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26 August 2010

## **S U M M O N S**

**MEETING:** Community and Environment Board  
**DATE:** 6 September 2010  
**TIME:** 6.00pm  
**PLACE:** Committee Room 1, Town Hall, Gosport  
**Democratic Services contact:** Lisa Young

LINDA EDWARDS  
BOROUGH SOLICITOR

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### **MEMBERS OF THE BOARD**

The Mayor (Councillor Allen) (ex officio)  
Chairman of the Policy and Organisation Board  
(Councillor Hook (ex-officio)  
Councillor Burgess (Chairman)  
Councillor Kimber (Vice Chairman)

Councillor Mrs Bailey	Councillor Mrs Hook
Councillor Edgar	Councillor Murphy
Councillor Mrs Forder	Councillor Ronayne
Councillor Henshaw	Councillor Mrs Searle

### **FIRE PRECAUTIONS**

(To be read from the Chair if members of the public are present)

**In the event of the fire alarm (single continuous sound) sounding, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, following any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.**

**IMPORTANT NOTICE:**

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

**NOTE:**

- i. Councillors are requested to note that, if any Councillor who is not a Member of the Board wishes to speak at the Board meeting, then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

**AGENDA**

RECOMMENDED  
MINUTE FORMAT

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

*All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.*

3. MINUTES OF THE MEETING OF THE COMMUNITY AND ENVIRONMENT BOARD HELD ON 14 JUNE 2010.

4. DEPUTATIONS – STANDING ORDER 3.5

*(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Thursday, 2 September 2010. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).*

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

*(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Thursday, 2 September 2010).*

6. WASTE RECYCLING CENTRE – GRANGE ROAD

*To seek approval for extending the area of land currently leased to Hampshire County Council (HCC) for the purpose of improving safety and traffic management.*

Part II  
Contact Officer:  
Mark Pam  
Ext. 5563

7. ALVER VALLEY: NAMING OF NEW ALVER VALLEY SITES

*To seek Board approval for the proposal to name areas of land in the Alver Valley as identified in this report.*

Part II  
Contact Officer:  
Alan Gibson  
Ext. 5721

8. REPLACEMENT OF ELSON ALLOTMENT STORE AND REFURBISHMENT OF BROCKHURST ALLOTMENT STORE

*To seek approval for the grant of a lease of land to the Allotment Holders Association for the purpose of a replacement store at Elson Allotments and the refurbishment of Brockhurst Allotments.*

Part II  
Contact Officer:  
Mark Pam  
Ext. 5563

Community and Environment Board  
6 September 2010

9. PRIVETT PARK PROVISION OF 4.5M (15') HIGH PROTECTIVE FENCING

Part II  
Contact Officer:  
Alan Gibson  
Ext. 5721

*To seek Board approval to use £30,000 of 'Other Sports' funding to provide 4.5m (15') high protective weld mesh fencing and support posts, to two sections of the perimeter fence line in Privett Park.*

10. ANY OTHER ITEMS

*-which the Chairman determines should be considered, by reason of special circumstances, as a matter of urgency.*

## AGENDA ITEM NO. 6

<b>Board/Committee:</b>	Community and Environment Board
<b>Date of Meeting:</b>	6 September 2010
<b>Title:</b>	Waste Recycling Centre – Grange Road
<b>Author:</b>	Chief Executive
<b>Status:</b>	For recommendation

### **Purpose**

To seek approval for extending the area of land currently leased to Hampshire County Council (HCC) for the purpose of improving safety and traffic management.

### **Recommendations**

- 1 That the Board authorises the Head of Property Services to agree Terms as set out in the report.
- 2 That the Borough Solicitor be authorised to enter into such documentation as is necessary to effect the above decision in consultation with the Head of Property Services.
- 3 That authorisation is sought from the Policy and Organisation Board to proceed, should the Board agree with the above recommendations.

