

**CABINET (LEISURE CENTRE) COMMITTEE**

**26 March 2018**

Attendance:

Councillors:

Griffiths (Chairman) (P)

Ashton (P)

Warwick

Deputy Members:

Councillor Brook (Standing Deputy for Councillor Warwick)

Other invited Councillors:

Gottlieb (P)

Laming (P)

Huxstep (P)

Prince (P)

Others in attendance who did not address the meeting:

Councillor Bell

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held 16 January 2018, be approved and adopted.

2. **PUBLIC PARTICIPATION**

Four members of public and/or members of local interest groups addressed the Committee as summarised below.

Kate Macintosh (Walking Strategy Group):

- The masterplan and Design Framework must address the whole area, including the former Bar End depot site and County Council owned lands;
- It should include measures to enhance connectivity and ensure safe and convenient access. Facilities must be integrated with the wider area and a detailed area analysis was required.
- Raised general concerns regarding the Design Framework.

Emma Back (Winchester Sports, Art and Leisure Trust)

- Welcomed inclusion of strong aquatic facilities and the athletics track.

- What would the £1m funding from the County Council contribute towards?
- How would Winchester and District Athletics Club (WADAC) and national athletics' organisations be involved?
- Welcomed the Boxing Club being relocated but requested further information about where?
- What would happen regarding facilities that were not currently included in the proposals?
- Request for further information on proposals for the former depot site and Chilcomb House.

#### Geoff Wright

- Concern that the Design Framework was a critical part of the planning process but it would not be publicly available until 18 May, because of restrictions due to purdah. Measures should have been taken to bring the Design Framework to this Committee meeting to address this.

### 3. **WINCHESTER SPORT AND LEISURE PARK UPDATE** (Report CAB3030(LC) refers)

The Chairman introduced the report and highlighted key aspects for Members' consideration. She stated that a broadsheet providing an update on progress had been prepared and would be available on the Council's web site (link below) and for public at the end of the meeting.

[http://www.winchester.gov.uk/assets/attach/14677/4842\\_slp\\_broadsheet\\_mar18%20\(2\).pdf](http://www.winchester.gov.uk/assets/attach/14677/4842_slp_broadsheet_mar18%20(2).pdf)

The Head of Programme advised that the £1m received from the County Council was in relation to the Hampshire Institute of Sports and discussions were taking place with the County Council to seek further clarification on this matter. The County Council had confirmed that they were happy with the proposed facility mix.

Councillor Ashton gave a presentation on the Design Framework (DF) which summarised the vision of the DF, focussed on feedback from engagement undertaken to date and detailed what the proposals were aiming to achieve. The presentation was available on the Council's website via the following link: [http://www.winchester.gov.uk/meetings/documents/41756/Cabinet%20\(Leisure%20Centre\)%20180326%20Design%20Framework%20pdf.pdf](http://www.winchester.gov.uk/meetings/documents/41756/Cabinet%20(Leisure%20Centre)%20180326%20Design%20Framework%20pdf.pdf)

During the presentation, a number of key points were emphasised as summarised below:

- The DF addressed the whole area, including the former depot site and County Council owned lands in the area;
- Three phases of engagement had been undertaken to date involving over 1,000 responses and ongoing meetings with key groups, such as the Bar End Forum Informal Group. Feedback had helped inform the DF vision and objectives, together with themes.
- Councillor Ashton noted concerns that some people considered they had not been listened to but believed that the DF did reflect the engagement

undertaken and hoped that this would become more apparent when the document was published.

- No plans had been agreed for the formal depot site but the DF recognised issues expressed during the consultation and included a number of requirements for any future development of the site.
- The DF addressed the different means of accessing the new Leisure Centre and included proposals for a new cycle route, new roundabout and limiting vehicular access from Milland Road.
- The car parking provision on site had been reduced as much as possible.
- Flooding issues and drainage had also been recognised and would be addressed.

Councillor Ashton stated that the full DF would be presented to a public event on 18 May (with the DF being available prior to this date). Formal Council Committee consideration follow prior to consideration for approval at Cabinet on 6 June.

The Committee received a presentation from Mike Lawless (LA Architects) which outlined the background to proposals for the new centre and surrounding area together with presenting some draft drawings for the new building. His presentation included the following points:

- Use of the building would change over its life time and it needed to be flexible to allow this.
- There would be strong connections and permeability between the building and the surrounding Park and Sports Stadium.
- The building design has been considered from all angles/ views and in particular the design and location of equipment on the roof is being carefully considered. .
- The proposals for the car park included swales to allow surface water to soakaway and offer opportunity for planting. The proposals would not increase the risk of flooding in the area.
- The design would recognise the importance of the building as both a civic building and located on a gateway into the city.
- The importance of carefully designed exterior lighting was recognised due to location.

Members raised a number of questions and comments during debate of the report and presentations, as summarised below:

- The Chief Executive explained that purdah was a six week period before the date of an election during which the Council was not permitted to publish information which could be regarded to influence the outcome of an election. The DF was a document of critical importance and it was therefore decided that it was not appropriate to publish during purdah.
- The principles of any future development of the former depot site were included within the DF. Expected uses would not be detailed
- The Head of Programme advised that the submission for planning approval would include the new leisure centre and associated facilities. It would also include important links such as a new cycle route and roundabout. Some of the longer term aspirations mentioned would require

further consultation and consideration of funding but could be included within the overall project if Members agreed at a future date.

- The Boxing Club were in discussions with the Council regarding finding alternative accommodation.
- The suggestion that new footpaths around the centre could be utilised for Paralympic training for wheelchair users would be investigated.
- Discussions were ongoing with the Pinder Trust regarding their requirements for the proposed hydrotherapy unit and agreement was expected shortly.
- Councillor Ashton confirmed that unfortunately only one member of the Bar End Forum Informal Group had been available to meet prior to the Committee meeting (as referred to in paragraph 10.12 of the report), As noted above, the presentation would be available on the Council's website and the Head of Programme would arrange for members of the informal group to be emailed the link.
- The Head of Programme would investigate the feasibility of holding a public meeting on the DF prior to 18 May.
- Some concern was expressed that more work was required on improving cycle route access from the centre of town and addressing residents' concerns about the future of the depot site. However, Councillor Ashton emphasised that the DF did address comments regarding access, including by bike and on foot.

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

**RESOLVED:**

1. That the progress on the project be noted and next steps agreed.
2. That the associated capital expenditure of £800,000 for the next stages of the project be released from the approved budget under financial procedure rule 6.4.
3. That the negotiation and approval of the terms of the various Leases required between the University of Winchester, the City Council and the Operator of the proposed Sport and Leisure Centre and adjoining areas and their completion be delegated to the Head of Asset Management, in consultation with the Head of Programme.

The meeting commenced at 6.30pm and concluded at 8.25pm.

Chairman