder for Finance
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 Bell and Thompson

Others in attendance who did not address the meeting:

Councillors Prince and Porter

Apologies for Absence:

Councillors Humby, Brook and Godfrey

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1. **MEMBERSHIP OF CABINET COMMITTEES ETC.**

RESOLVED:

That Councillor Weston be appointed as a deputy on the Project Integra Management Board for the remainder of the 2018/19 Municipal Year.

2. **DISCLOSURE OF INTERESTS**

Councillor Warwick declared a disclosable pecuniary interest as she was a County Councillor. However as there was no material conflict of interest, she voted on items as below, under the dispensation granted by the Standards Committee.

Councillor Ashton declared a personal but not prejudicial interest in respect of Report CAB3089 as his wife was a trustee of “Allegra’s Ambition” which was involved with the project for the new Leisure Centre.

3. **MINUTES OF THE PREVIOUS MEETING HELD ON 19 SEPTEMBER 2018, LESS EXEMPT MINUTE.**

RESOLVED:

That the minutes of the previous meeting held on 19 September 2018, less exempt minute, be approved and adopted.

4. **PUBLIC PARTICIPATION**

Patrick Davies spoke during public participation as summarised below:

- in connection with the venue for the Cabinet meeting (South Wonston Village Hall), he supported the principle of holding Cabinet meetings outside of Winchester. However he believed more thought should be had to the suitability of the agenda items under discussion, the ease of accessibility of the venue, and the availability of Wi-Fi to view agendas and reports.
- He emphasised that the business items on the agenda for this meeting primarily related to projects in the centre of Winchester. In addition, he highlighted that no local residents were in attendance.
- With regard to Report CAB3093, he expressed concern about the proposal to establish an Informal Policy Group as he considered the significance of the matter warranted a formal committee meeting in public.

The Chairman responded that Cabinet had given a commitment to hold alternate Cabinet meetings at different locations around the district, publicised in advance. She noted the comment regarding Wi-Fi but it was highlighted that a paper copy of the agenda and reports was available on request.

At the invitation of the Chairman, Councillors Thompson and Bell concurred with the comments made by Mr Davies regarding the practice of holding Cabinet meetings at different venues. In summary, they considered that when the agenda predominantly related to items regarding Winchester town centre, it was more appropriate for the meeting to be held in Winchester.

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

Portfolio Holders made a number of announcements as summarised below:

- Planning permission for the new Leisure Centre at Bar End had been granted at a Planning Committee meeting that morning. Councillor Griffiths thanked the Project Team and all others involved;
- The Council had submitted a response to the Southampton Airport Draft Masterplan;
- The Movement Strategy would be published for consultation shortly (consultation until end of January 2019) with a Member Briefing to be held on 12 November 2018;
- Work had begun on the installation of the new security barriers in Winchester High Street;
- New refuse and recycling bin collection calendars had been posted out and would be available on the Council's website;

- Similar parking arrangements would be in place in the run up to Christmas as in previous years, including an extended park and ride service.
- A specialist card shop in Bishops Waltham had been shortlisted to be named Britain's Best Small Shop of 2018.
- There had been a good level of interest in the new business units in Bishops Waltham;
- Following the recent Government announcement regarding business rate relief, work was underway to ensure measures to benefit local businesses could be in place as soon as possible.

6. **RIVER PARK LEISURE CENTRE - FUTURE USE OF SITE**  
(CAB3093)

Councillor Miller introduced the report.

At the invitation of the Chairman, Councillors Thompson and Bell addressed Cabinet as summarised below:

Councillor Thompson

- Requested clarity of the status of the Informal Policy Group and in particular, how it would coordinate with the Winchester Town Forum, highlighting that the Forum had already established a group to consider matters relating to North Walls. In addition, income from hiring pitches was a substantial portion of the Town Account budget;
- What was included in the area referred to as the brownfield site?
- Would there be consultation with other interested parties, such as the Winchester School of Art?
- Careful regard should be had to the existing covenant on the land and the Local Plan as the land was designated countryside.

Councillor Bell

- In consideration of the whole site, there were a large number of components and existing use for sporting and leisure activities which could be preserved and enhanced and there should not be a presumption in favour of demolition;
- Alternative ideas for the area included provision of a camp site, a youth hostel and a lido;
- The decision to build an eight court hall at the new Leisure Centre (rather than 12 courts) recognised that additional court space might be provided elsewhere and this area might be appropriate for such a facility.

In response to comments made, Cabinet noted that Paragraph 11.7 of the report acknowledged that further work was required to clarify the implications of the covenant. The reference to previously developed (brownfield) site referred to the existing developed footprint. The Chairman highlighted that there was a commitment to retaining existing pitches and open spaces, whilst considering enhancing facilities in the area. In addition, there were opportunities relating to some important historical monuments in the area.

The Chairman emphasised that the work of the Informal Policy Group (IPG) would include engaging with a wide number of consultees, including the

Winchester Town Forum. It was agreed that Winchester City Football Club be included in the groups consulted and acknowledged that there were a range of other stakeholders in the area who should also be engaged.

