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19 November 2013

S U M M O N S

MEETING: Economic Development Board
DATE: 27 November 2013
TIME: 6.00pm
PLACE: Committee Room 1, Town Hall, Gosport
Democratic Services contact: Sharon Dalrymple-Bray

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

The Mayor (Councillor Beavis) (ex officio)
Chairman of the Policy and Organisation Board
(Councillor Hook) (ex-officio)
Councillor Philpott (Chairman)
Councillor Forder (Vice Chairman)

| | |
|---------------------|-----------------------|
| Councillor Allen | Councillor Lane |
| Councillor Chegwyn | Councillor Langdon |
| Councillor Edgar | Councillor Ronayne |
| Councillor Mrs Hook | 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 sounding, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, follow 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

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 BOARD HELD ON 09 OCTOBER 2013

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 Monday 25 November 2013. 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 Monday 25 November 2013).

6. MARINE PARADE CYCLE TRACK – DEDICATION OF LAND

To seek the Board's approval for the dedication of Gosport Borough Council land as publicly maintainable highway to enable the provision of a cycle track by Hampshire County Council on Marine Parade.

PART II
Contact Officer:
David Duckett
Head of
Transport and
Traffic
Ext 5424

7. COMPOUND AT GOSPORT RUGBY CLUB

To propose Heads of Terms for a Lease of the former Leisure Services Compound at Gosport Park to the Gosport and Fareham Football Club (the "Club")

PART II
Contact Officer:
Corinne
Waterfield
Housing Services
Manager/Mark
Johnson
Head of Property
Services
Ext 5372

8. HIGH STREET IMPROVEMENTS

The purpose of this report is to advise Members of the response to the recent consultation on High Street improvements and seek approval for the recommendations.

PART II
Contact Officer:
Lynda Dine
Ext: 5231

9. RENEWAL OF LEASE FOR L5 SLIPWAY AT ELMORE, LEE-ON-THE-SOLENT

To advise the Board of the proposal to renew the lease with The Crown Estate of the public slipway situated adjacent to the Elmore Angling Club building, Lee-on-the-Solent.

PART II
Contact Officer:
Corinne
Waterfield
Housing Services
Manager/ Mark
Johnson
Head of Property
Services
Ext 5372

10. ANY OTHER ITEMS

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

**A MEETING OF THE ECONOMIC DEVELOPMENT BOARD
WAS HELD ON 09 OCTOBER 2013**

The Mayor (ex-officio), Chairman of the Policy and Organisation Board Councillor Hook (ex-officio) (P); Councillors Allen (P), Chegwyn (P), Edgar (P), Forder (P), Mrs Hook (P), Lane (P), Langdon (P), Philpott (P) Ronayne (P) and Mrs Searle (P).

15. APOLOGIES

There were no apologies.

16. DECLARATIONS OF INTEREST

There were no declarations of interest.

17. MINUTES OF THE MEETING OF THE BOARD HELD ON 19 JUNE 2013

RESOLVED: That the minutes of the Economic Development Board meeting held on 19 June 2013 were approved and signed by the Chairman as a true and correct record.

18. DEPUTATIONS

There were no deputations.

19. PUBLIC QUESTIONS

There were no public questions.

PART II

20. TRANSFER OF LAND AT CHERQUE FARM

Consideration was given to a report of the Chief Executive authorising the exchange of one of the current proposed play areas at Cherque Farm for a larger area of land.

The Board was advised that the commuted sum of £8,400 with an additional £700 will be provided to bring the land up to standard.

RESOLVED: That the Board agreed the transfer of one of the Local Areas of Play (LAP) which forms part of the Cherque Farm Estate back to the developer in exchange for a larger area as indicated on the plan annexed to the report, and the receipt of the commuted sum set out in the report.

21. COMMUNITY INFRASTRUCTURE LEVY DRAFT

Consideration was given to a report of the Borough Solicitor and Deputy Chief Executive seeking authorisation to carry out consultation on a Preliminary Draft Charging Schedule with a view to collecting a Community Infrastructure Levy.

Members thanked the Officer for the clear and easy to understand document.

RESOLVED: That the Board agreed the Preliminary Draft Community Infrastructure Levy Charging Schedule in Appendix A for consultation purposes.

22. ANY OTHER BUSINESS

There was no other business.

The meeting concluded at 18:08

CHAIRMAN

AGENDA ITEM NO 06

| | |
|-------------------------|--|
| Board/Committee: | Economic Development Board |
| Date of Meeting: | 27 th November, 2013 |
| Title: | Marine Parade Cycle Track – Dedication of Land |
| Author: | Borough Solicitor and Deputy Chief Executive |
| Status: | FOR DECISION |

Purpose

To seek the Board's approval for the dedication of Gosport Borough Council land as publicly maintainable highway to enable the provision of a cycle track by Hampshire County Council on Marine Parade.