### **1.0 Background**

- 1.1 The Council granted a lease to HCC for the Household Waste Recycling Centre on 6 April 1993.
- 1.2 The lease was for a term of 99 years expiring on 5 April 2092 at a peppercorn rent.
- 1.3 This matter was originally reported to the Board in June 2008. The proposed scheme has since changed and the area of additional land required by HCC has increased which requires a new Board approval.

### **2.0 Report**

- 2.1 HCC is proposing to carry out works to improve safety and traffic management at the Household Waste Recycling Centre in Grange Road

- 2.2 The works are shown on the attached plans, Appendix A & B, and include the following provisions for which HCC has submitted a planning application (K8971/5)
- Seven double bin bays and one single bin bay giving a total of 15 bin bays, currently there are 11
  - Two new upper level waste storage areas with a total area of 935 m2
  - On-site stacking lane (including roundabout) for customer vehicles. The stacking lane provides capacity for up to 35 vehicles waiting to park.
  - Dedicated entrance and exit lane for customer vehicles only.
  - Dedicated entrance and exit lane for waste container servicing vehicles only.
  - Twenty customer parking spaces including two for disabled drivers.
  - Perimeter fencing consisting of 2.4m high steel palisade security fencing with lockable entrance and exit gates.
  - Replacement planting proposal around the perimeter of the site
- 2.3 In order for the works to take place HCC will require the additional land shown edged in red on plan (Appendix A) for the duration of the works which includes the temporary works shown in blue. They will require the additional land shown edged in green to be added to their lease.
- 2.4 It is proposed that HCC surrender their existing lease and take a new 99 year lease from the Council of the larger area which will include the green edged land.
- 2.5 It is proposed that the rent shall remain a peppercorn.

### **3.0 Risk Assessment**

- 3.1 There are no risks associated with the proposals in this report.

### **4.0 Best consideration**

- 4.1 The land currently leased to HCC for the waste recycling centre is at a peppercorn rent. Since the extended land area will similarly be limited to use as a waste recycling centre it has no value and therefore the Council is receiving best consideration for the facility

### **5.0 Conclusion**

- 5.1 That the proposals shown on Appendix A and B by HCC be accepted

and the Council proceeds with the grant of the new lease in the terms set out in this report noting that the scheme is subject to the receipt of planning permission.

<b>Financial Services comments:</b>	None
<b>Legal Services comments:</b>	The Council can proceed with the proposed new Lease so long as Best Consideration under the Local Government Act 1972 is received for it. It is noted that this will be the case, albeit that there is no value in the land for the proposed use.
<b>Service Improvement Plan implications:</b>	None
<b>Corporate Plan:</b>	There are no Corporate Plan implications
<b>Risk Assessment:</b>	No risks
<b>Background papers:</b>	Community and Environment Board 16 June 2008 Policy and Organisation Board 25 June 2008
<b>Appendices:</b>	Appendix A & B
Appendix 'A'	Plan showing the additional land to be included in the lease to HCC edged in green and the land required for the duration of the works edged in red with the works shown in blue text. Annotated plan showing the proposed works.
Appendix 'B'	
<b>Report author/ Lead Officer:</b>	Mark Pam, Head of Property Services

KEY:

EXTENT OF ADDITIONAL LAND REQUIRED  
1510m<sup>2</sup>  
0.15ha  
0.37acres

WORKS REQUIRED FOR TEMPORARY SITE, TO  
BE USED DURING CONSTRUCTION

'RED LINE' BOUNDARY

DISUSED  
CAR PARK

ALVER MEADOW

HEIGHT RESTRICTION BARRIER RELOCATED FOR  
TEMPORARY PHASE, THEN MOVED BACK TO  
ORIGINAL POSITION AT END OF CONTRACT.

PARKING BAY MARKINGS TO BE BURNT  
OFF FOR TEMPORARY PHASE, THEN  
REINSTATED AT END OF CONTRACT.

EXISTING BUILD-OUTS TO BE DEMOLISHED AND  
REINSTATED AT END OF CONTRACT.

TEMPORARY EXIT ROUTE, TO BE USED  
DURING CONSTRUCTION.  
EXISTING BANK AND PLANTING TO BE  
REINSTATED AT END OF CONTRACT.

