

MINUTES OF THE EXTRAORDINARY MEETING OF THE COUNCIL HELD ON 09 MARCH 2009

Attendance:

The Mayor (Councillor Kimber) (P) (in the Chair);

The Deputy Mayor (Councillor Mrs Searle) (P);

Councillors Allen (P), Mrs Bailey (P), Ms Ballard (P), Beavis (P), Bradley (P), Burgess (P), Carr (P), Carter (P), Champion, Chegwyn (P), Mrs Cully (P), Cully, Dickson (P), Edgar (P), Edwards (P), Mrs Forder, Forder, Foster-Reed (P), Geddes (P), Gill (P), Hicks (P), Hook (P), Langdon (P), Mrs Mudie (P), Murphy (P), Philpott (P), Mrs Salter (P), Salter (P), Smith (P), Ward, Miss West (P) and Wright (P).

Also in attendance: Honorary Aldermen Mrs Bailey, Foster and O'Neill.

ONE MINUTE'S SILENCE

In order to express their sympathy regarding the recent death of Surgeon Vice Admiral Ian Jenkins, former Commanding Officer of Haslar, Members of the Council stood in silent tribute for one minute.

APOLOGIES

Apologies for inability to attend the meeting were submitted on behalf of Councillors Champion, Cully, Mrs Forder, Forder and Ward and Honorary Aldermen Hayward and Lucas.

STANDING ORDER 4.15.1

The Mayor reported that notice had been received requesting that Standing Order 4.15.1 be moved to enable the Development Services Manager to introduce his report related to Royal Naval Hospital Haslar – Enquiry by Design.

COUNCIL RESOLVED: That Standing Order 4.15.1 be moved to enable the Development Services Manager to introduce his report related to Royal Naval Hospital Haslar – Enquiry by Design.

ROYAL NAVAL HOSPITAL HASLAR – ENQUIRY BY DESIGN

The Mayor introduced to the meeting Martin Lloyd (Defence Estates), Rod Bailey (Estates Surveyor, Defence Estates), Rosie Fraser (Commercial Director, The Prince's Regeneration Trust) and Stephen Hollowood (Director, GVA Grimley). These representatives intended to give a PowerPoint presentation of The Prince's Regeneration Trust Royal Naval Hospital Haslar EbD Workshop report previously circulated to all Members of the Council.

The Presentation referred to the conclusions from the EbD which were:

- Every effort should be made to retain some medical presence at RNH Haslar
- If a private health company could be secured, only a small part of the site would be required for health use
- New uses will need to be found to preserve the historic buildings
- A mix of uses should be provided to maximise market demand and meet planning policy guidance set out by GBC
- Enabling development will be needed to cross subsidise the cost of securing the future of the historic buildings
- Maximum advantage should be taken of sea views, to facilitate the development of the remainder of the site

'The Vision' was set out as follows:

"A unique opportunity for the site to continue to feature as a prominent local employment generator for generations to come, and through the development of a mixed use scheme (based upon the concepts of health, leisure, heritage, local character, and traditional urban and architectural design principles), create a vibrant and sustainable community for people to live, work and visit, whilst preserving the best aspects of this beautiful and historic setting."

The Presentation went on to explain in more detail the way forward for the RNH Haslar site under the following headings:

- Planning Context
- Planning Issues
- Flood Risk
- Future Planning Process – Way Forward
- Property Market Overview
- Implications for RNH Haslar
- EbD – Heritage
- Preliminary Preferred Uses Plan
- EbD – Heritage (Further work to be undertaken)
- EbD – Ecology
- Landscape Character Plan
- EbD – Transport

- Proposed Transport Plan
- EbD – Transport (Aims)
- Car Parking Plan
- EbD – Community Facilities
- EbD – Commercial Viability
- Summary of Viability Testing
 - > Healthcare
 - > Offices
 - > Storage
 - > Retail and Leisure
 - > Residential
- Key Issues – What does this all mean?
- Viability Assessment – Implications for Phasing
- EbD – Masterplan
- Preferred Uses Plan
- Proposed Masterplan
- Phasing Plan
- Next Steps: Proposed Timescales

	Start by	Completion by
EOI deadline	Early March 2009	Mid April 2009
Bid evaluation & interviews	Mid April 2009	End May 2009
Full marketing process	End May 2009	Early July 2009
Appointment of preferred purchaser		End August 2009
Exchange of contracts		End November 2009
Completion of contracts		End December 2009
Purchaser evolves Masterplan and OPA submission with GBC		2010 onwards
Purchaser to seek approval of Phase 1 with GBC		2010 onwards

The Presentation's recommendations were outlined as follows:

- (i) That the Council notes the contents of the EbD report and advises Defence Estates that it is an appropriate basis for a Masterplan to be developed, once further study, research and analysis recommended in the Officers' report has been undertaken.
- (ii) That the owner is advised to prepare a Conservation Management Plan.

The Presentation concluded with the Mayor chairing a question and answer

session on the points raised in the Presentation. The Mayor thanked Ms Fraser and Messrs. Lloyd, Bailey and Hollowood for their attendance at this extraordinary council meeting.

The Development Services Manager introduced his report which provided Members with an officer commentary on the conclusions contained within the Enquiry by Design report related to RNH Haslar. The report commented specifically on Planning Policy, Conservation and Design and Transport and Access.

The Manager's report concluded that the three day EbD workshop had brought together many specialists and representatives of the community with an interest in the future development of Haslar Hospital. A considerable amount of work had been undertaken and a better understanding of the site had undoubtedly been achieved. However, there remains a considerable need for further research and study that is required to be undertaken to inform development potential, proposals and options. The site is extremely complex and, from experience gained through the development of similar sites at Royal Clarence Yard, St George Barracks and Priddys Hard, it is very probable that potential purchasers and developers will require further information to enable them to submit realistic, viable offers.

In the interim period, it is essential that consideration is given to the implementation of appropriate maintenance and management mechanisms to ensure the integrity of the buildings and protected parkland is preserved following the decommissioning of the site during 2009. To this end, Defence Estates should be urged to prepare and implement a Conservation Management Plan at the earliest possible date.

Members accordingly supported the recommendations in the Manager's report.

MOTION:

- (i) That the Council notes the contents of this report, and advises Defence Estates that further study, research and analysis is required, in accordance with the contents of this report, to enable an appropriate Masterplan for the site to be developed.**
- (ii) That Defence Estates are advised to prepare a Conservation Management Plan for the site.**

Upon the Motion being put to the meeting, in accordance with Standing Order 4.12.4, it was requisitioned that the voting on the Motion be recorded. A recorded vote was thereupon taken and the names of the Members voting for the Motion were read to the Council as follows:

FOR THE MOTION: The Mayor, Deputy Mayor and Councillors Allen, Mrs Bailey, Ms Ballard, Beavis, Bradley, Burgess, Carr, Carter, Chegwyn, Mrs Cully, Dickson, Edgar, Edwards, Foster-Read, Geddes, Gill, Hicks, Langdon, Mrs Mudie, Murphy, Philpott, Mrs Salter, Salter, Smith, Miss

West and Wright (28)

(NOTE: Councillor Hook was absent from the Council Chamber when the recorded vote was taken.)

The Motion was accordingly declared CARRIED.

COUNCIL RESOLVED: That the Motion be approved and adopted.

The meeting ended at 8.00pm