Recommendation

That the Board:-

- i Supports the construction of a cycle track between Flower Buildings and the Monks Hill car park subject to the granting of planning permission.
- ii Authorises the Borough Solicitor to enter into an agreement with the County Council to dedicate Borough Council land as publicly maintainable highway to provide a cycle track for the use of pedestrians and cycles as indicated on Appendix 1.
- iii Authorises the Borough Solicitor to grant licences to Hampshire County Council, or its agents, to enter upon the Borough's land to construct the cycle track, amend the access and layout of the car parks and establish temporary site compounds.

1 Background

- 1.1 Expanding the cycle network and pursuing the continuity of cycle routes is identified as a key task in the Borough Council's Cycle Strategy. In 2009 the Overview and Scrutiny Committee gave priority to the extension of the existing coastal cycle track along Marine Parade, which is an objective supported by Hampshire County Council (HCC), who are the Highway Authority.
- 1.2 On 12th December 2012 the Board resolved to dedicate land to enable the County Council to construct the first stage of the cycle track - a 3m wide shared use segregated cycle track along the south side of Marine Parade East, from Lee-on-the-Solent Sailing Club boat compound to Flower Buildings. A planning application for the works was approved by the Borough Council on 14th March, 2013. In the meantime HCC, with the support of Sustrans, developer transport contributions and the Quality of Place programme, has assembled

sufficient funds to extend the cycle track along Marine Parade West from Flower Buildings to Monk Hill car park in Fareham. The works have to be completed within this financial year.

- 1.3 HCC proposes to convert the existing 3.5m wide footway on the south side of Marine Parade West to unsegregated shared use. A ramp linking the cycle track to the Monks Hill car park in Fareham will be provided. HCC and Fareham Borough Council will be seeking funding in future to extend the cycle track to Hill Head.
- 1.4 To enable the provision of a safe and convenient off-road cycle route between Flower Buildings and the Marine Parade No.2 car park it is necessary to amend access to the car parks and relocate the bus lay-by as indicated in Appendices 1 and 2. These works will affect land owned by GBC. HCC are presently undertaking the detailed design and will submit a planning application, which will give the public and other interested parties an opportunity to comment on the proposals

2 Report

Scheme Details

- 2.1 There are presently two separate Council car parks on Marine Parade West. The smaller No.2 car park has an In / Out access directly opposite the Milvil Road junction. The adjacent No.1 car park has an entrance to the east of the pelican crossing, and an exit alongside the access to No.2. The entrance and exit to No.1 car park are shared with the bus lay-by, over which there are a range of pedestrian movements between the pelican crossing, the car parks, and the paths to the beach.
- 2.2 In order to minimise the potential conflict between cycles, pedestrians, cars and buses it is proposed to permanently close the entrances to the No.1 and No.2 car parks and to modify the exit of No.1 to provide a single shared point of access, as shown in Appendices 1 and 2. This revision will enable the bus lay-by, which presently dominates the area, to be relocated at the roadside east of the pelican crossing. It also frees space to provide a shared use unsegregated cycle track, 4 to 5m wide, passing in front of the sunken Memorial Garden and behind the new bus lay-by and the pelican crossing. The scheme separates the bus movements from the pedestrian and cycle routes and provides safer access to and from the pelican crossing. It requires only one crossing point over the car park access for pedestrians and cyclists, which will have clear priority for vehicles.
- 2.3 The proposed changes to the car park access necessitate alterations to the car park layout to provide for vehicle circulation and ensure

there is no overall loss of parking spaces. A new road is required north of the public toilets to link the two car parks and a revised layout is proposed in the No.2 car park to replace lost spaces.

- 2.4 The removal of the large concrete lay-by and tall brick planters will improve the overall appearance and quality of the space. The proposed cycle track will be surfaced in a reddish brown tarmac to identify it as a shared surface and to match the Marine Parade West footway. New paving will be provided adjacent the pelican crossing and the bus lay-by to distinguish areas for pedestrians only.
- 2.5 A new bus shelter will be provided and four new lower level planters – the latter to complement the existing features outside Pier House. Planting will likely comprise palms, or other planting to be approved by the Borough Council. The costs of maintaining the planters and planting is expected to be no higher than existing.
- 2.6 In order to provide adequate waiting space for pedestrians at the pelican crossing and the bus stop, and to reduce the dominance and speed of traffic on Marine Parade, it is proposed to reduce the width of the road between the shops and car parks by approximately 1.0m.
- 2.7 A pedestrian refuge is proposed on Marine Parade, adjacent Flower Buildings, to improve access to Pier Street and to further constrain traffic speeds on Marine Parade. To provide the refuge and improve visibility to the Flower Buildings car park HCC will need to remove the two unrestricted on street parking places outside the takeaway and Lee Printers by Traffic Regulation Order.
- 2.8 The scheme will include the relocation of the existing street lighting, signs, parking apparatus and other street furniture as required.
- 2.9 During the works it will not be practical or safe to maintain the Marine Parade car parks open to the public at all times. It is proposed that the car parks be closed when necessary to construct the adjacent cycle track, relocate the lay-by and amend the car park layouts and access. It is proposed to use an area adjacent to the No.2 car park as a site compound.
- 2.10 HCC wishes to let a single contract for the construction of the whole cycle track along Marine Parade East and West provisionally commencing in December, but with no works in the central area before Christmas.