BMX PLAY AREA

GRANGE ROAD

MoD  
PLAYING  
FIELD

"REPRODUCED FROM THE ORDNANCE SURVEY MAPPING  
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"HAMPSHIRE COUNTY COUNCIL, 100019180".

0 5 10 15 20  
SCALE 1:250 (A1)  
SCALE 1:500 (A3)  
METRES

REV.	AMENDMENT	DATE	DRAWN	CHKD	APPD
C	'Red Line' Boundary added	15.07.10	NM	SF	DD
B	Temporary site exit works included.	07.05.10	WHW	SF	DD
A	Entrance carriageway width revised as discussed on 18/06/09.	19.06.09	WHW	SF	DD

CLIENT
HAMPSHIRE COUNTY COUNCIL ENVIRONMENT DEPARTMENT WASTE MANAGEMENT

CONSULTANT
 Hampshire County Council  engineering CONSULTANCY Certificate No. FB 2166 ALISON QUANT BSc MSc MRTPI, DIRECTOR OF ENVIRONMENT, THE CASTLE, WINCHESTER.

DRAWN	WHW
CAD	WHW
CHECKED	SF
APPROVED	DD
SCHEME	GOSPORT HWRC EXTENSION SEGREGATED EXITS AND ONE STACKING LANE JOB No. R.J509031.01
SCALE	1:250
DATE	June '09
SHEET No.	

DRAWING TITLE	LAND PLAN & TEMPORARY SITE REQUIREMENTS
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DRG No.	RJ509031/GA03
REV	C
SUFFIX	P

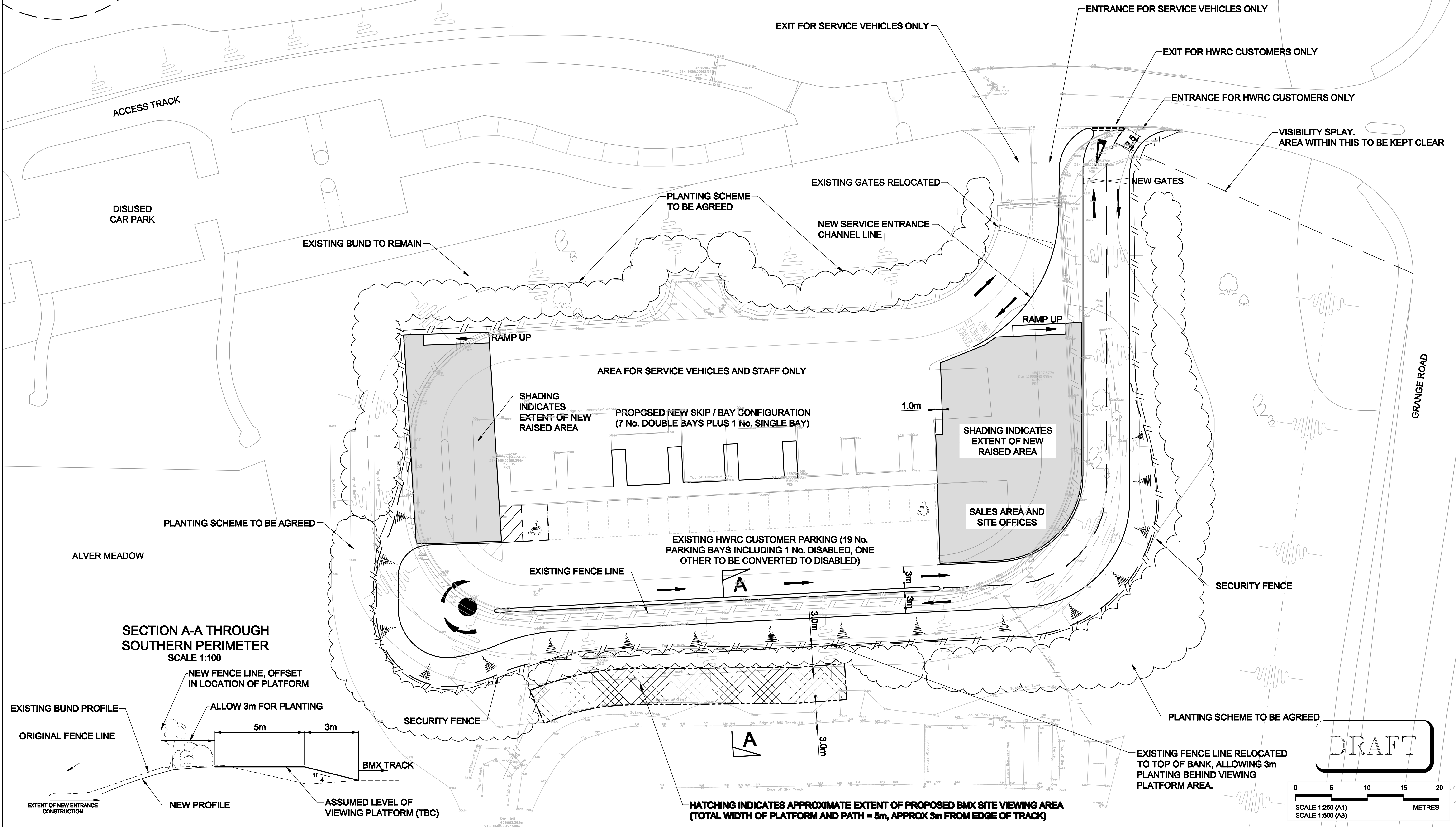
hcc cadplot: 15.Jul.2010 at 2:58pm  
K:\Eng\Roads\Schemes\G0309031\01 - GOSPORT HWRC\Autocad\HCC Drawings\GA03B.dwg