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

RESOLVED:

1. That the scope of the work and process for starting the project, as detailed in this report, be agreed, including an Informal Policy Group comprising a chairman and four other elected members of the council, two from each group with Councillor Rose Burns appointed as Chairman.

2. That a budget of £150,000 be approved for the initial stage of the project with authority given to the Strategic Director: Place for stakeholder engagement, consultation and development of options including the appointment of external advisors as required, as detailed in the report.

7. **CENTRAL WINCHESTER REGENERATION COITBURY HOUSE REFURBISHMENT**  
(CAB3100)

Councillor Horrill introduced the report and stated that the proposals were supported by the Coitbury House Advisory Panel (one of three Advisory Panels established by the Cabinet (Central Winchester Regeneration) Committee). The City of Winchester Trust had been a member of the Panel and provided useful advice, in addition to helpful contributions from RIBA.

At the invitation of the Chairman, Councillor Thompson addressed Cabinet and in summary welcomed the proposals to refurbish Coitbury House and bring the building back into use. She suggested that the potential use of local architects' practices be investigated when seeking submissions. The availability of the refurbished office would provide a test of the market for such accommodation in Winchester.

The Chairman responded that advice had been sought from the City of Winchester Trust and RIBA in deciding which architects to contact, having particular regard to proven experience with refurbishing buildings, rather than their location. Cabinet noted that paragraph 11.1 stated that there was a significant shortage of grade A office space in Winchester. The intention was for Coitbury House to be refurbished to a high standard to meet this demand.

Cabinet noted a minor correction to Appendix A of the report as bidders would be expected to present submissions on 23 November 2018.

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

RESOLVED:

1. That the proposed strategic brief for architectural services be approved, as set out in Appendix A of the report.

2. That the Head of Programme be authorised to make minor amendments to the strategic brief if required.

3. That the Head of Programme, in consultation with the Leader (with Portfolio for Central Winchester Regeneration) and the Corporate Head of Asset Management be authorised to appoint the architect as set out in the report and any cost consultants, Structural and M&E Engineers and other professional consultants required for the works set out in the report be appointed in accordance with Contract Procedure Rule 9.2.

4. That the quotation for architectural services be evaluated on a 40/60 price/quality split as set out in the report which deviates from the Contract Procedure Rules 9.1(d) and authority be given to the Head of Programme in consultation with the Leader to agree the evaluation criteria for the appointment of an architect.

8. **MINUTES OF CABINET (CENTRAL WINCHESTER REGENERATION) COMMITTEE HELD 10 JULY 2018**  
(CAB3099)

RESOLVED:

That the minutes of the Cabinet (Central Winchester Regeneration) Committee held 10 July 2018 be received.

9. **MINUTES OF CABINET (CENTRAL WINCHESTER REGENERATION) COMMITTEE HELD 25 SEPTEMBER 2018**  
(CAB3092)

RESOLVED:

That the minutes of the Cabinet (Central Winchester Regeneration) Committee held 25 September 2018 be received.

10. **MINUTES OF CABINET (STATION APPROACH) COMMITTEE HELD 12 JULY 2018**  
(CAB3090)

RESOLVED:

That the minutes of the Cabinet (Station Approach) Committee held 12 July 2018 be received.

11. **MINUTES OF CABINET (STATION APPROACH) COMMITTEE HELD 4 OCTOBER 2018**  
(CAB3091)

Cabinet noted a correction to the minutes as Councillor Warwick was in attendance as a Committee member and not Councillor Humby.

RESOLVED:

That, subject to the correction outlined above, the minutes of the Cabinet (Station Approach) Committee held 4 October 2018 be received.

12. **MINUTES OF CABINET (LEISURE CENTRE) COMMITTEE HELD 18 SEPTEMBER 2018**  
(CAB3089)

Councillor Ashton requested an amendment to his statement in the minutes under the item relating to CAB3076(LC) and the operator procurement section to reflect that the potential risk related to the revenue provided by the operator contract rather than the cost of the operator contract as currently stated. This was agreed.

Cabinet noted a further amendment requested to the public participation section of the minutes to state that Sue Falconer was speaking on behalf of Winchester SALT. This was also agreed.

RESOLVED:

That subject to the two amendments outlined above, the minutes of the Cabinet (Leisure Centre) Committee held 18 September 2018 be received.

13. **TO NOTE THE FUTURE ITEMS FOR CONSIDERATION BY CABINET AS SHOWN ON THE DECEMBER 2018 FORWARD PLAN (TO BE PUBLISHED 31 OCTOBER 2018).**

RESOLVED:

That the list of future items, as set out in the Forward Plan for December 2018, be noted.

14. **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 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>
15	Exempt Minute of previous meeting held on 19 September 2018	) Information relating to the financial or business affairs of any particular person (including the authority holding that information). (Para 3 Schedule 12A refers)

15. **EXEMPT MINUTE OF THE PREVIOUS MEETING HELD ON 19 SEPTEMBER 2018**

RESOLVED:

That the exempt minute of the previous meeting held 19 September 2018, be approved and adopted.

The meeting commenced at 4.35 pm and concluded at 5.30 pm

Chairman