3 Risk Assessment

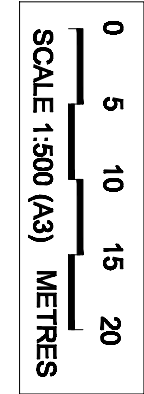
- 3.1 The accumulation of funds by Hampshire County Council, including the use of developer transport contributions, provides an opportunity to make significant improvements in Gosport's cycle network.

- 3.2 The future maintenance costs of the track will be met by the County Council.

4 Conclusion

- 4.1 The proposed Marine Parade West cycle track will extend the Borough's coastal cycleway network in accordance with the Borough's strategy and priorities. It will improve links to Lee-on-the-Solent from Gosport, Stubbington and Hill Head and extend the National Cycle Network Route 2 by providing a continuous attractive route from the Borough boundary to the Gosport ferry. It will encourage more cycling to school, for work and for leisure and will improve opportunities for sustainable travel to the Daedalus Enterprise Zone.

| | |
|---|---|
| Financial Services comments: | None |
| Legal Services comments: | The Council has the power to enter into these arrangements |
| Crime and Disorder: | No implications |
| Equality and Diversity: | No implications |
| Service Improvement Plan implications: | None |
| Corporate Plan: | The scheme will assist the Borough Council to address its Strategic Priorities relating to leisure opportunities, congestion, tourism and health and well-being |
| Risk Assessment: | See 4 |
| Background papers: | None |
| Appendices/Enclosures: | |
| Appendix 1 | Plan indicating the layout of the cycle track, the land to be dedicated and working space requirements. |
| Appendix 2 | Indicative layout of proposed car park alterations. |
| Report author/ Lead Officer: | David Duckett, Ext 5424 |



- KEY
- AREA ENCLOSED IN RED TO BE DEDICATED TO HIGHWAY
 - AREA COLOURED GREEN REQUIRED AS TEMPORARY WORKING SPACE / COMPOUND

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CLIENT

HAMPSHIRE COUNTY COUNCIL
ECONOMY, TRANSPORT AND ENVIRONMENT DEPARTMENT
STRATEGIC TRANSPORT

CONSULTANT

Hampshire
County
Engineering
SUSTAINABLE DESIGN FIGHT MORTALITY: DIRECTOR OF ECONOMY, TRANSPORT & ENVIRONMENT

DESIGNER

TR

SCHEME

MARINE PARADE WEST
CYCLE TRACK

DRAWING TITLE

HIGHWAY ACQUISITION
BLOCK PLAN

| REV | DESCRIPTION | DATE | BY | CHKD | APPD |
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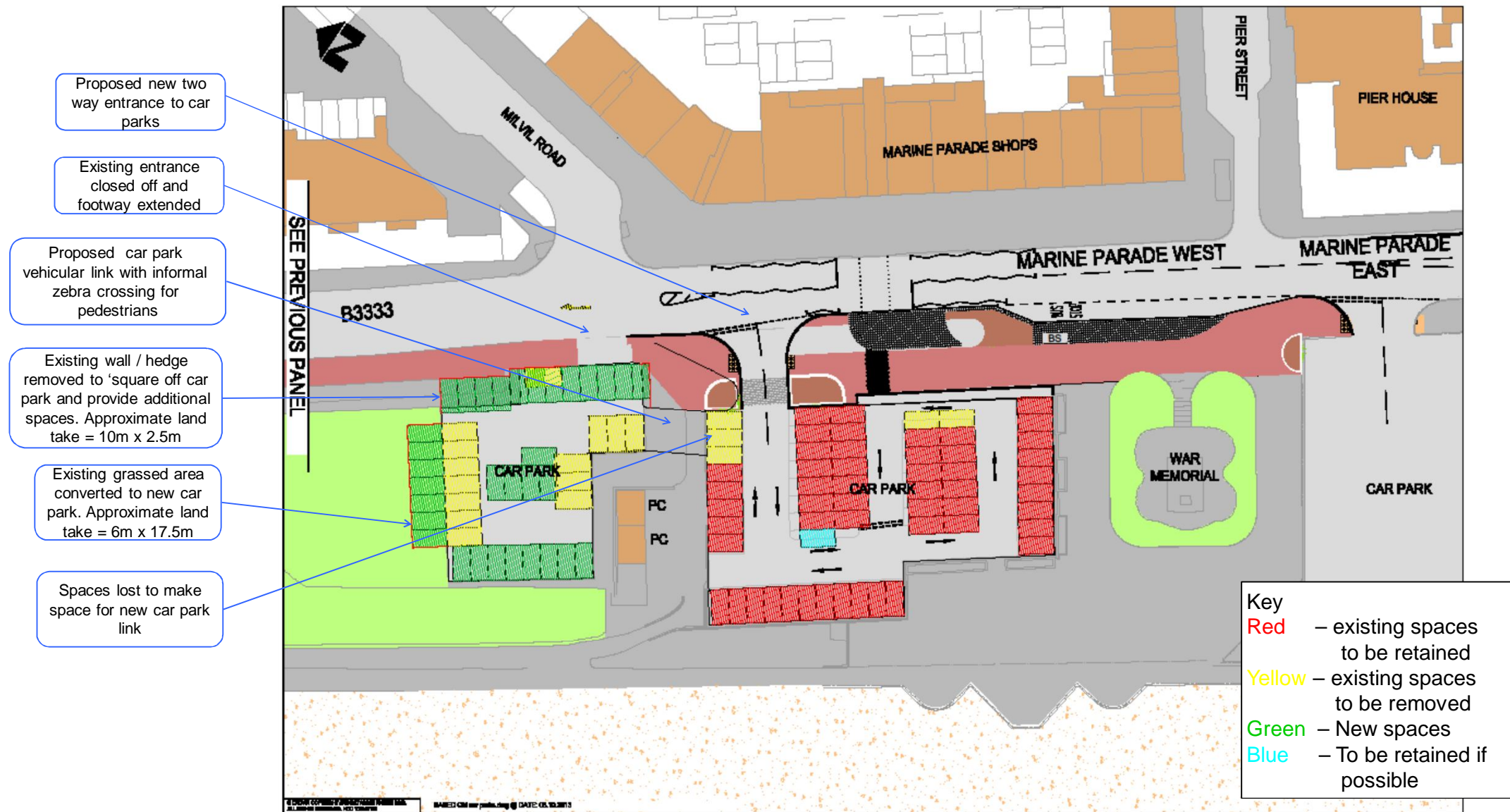
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| DESIGNER | SCHEME | DRAWING TITLE | REV |
|-----------------|-----------------------------------|-----------------------------------|-----|
| TR | MARINE PARADE WEST CYCLE TRACK | HIGHWAY ACQUISITION BLOCK PLAN | |
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| SR | | | |
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Marine Parade West Cycle and Pedestrian Improvements