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						CLIENT	CONSULTANT	DRAWN	SCHEME	DRAWING TITLE
						HAMPSHIRE COUNTY COUNCIL ENVIRONMENT DEPARTMENT WASTE MANAGEMENT	 Hampshire County Council	WHW	GOSPORT HWRC EXTENSION SEGREGATED EXITS AND ONE STACKING LANE	GENERAL ARRANGEMENT CONSTRUCTION WORK
							 engineering CONSULTANCY	WHW	JOB No. RJ509031.01	HCC capplot:28.Apr.2010 at 9:06am
							 Certificate No. FS 21845	CHECKED SF	SCALE: A1 1:250/1:100	DATE June '09
							APPROVED DD		SHEET No.	REV B
						ALISON QUANT BSc MSc MRTPI, DIRECTOR OF ENVIRONMENT, THE CASTLE, WINCHESTER.			DRG No. RJ509031/GA01	SUFFIX

**Agenda item no. 7**

<b>Board/Committee:</b>	<b>COMMUNITY AND ENVIRONMENT BOARD</b>
<b>Date of meeting:</b>	<b>MONDAY 6 SEPTEMBER 2010</b>
<b>Title:</b>	<b>ALVER VALLEY - NAMING OF NEW ALVER VALLEY SITES</b>
<b>Author:</b>	<b>HEAD OF SERVICE FACILITIES</b>
<b>Status:</b>	<b>FOR DECISION</b>

**Purpose**

To seek Board approval for the proposal to name areas of land in the Alver Valley as identified in this report.

**Recommendation**

The Board is requested to approve the proposal to name areas of land in the Alver Valley as identified in this report.

**1. Background**

The area in question is largely reshaped following extensive gravel extraction. However through research at County Records Office it was possible to obtain a copy of the 1837 Tithe Map of the area and produce an overlay of the historical landscape identifying previous field boundaries.

**2. Report**

The proposal seeks to identify to the Board the Tithe Map overlay identifying the following areas located within the present site:

Hillbury Meadow  
Slades Ground  
Noah Lake  
Junkett Hill  
Junkett Bottom.

2.1 This system of naming remains consistent with the nomenclature of areas in the south of the Alver Valley i.e. Oxstall Meadow, Hither Meadow and areas within the Wildgrounds Local Nature Reserve.

