

CABINET (LEISURE CENTRE) COMMITTEE

26 March 2018

Attendance:

Councillors:

Griffiths (Chairman) (P)

Ashton (P)

Warwick (P)

Other invited Councillors:

Huxstep (P)

Prince (P)

Laming (P)

Stallard (P)

Others in attendance who addressed the meeting:

Councillors Bell and Porter

Others in attendance who did not address the meeting:

Councillor Horrill

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held 26 March 2018, be approved and adopted.

2. **PUBLIC PARTICIPATION**

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

Martin Wilson:

- Mr Wilson queried the suitability of one Member to be on the Committee and requested assurance from other Members that there was no prejudicial history that affected their suitability to be on the Committee.
- Mr Wilson referred to various documents he had obtained under the Freedom of Information Act which he alleged proved a pre-emptive right to provide and operate a replacement Leisure Centre was agreed with an existing operator. Consequently, he questioned how an open market tender for a new operator could be undertaken.

- A request that the Council ensures that the current leisure centre building was fit for purpose and available for use until the new centre was available.

Jessica Falconer:

- Requested that an ice skating rink be provided in Winchester at Bar End and highlighted the wide range of benefits a rink could provide for the wider community.

Patrick Davies:

- Queried when the full Transport Impact Assessment would be made publically available and whether an assessment of additional traffic likely to be generated by the new Centre had been made.
- Requested clarity from the Council on its position on the suggestion that an ice rink be built on the former Bar End depot site and in general, more clarity about what type of development would be acceptable on this site.

Geoff Wright:

- Concern that the venue for the most recent consultation event on 18 May was too small and that it was only held on one date would limit a number of people from attending.

Emma Back (Winchester Sports, Art and Leisure Trust)

- Concern that the Design Framework overall contained a number of omissions. For example, she believed it lacked detail on principles for development of the Bar End depot area.
- Concern about the sports halls size and no provision of permanent spectator seating.
- that the local community were not being listened to;
- that she believed community agreements would not be allowed and there were no assurances being given to community clubs and groups that they could use the facility.

3. **WINCHESTER SPORT AND LEISURE PARK – DESIGN FRAMEWORK**
(Report CAB3035(LC) refers)

The Chairman introduced the report and explained that following consideration at this meeting, the draft Design Framework would be recommended to Cabinet for consideration on 6 June 2018. She summarised the further stages of the development of a Sport and Leisure Centre at Bar End.

With regard to appointing a contractor to build the new Leisure Centre, the procurement process had been completed and a preferred provider identified. Subject to final checks an announcement would be made in due course.

The Chairman announced that the procurement process for the leisure centre operator would be determined at Cabinet on 6 June and accordingly there

was therefore no requirement for the next scheduled meeting of this Committee on 7 June 2018.

At the invitation of the Chairman, Councillors Porter and Bell addressed Cabinet and their comments are summarised below.

Councillor Porter

- The site offered a lot of potential for the new Leisure Centre and Park, however access from the Milland Road side of the site should remain.
- Improvements were required to the proposed walking route from the city centre to the new Leisure Centre, for example in terms of improved pathway surfaces.
- Chilcomb Lane residents required further assurances regarding mitigation of flooding risk.
- Community groups should be fully involved.

Councillor Bell

- As a member of the Sustainability Panel she had been very impressed with its work and highlighted that the last Panel meeting on 19 April made a number of recommendations. She queried how these recommendations, and those from the other Panels established in connection with the new Leisure Centre, would be fed into the process.

The Chairman noted that Councillor Gottlieb had forwarded a number of comments for consideration at the Committee as he was unable to attend in person. However, the comments related to contract procurement and did not relate to the report under consideration at this meeting. Councillor Gottlieb would be advised accordingly and suggested that he submit his comments to Cabinet on 6 June 2018 where procurement matters would be discussed.

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 in particular, summarised feedback from the recent consultation event on 18 May 2018. The presentation was available on the Council's website via the following link:

<http://www.winchester.gov.uk/meetings/documents/41829/DF%20Leisure%20Centre%20Cabinet%20Presentation%2023%20May%20-%20infomal.pdf>

Councillor Ashton highlighted that a daytime and evening event had been held on 18 May and over 70 people attended the sessions. In response to feedback at this event, the following changes were proposed:

- Clarification of the (of the Sport and Leisure Park boundary within the Design Framework;
- Explore options to enable managed pedestrian access from Milland Road through the Stadium to the Sport and Leisure Centre (with consideration for opening hours);
- Clarification of the Design Framework principles relating to the height of development on the Bar End depot site in relation to neighbouring buildings.

In response to comments made during public participation and by the Councillors summarised above, the following points were made:

- Work would be undertaken to consider walking audits from the city centre to the Leisure Centre;
- The Design Framework sets design principles which will be used to help shape proposals for the Depot site.
- In relation to comments made by Mr Wilson, the Chairman clarified that the three Cabinet Members of the Committee were responsible for making decisions. The other invited Councillors were non-voting. The other points related to the operator contract which would be discussed at Cabinet on 6 June. The Chief Executive advised that as the decision included commercially sensitive information the consideration of the contract would be dealt with in exempt session but she would ensure Members were aware of Mr Wilson's comments.
- The proposals did include a Combined Heat and Power unit, which would initially be gas fuelled.
- Four advisory panels had been established: Sustainability; Design; Contract; and Accessibility and these groups had actively shaped the development of the project. Minutes from the Panels had been shared with Members of this Committee.
- A full Transport Impact Assessment had been undertaken but had not yet been published as work was still ongoing to finalise its content following recent consultations. It would be made publically available when the formal planning application was submitted.
- It is intended that there would be community use agreements for local clubs etc and that further information on this will be considered at 6 June Cabinet.
- The operator would hire in additional seating for outside events as required.
- With regard to the comments about flooding, the Head of Programme confirmed that a full drainage strategy had been undertaken.

One Member highlighted that the Design Framework did not appear to specifically address the requirements of disabled users. The Head of Programme advised that the membership of the Accessibility Panel included people with disabilities and disabled sporting groups and had influenced many aspects of the design. The Committee agreed that the Vision for the Design Framework be amended to include a statement that the Centre should appeal to all abilities (as well as all ages).

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

RECOMMENDED (TO CABINET):

That following consideration of the comments made at the Design Framework Event held on 18 May 2018 and during discussion at the meeting (as summarised above), the draft Design Framework be approved as set out in Appendix 1 of the report, subject to the following changes:

- 1. Clarification of the Sport and Leisure Park boundary within the Design Framework.**
- 2. Exploration of options to enable managed pedestrian access from Milland Road through the Stadium to the Sport and Leisure.**
- 3. Clarification of the Design Framework principles relating to the height of development of the depot site in relation to neighbouring buildings.**
- 4. Recognition of accessibility of the Design Framework including amending the Vision statement to include a statement that the Centre should appeal to “all abilities”.**

The meeting commenced at 6.00pm and concluded at 7.10pm.

Chairman