Proposed Car Park Alterations



AGENDA ITEM NO 07

| | |
|-------------------------|--|
| Board/Committee: | Economic Development Board |
| Date of Meeting: | 27 November 2013 |
| Title: | Lease of former Council Leisure Services Compound at Gosport Park to Gosport and Fareham Rugby Football Club |
| Author: | Housing Services Manager |
| Status: | FOR DECISION |

Purpose

To propose Heads of Terms for a Lease of the former Leisure Services Compound at Gosport Park to the Gosport and Fareham Rugby Football Club (the "Club")

Recommendation

- (i) That the Board approves the grant of a lease of the land shown on Appendix 1 to Gosport and Fareham Rugby Football Club on the terms set out in section 2 of this report and authorise the Housing Services Manager in consultation with the Borough Solicitor to complete negotiations and the lease.

1 Background

- 1.1 The Club currently Lease the pavilion in Gosport Park from the Council for a term of three years from 1 November 2012. The nearby former Leisure Compound, situated at the northern part of Gosport Park ('The Compound' edged red on Appendix 1) has not been in use by the Council for some years (there is an adjacent compound edged in blue which the Council does and will continue to use). It is approximately 960m² in area and laid mostly to tarmac and concrete. There is a building on the Compound, approximately 82m² in gross external area, built of brick and concrete block.
- 1.2 The Club have been using the Compound and building since 2000, the Club have converted the building to a gymnasium and used the Compound area for storage and training purposes in inclement weather. The Club have brought onto the compound three large metal storage containers and recently installed some lighting columns.
- 1.3 As the use of the Compound has increased and the Council and members of the public have expressed concerns over the general safety and state of the Compound, particularly the clear access available to the public, the Club have now approached the Council with a view to formally take exclusive possession of the Compound through a Lease.

- 1.4 The Compound falls within an area classified as a village green and is therefore covered by the conditions contained in the Town and Village Green Act (2006). Buildings can only be erected on such land if used for the purpose of recreation or for enjoying recreation. In addition, the Council is only able to grant a short term lease of a maximum of three years.
- 1.5 The land is part of an area of open space and under the provisions of the Local Government Act 1972 the intention to grant the proposed new Lease must be advertised in a local newspaper for two consecutive weeks, and any objections made to such advertisements will need to be referred to the Board for consideration.

2 Report

- 2.1 The term of the Lease will be for a term of years that is co-terminus with the lease for the pavilion, which means that it will expire on 31 October 2015. It will also be contracted out of the provisions contained in sections 24-28 of the Landlord and Tenant Act Part II (1954), which permit a right of renewal. Any future Leases granted to the Club will then be for both areas.
- 2.2 The use of the Compound and building will be restricted under the Lease to use only by members of the Club for training. The Club will also be permitted to use it for storage purposes.
- 2.3 The Club will be responsible for all repairs both internal and external to the building and also the surface of the Compound and all fencing around the Compound (save the fence marked A-B on Appendix 1) and any and all fixtures and fittings, equipment or services the Club install.
- 2.4 The Club will be required to keep the Compound in a clean and tidy state and not permit the storage of any hazardous materials or any spoil or rubbish
- 2.5 The Club will permit the Council a right of access across the Compound to enter onto its retained compound. The general path of this right of access is hatched in brown on the Appendix 1.
- 2.6 The Club is to pay all outgoings (if any) in respect of the Compound, including charges, rates, taxes, assessments and utility charges
- 2.7 The Club will not be permitted to part with possession, assign or sub-let to any other tenant, share possession or hold on trust for another or grant any licence in respect of the whole or part of the Compound
- 2.8 The Club will be responsible for the maintenance of all trees and shrubs within the Compound but shall not remove or fell or dig up