2.2 The identification of areas will enhance future production of leaflets and Interpretation boards and provide the basis for Management Plan mapping.

- 2.3 The proposal will also provide information to be utilised with future mapping requirements for use with Agri-Environmental Schemes and / or Farm Environmental Plans as required by Rural Payment Agency / DEFRA. These schemes have the potential to provide additional funding to the management of the Alver Valley.

**3. Risk Assessment**

- 3.1 There are not considered to be any risks associated with the proposal.

**4. Conclusion**

- 4.1 This project will reinforce the Council's continued commitment to increasing and improving the Service provision provided at the Alver Valley.

<b>Financial implications:</b>	As contained in the report
<b>Legal implications:</b>	None for the purposes of this report
<b>Service Improvement Plan implications:</b>	The development of the Alver Valley is in the current Plan.
<b>Corporate Plan</b>	The proposal meets the Strategic Priority of improving leisure opportunities and facilities.
<b>Risk Assessment</b>	No risks identified
<b>Background papers:</b>	None
<b>Appendices/Enclosures:</b>	Detailed Plan – see below
<b>Report author/Lead Officer:</b>	Alan Gibson



## AGENDA ITEM NO. 8

<b>Board/Committee:</b>	Community and Environment Board
<b>Date of Meeting:</b>	6 September 2010
<b>Title:</b>	Replacement of Elson Allotment store and refurbishment of Brockhurst Allotment store
<b>Author:</b>	Chief Executive
<b>Status:</b>	For recommendation to Policy and Organisation Board 15 September 2010

### **Purpose**

To seek approval for the grant of a lease of land to the Allotment Holders Association for the purpose of a replacement store at Elson Allotments and the refurbishment of Brockhurst Allotments shown shaded grey on Plan 1 and 2.

### **Recommendation**

To approve the grant of a lease of the Council land shown on plan 1 and 2 on terms to be agreed by the Council's Head of Property Services.

That the Borough Solicitor be authorised to enter into such documentation as is necessary to effect the above decision in consultation with the Head of Property Services.

That authorisation is sought from the Policy and Organisation Board to proceed, should the Board agree with the above recommendations.

## **2 Report**

- 2.1 The existing allotment stores are in a poor state of repair and the Allotment Holders Association propose to replace the Elson Allotment store and carry out refurbishment of the Brockhurst Allotment store with a replacement roof, doors and new electrics.
- 2.2 The Allotment Holders Association will secure funding for the works proposed. but to do so will require a lease from the Council for both sites.
- 2.3 It is proposed that a ground lease be granted for a term of 15 years at a peppercorn rent.

### **3 Risk Assessment**

- 3.1 The buildings are dilapidated and in the case of the Elson Allotment store requires replacement and in the case of the Brockhust Allotment store refurbishment. As a consequence of this there are risks associated with their continued use.

### **4 Conclusion**

- 4.1 The grant of a ground lease will enable the Association to replace/refurbish the old dilapidated buildings.

<b>Financial Services comments:</b>	None
<b>Legal Services comments:</b>	The Council may complete the Lease referred to.
<b>Service Improvement Plan implications:</b>	None
<b>Corporate Plan:</b>	None
<b>Risk Assessment:</b>	As above
<b>Background papers:</b>	Replacement of Middlecroft Allotment store. Community and Environment Board January 2010.
<b>Enclosures:</b>	Plan 1 and 2
<b>Report author/ Lead Officer:</b>	Head of Property Services