any tree or shrub without first seeking approval from the Council as Lessor

- 2.9 The Club is not permitted to undertake any alterations to the Compound without first seeking approval of the lessor
- 2.10 The Club is to insure the building in the Compound against fire and indemnify the Council against any actions or claims arising from the use of the premises
- 2.11 The Club is to yield up the premises at the expiry of the term in a condition not less than the condition it was when the Lease is completed.
- 2.12 The Club will make the Compound available for overflow parking on match days.
- 2.13 The Council has for many years recognised the contribution that sports and other community uses make to the well-being of residents and the borough by accepting a rent for its land which is less than that which may be obtained on the open market. The Rugby Club have offered the sum of £500 per year for the Compound and have asked that the Council give consideration to a number of issues as set out in their letter dated 29 October 2013 (Appendix 2). Whilst the rent offered by the Club is less than the £2000 per year the Council's external valuer assessed the current market conditions would support it is recognised that the Rugby Club does provide many residents and in particular young people with an opportunity to be involved in sport which contributes to the Council's health and social well-being objectives. The Council is able to set the rent at £500 per year and fulfil its fiduciary duty to the Council Tax Payer to use its assets and the income generated from them for the benefit of its Residents.
- 2.14 A lease of this nature contains many other terms and these will be considered by the Council's Legal Services to protect the Council's interests

3 Risk Assessment

- 3.1 The Council has full legal powers to grant a Lease of this nature to the Club, notwithstanding that the Compound is situated within a Village Green.
- 3.2 The Club's informal occupation of the Compound has resulted in storage containers and lighting columns being installed in the Compound. In the past few months, the Club have erected, at their own cost and risk, metal paling fencing in various locations around the Compound but in doing so have removed the Council's locking barrier. Should the Council not proceed with a Lease the Club will

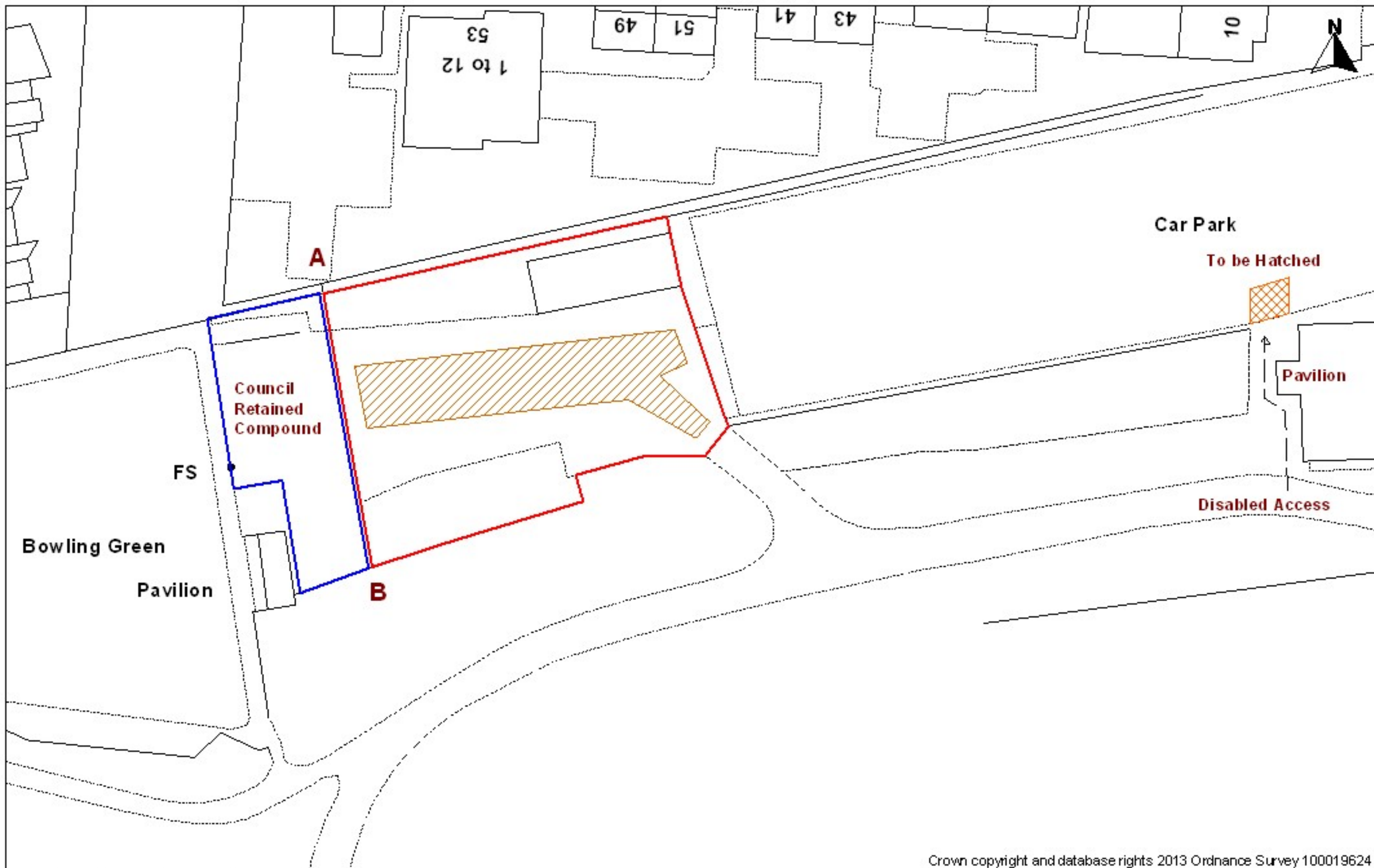
have to remove all equipment from the Compound and remove the recently installed fencing and re-install the locking barrier. The high quality nature of the fencing has created a much more secure Compound, which in terms of preventing public access has reduced the danger of accidents and also provided a degree of increased protection to the Council's retained Compound and the premises of the Alverstoke Bowls Club.

- 3.3 The original use of the Compound by the Club was for overflow car parking on match days. There is a concern that this facility will be lost should the Compound be used for other purposes. The Club have given verbal assurances to the Council that they will continue to open up the Compound for overflow parking on match days and ensure that no further limitations to the current capacity for parking within the Compound will be introduced. This will be formalised in the terms of the lease.
- 3.4 Though the free public access to the Compound exposed the Council to Health and Safety issues, it was also heavily used by wheelchair and mobility scooter users as a means of access and egress to the park. The main access and exit point to the park is now via the car park, adjacent to the Pavilion, where a dropped kerb links to a paved footway. This access point has in the past been blocked by vehicles, therefore Council officers have now arranged for hatching to be marked on the car park at this point to prevent this blockage occurring.

4 Conclusion

- 4.1 The Compound is no longer required by the Council and therefore its disposal under a Lease to the Club returns it to use and also provides an annual rental income. The Compound required improved security, which would have cost the Council several thousand pounds in fencing works; this has been undertaken by the Club.
- 4.2 It is recommended that having consideration of all the issues, the Board approve the terms, agree the suitable rent, and authorise the Council's officers to enter into a new lease with the Club.

| | |
|---|---|
| Financial Services comments: | None |
| Legal Services comments: | Contained within the Report. |
| Crime and Disorder: | The improved security of the Compound will have a positive effect on reducing anti-social behaviour in and around the Compound, the Council's retained compound and Alverstoke Bowls Club |
| Equality and Diversity: | Disabled access to the park still exists and line markings on the car park will ensure that the access point will not be blocked |
| Service Improvement Plan implications: | For Property Services, the Lease obtaining a rent of £2000 or £500 (to be determined by the Board) increases the revenue generated by the income producing portfolio |
| Corporate Plan: | This proposal would contribute to the strategic priority of People – the improvement of leisure opportunities and facilities and the potential for increased health and well-being and strengthening community cohesion |
| Risk Assessment: | Risk if Council enter into a lease agreement as proposed is assessed as Low |
| Background papers: | None |
| Enclosures: | |
| Appendix 1 Appendix 2 | Site Plan Letter from Gosport and Fareham Rugby Football Club |
| Report Author/ Lead Officer: | Mark Johnson |



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

DATE : 24/10/2013

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Plan to Board Report: Lease of Compound to G&F RFC

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

Appendix 2



Gosport & Fareham RFC Ltd
Gosport Park
Dolphin Crescent
Gosport
Hampshire
PO12 2HE
Tel: 023 9235 3235
Website:
www.gosportandfarehamrfc.co.uk



Chief Executive Officer

Alan Foulger
25 Belvoir Close
Fareham
Hampshire PO16 0PJ

Tel: 01329 311871
Mobile: 07759 293755
E-Mail: rugbyfoulger@ntlworld.com

Mr Fraser Hicks
Property Services
Gosport Borough Council
Town Hall
High Street
GOSPORT
PO12 1EB