# ELSON Allotment Gardens

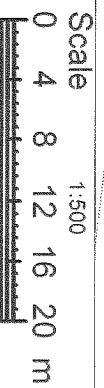


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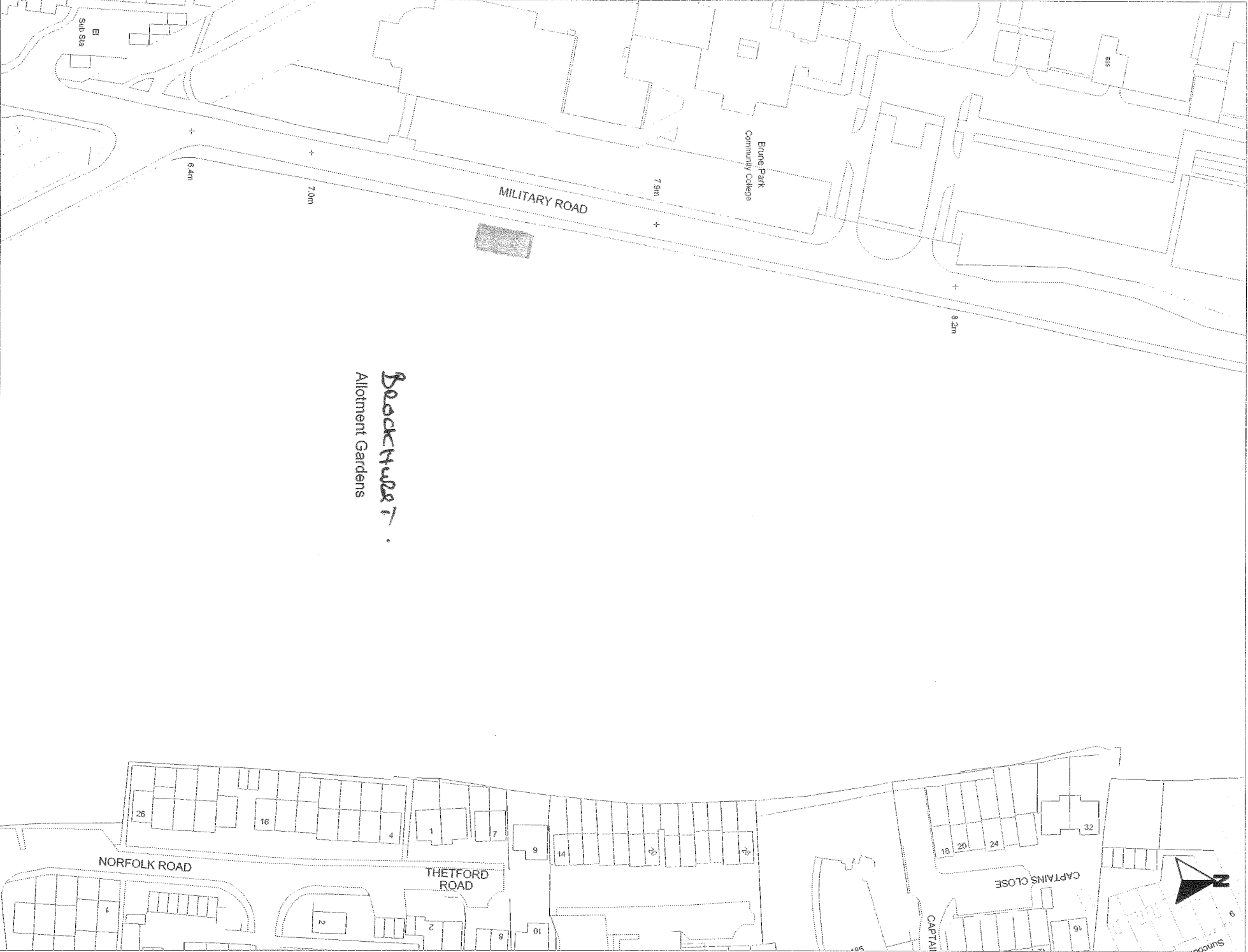
TOWN HALL, HIGH STREET, GOSPORT,  
HANTS, PO12 1EB.