29th October 2013

PROPOSED HEADS OF TERMS FOR A LEASE OF THE FORMER LEISURE COMPOUND AT GOSPORT PARK

1. Further to the above, G & F RFC would like a number of matters to be considered before a final Lease is considered.
2. Whilst the basic Terms of the Lease are agreed in principle the major concern for the Rugby Club is the level of rent proposed. As stated at our meeting on 30 September the Rugby Club has invested a considerable amount of money and time in bringing the Gym Building and the adjacent compound to a safe, secure and compliant facility.
3. We would request that the following issues are brought to the attention of the Board before a decision is made on the rent:
 - a. Background In approximately 2000 the now Gym building (formerly a Council Park office) was virtually derelict, a target for vandalism and was planned for demolition. However, following verbal agreement the Rugby Club invested money and considerable time to make the building secure and turn it into an indoor training area. In 2004, on completion of the new Clubhouse our then President entered in to further discussions with the Council and after securing sponsorship, conducted further much needed remedial work to the walls and fitted a new roof. They also carried out an internal refurbishment to maximise the internal floor space for use a gymnasium.
 - b. The Executive Committee apologise that the appropriate leasing arrangements were not in place at this stage but please be assured the work was conducted in innocence rather than blatant disregard for the planning process.
 - c. Benefits The development of the Gym and compound has had considerable benefits for both the Rugby Club and the Council. For the Club it has provided us with a dedicated indoor and dry

outdoor training area to develop the increasing number of young players within the Club whilst maintaining the use of this area as an overflow car parking facility and not compromising access for GBC contractors to the playing fields. For GBC the area has been securely fenced (in the same fencing as already constructed) thereby reducing, if not negating, the abuse of the area by drug and alcohol users. I am sure the police records would confirm that since the securing of the area not many, if any, incidents have been encountered. In addition, this extra “ring” of fencing has also given the Bowling Club added security.

- d. General The Rugby Club has only ever wanted to improve the facilities for the benefit of youth development within the Club whilst not impinging on the use of the area as a Car Parking facility for users of Gosport Park. We strongly believe that we provide a valuable Community Service to the borough providing sporting and recreational facilities for over 350 youths aged 7 to 16 and a further 100 plus of senior players. All this is achieved with a lot of hard work from a large number of volunteers and the financial support from local business people. The service we provide to the community should not be underestimated and stretches beyond just sport. Our Club House is regularly used for a wide variety of activities from Neighbourhood Watch Meetings to Cancer Screening Clinics.
 - e. Proposal The Rugby Club would propose that an annual rent of £500 per annum is more appropriate in the circumstances. It is considered that the amount of investment already undertaken by the Rugby Club, the enhanced security of the building and adjacent area, the limited use of this area for any other purpose and our continued commitment to provide sport and recreational facilities for the youth of the Borough justify a reduced annual rental.
4. It is confirmed that the lighting poles on the Car Park are to be removed.
 5. It is requested that the above information is made available to the members of the Board in advance of the meeting in order that the Rugby Club may have the opportunity to answer any specific questions before the matter is debated further and a final draft lease is produced. The rugby club will of course involve the Club solicitor once the final proposed lease is made available.

Yours sincerely

A. Foulger

A A Foulger
Chief Executive Officer
Gosport & Fareham RFC Ltd
Reg.No. 29434R

| | |
|-------------------------|--------------------------------------|
| Board/Committee: | Economic Development |
| Date of Meeting: | 27th November 2013 |
| Title: | High Street Improvements |
| Author: | Chief Executive |
| Status: | For approval |

Purpose

The purpose of this report is to advise Members of the response to the recent consultation on High Street improvements and seek approval for the recommendations below.

Recommendations

1. That Members note the response to the High Street consultation;
2. That Members approve the implementation of works and indicative budget allocations, as detailed at Paragraph 2.13 of this report.

1.0 Background

- 1.1 In June 2013, it was confirmed that the Council had been successful in securing £85,000 from the Partnership for Urban South Hampshire (PUSH) to contribute to streetscape and environmental improvements in the Town Centre. A report was presented to the June meeting of the Economic Development Board informing Members of this funding award and confirming the availability of a similar level of match funding, bringing the total value of potential works to £170,000.
- 1.2 Of the match funding available, approximately £40,000 comes from Hampshire County Council's Wayfinding signage scheme, which is due to be implemented in Gosport Town Centre from January 2014. A total of £130,000 capital funding remains to be spent on complementary streetscape improvement works.
- 1.3 As highlighted in the June report to the Board, the PUSH element of the funding must be spent by the end of March 2014.

2.0 Report

Progress to date

- 2.1 Since early August, officers have been working with the University of Portsmouth's School of Architecture to develop design principles for improvements in the High Street. These are intended to inform the spend of the £130,000 currently available and guide any future investment in the Town Centre, should funds become available.

- 2.2 The design principles have recently been tested through public consultation and in a series of officer and stakeholder discussions. Views and preferences have also been sought on specific issues, including the style of street furniture, colour palettes, signage, landscaping and the use of public art. A copy of the feedback form used to gather views is attached at Appendix A for information.