DATE : 16/08/2010



If this map has been transmitted electronically, use the scale bar in preference to the written scale





**TOWN HALL, HIGH STREET, GOSPORT,  
HANTS, PO12 1EB.**

DATE : 16/08/2010

Scale 1:1250  
0 10 20 30 40 50 m

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## Agenda item no. 9

<b>Board/Committee:</b>	<b>COMMUNITY AND ENVIRONMENT BOARD</b>
<b>Date of meeting:</b>	<b>MONDAY 6 SEPTEMBER 2010</b>
<b>Title:</b>	<b>PRIVETT PARK PROVISION OF 4.5m (15') HIGH PROTECTIVE FENCING</b>
<b>Author:</b>	<b>HEAD OF SERVICE FACILITIES</b>
<b>Status:</b>	<b>FOR RECOMMENDATION TO POLICY &amp; ORGANISATION BOARD</b>

### **Purpose**

To seek Board approval to use £47,000 of 'Sports Pitches' funding to provide 4.5m (15') high protective weld mesh fencing and support posts, to two sections of the perimeter fence line in Privett Park.

### **Recommendation**

The Board is requested to recommend Policy & Organisation Board to approve the use of £47,000 from the Developers' Contributions 'Sports Pitches Fund'.

## **1. Background**

- 1.1 It has been identified that footballs from organised football league matches and local usage by youngsters are continually needing to be retrieved from adjacent properties. This causes inconvenience to local residents and people participating in footballing activities, with damage having been caused to properties, footballs being damaged and 'near misses' of balls hitting family members enjoying time in their gardens.
- 1.2 The existing perimeter fence line to the Western side of the Park consists of 3.6m (12') high sections of weld-mesh design fencing. This section incorporates two 30m (100') sections of 4.5m (15') high protective weld mesh fencing that were previously installed to the rear of the two goalposts situated adjacent to the perimeter fence line, primarily to assist in preventing footballs from being able to be kicked into the properties of Privett Place.
- 1.3 While this was initially found to be successful, further concerns by footballers and local residents continued to be received.
- 1.4 The existing perimeter fence line situated to the Northern side of the Park and opposite to the properties of 33 to 72 Wilmott Close, consists of 136m (150 yds) of 3.6m (12') high chain-link design fencing with

box-section support posts. This fence line has over the years been extended to reach its current height and further heightening is no longer practicable.

## **2. Report**

- 2.1 The proposal seeks to address the concerns of Park users and local residents, by providing a continual 4.5m (15') high protective weld-mesh fence and posts to both the Western and Northern sections as detailed on the attached plan.
- 2.2 The estimated cost of the high protective weld mesh fencing and support posts, to two sections of the perimeter fence line in Privett Park is £47,000. Funding is available from the developers' contributions 'Sports Pitches Fund'. If approved, this would leave a total of £141,321 in the fund.
- 2.3 In the event that this work was not able to be implemented, it would be necessary to consider measures to restrict the areas and manner in which football could be played in the Park. Given that the Park would be expected to accommodate a wide range of sporting activities, it is felt important to erect the fencing to allow the normal playing of games to take place and encourage players to develop their skills.

## **3. Risk Assessment**

- 3.1 The newly provided fence lines will assist in removing the elements of danger and inconvenience currently being encountered by the Park users and local residents of the properties in both Privett Place and Wilmott Close.

## **4. Conclusion**

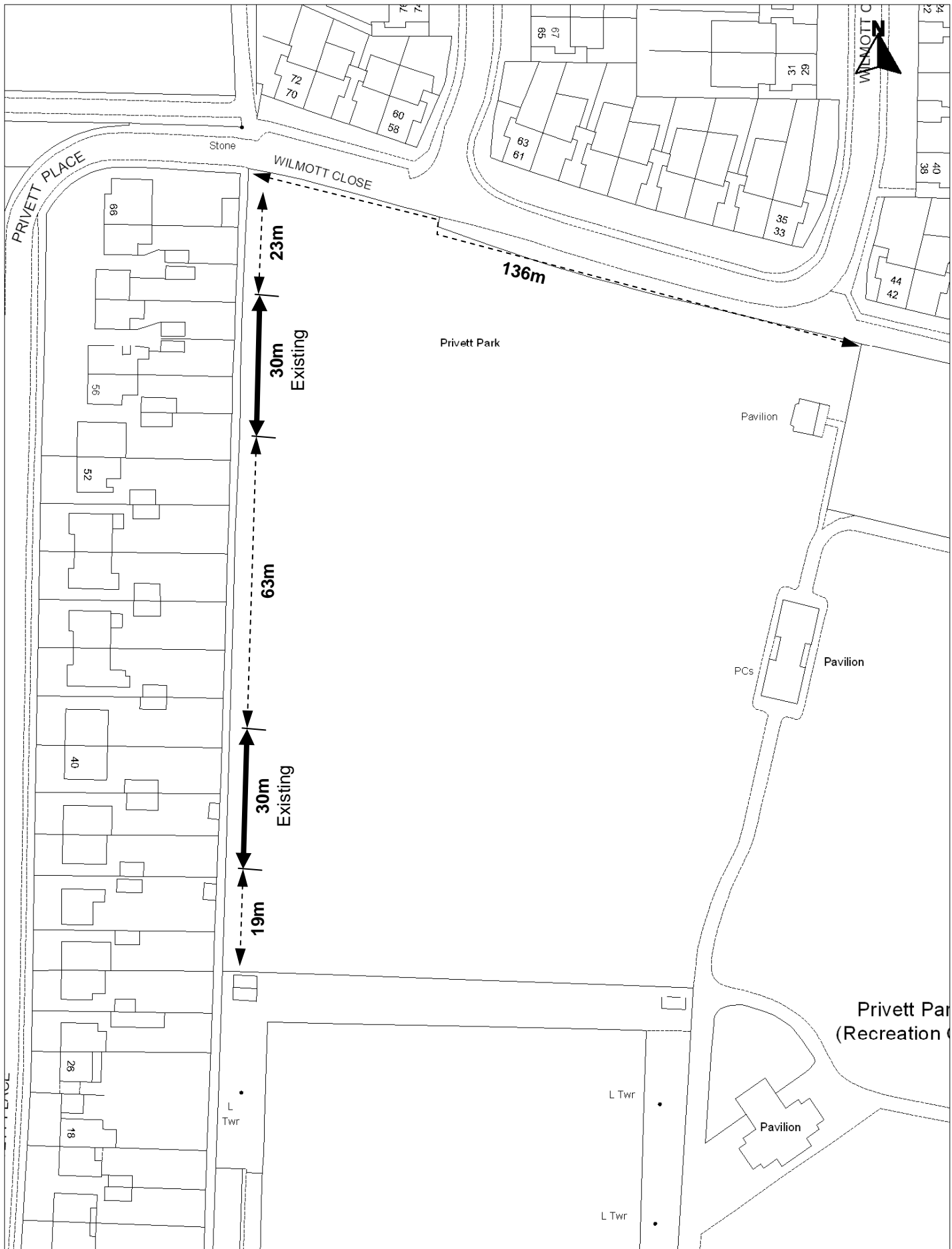
- 4.1 The project will identify the Council's continued commitment to investigate and liaise with local users who have identified a need for improved services.
- 4.2 The work will also allow all ball games players the opportunity to develop their skills without the need to restrict the area or manner in which they play their sport.

<b>Financial implications:</b>	As contained in the report
<b>Legal implications:</b>	As the proposals set out in the Report are intended to secure an increase in the safety and use of the recreation facilities in question, they would appear to be within the permitted use of planning developer contributions.
<b>Service Improvement Plan implications:</b>	If approved, the action will be added to the Plan.
<b>Corporate Plan</b>	The proposal will meet the Strategic Priority for improving leisure opportunities and facilities.
<b>Risk Assessment</b>	This is covered in Section 3 of the Report.
<b>Background papers:</b>	None
<b>Appendices/Enclosures:</b>	Detailed Plan
<b>Report author/Lead Officer:</b>	Alan Gibson

## APPENDIX 1.



Privett Park Fencing  
25-08-201...



**TOWN HALL, HIGH STREET, GOSPORT,  
HANTS, PO12 1EB.**

DATE : 25/08/2010

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