Consultation Findings

- 2.3 The design principles tested through consultation included the removal of out-of-date and unnecessary street clutter; and the introduction of a zoning strategy to provide clear pedestrian and vehicle access routes throughout the length of the High Street, and facilitate the more ordered arrangement of market stalls, street furniture, landscaping, and tables and chairs. Relocating the gateway obelisks and monument at the western end of the High Street was also proposed, together with the introduction of soft landscaping and enhancement of public spaces throughout the High Street.
- 2.4 The principles were broadly supported, although a number of consultees expressed reservations about the maintenance costs that might be associated with the introduction of any further soft landscaping.
- 2.5 Consultation feedback on the proposal to improve the layout and supporting infrastructure for the general and speciality markets by grouping stalls was overwhelmingly supportive. The majority of respondents supported the option of concentrating the general market mid-way along the High Street and the speciality markets to the west of the North Cross/South Cross street junction, close to Lawrence Square.
- 2.6 The hybrid style of street furniture was the most popular choice, and only one respondent indicated that they disliked this option. Traditional furniture was popular with a number of respondents, although a similar number of respondents expressed a dislike for this style of furniture. The contemporary range of furniture was the least popular overall.
- 2.7 There were mixed views about the type of materials that should be used for street furniture. Timber was the most popular choice, although concerns about vandalism and ongoing maintenance costs are likely to rule this option out. Concrete was the least preferred option, with all other materials equally preferred.
- 2.8 The colour palette proposed, which complements the Wayfinding signage scheme, was well received, with mid-blue and black the most favoured paint option.
- 2.9 A small number of respondents thought that additional signage and information might be needed to complement the Wayfinding scheme, with the most popular suggestion being an information board in the Falkland Gardens.

One or two respondents felt that additional signage would be needed to direct pedestrians to South Street precinct, Bemisters Lane and North Cross Street, particularly if A-boards were to be removed.

- 2.10 Respondents favoured the creation of landscaped seating areas, small scale entertainment and the provision of a covered performance space over suggestions for a childrens' play area or specialist food and drink stalls. There was overwhelming support for retaining and enhancing soft landscaping, with some enthusiasm for introducing variety and improvements to paving surfaces.
- 2.11 In terms of public art and promotion of the Gosport Gallery, preferences were for lighting of attractive/historic building facades, community art projects and/or temporary installations of relevance to exhibitions in the Gallery.

Next Steps and Budget Allocations

- 2.12 With the public consultation now complete, proposals are being refined to accommodate the feedback received, finalise the design principles and progress with the contracting and implementation of the improvement works to be funded by the £130,000 currently available.
- 2.13 To assist in this process and help ensure that funding deadlines are met, approval is now sought for the works and indicative budget allocations detailed in the Table below. Provision has also been made for the professional fees associated with the pricing, contracting and project management of the streetscape works. All works will accord with the design principles set out at Paragraph 2.3 above.

| Works | Budget Allocation |
|--|-------------------|
| Painting of lamp columns, railings, signs and street furniture, as per the Wayfinding colour palette | £9,500 |
| Streetscape enhancements, eg additional signage, market infrastructure, performance spaces | £8,000 |
| De-cluttering, relocation and/or installation of new hybrid-style street furniture | £98,000 |
| Community public art project | £9,500 |
| Professional fees | £5,000 |

3.0 **Risk Assessment**

- 3.1 The funds secured from PUSH require the submission of quarterly monitoring reports and accompanying documentation. This requirement is being met by the Head of Economic Prosperity, Tourism & Culture who has previous experience of managing PUSH and similar funding bids. The risk of non-compliance is therefore low.

- 3.2 As highlighted above, failure to meet the requirement to spend monies in the current financial year increases the risk of funds being withdrawn or clawed back. Controls are in place to manage this risk and ensure the Council is not exposed to financial clawback. If there is uncertainty over completion of any of the works within the required timeframes, written assurances will be sought from funders to ensure that monies can be carried forward into the next financial year. If written assurances are not secured then the affected works will not commence.
- 3.3 Buying in specialist support to oversee the contracting and installation works minimises the risk of works failing to meet the required safety and quality standards and will help ensure that funds are spent on time and to budget.

4.0 Financial Implications

- 4.1 The funding from PUSH has to be spent by 31st March 2014. Failure to spend the monies by this date may result in the full or partial withdrawal of the funding offer. However, management controls are in place to protect the Council should slippage occur, and as funding is paid retrospectively on evidence of completed works the risk of financial clawback is low.
- 4.2 Match funding is provided by Hampshire County Council to the value of £43,100. The majority of this funding is match in kind arising from the implementation of the Wayfinding scheme, with a £3,000 contribution to improved promotion of the Gosport Gallery. Both elements of this match funding are expected to be committed in the current financial year.
- 4.3 Revenue match funding to the value of £2,000 has been committed from Gosport Borough Council budgets in 2013/14. This is comprised £500 towards improvements for the market and £1,500 for replacement heritage interpretation boards in the Town Centre.
- 4.4 The remaining balance of match funding comes from DCLG external funding for the Town Centre. If required these funds can roll forward into the 2014/15 financial year.

| | |
|-------------------------------------|--|
| Financial Services Comments: | Contained in Section 4 |
| Legal Services Comments: | None |
| Service Plan implications: | Contributes to EPTC/065/068/074 |
| Corporate Plan: | Contributes to Prosperity: PR1/003; PR3/003 |
| Risk Assessment: | See Section 3 of this report |
| Background Papers: | Report to Economic Development of 19 th June 2013 on Town Centre Streetscape Improvements |
| Appendices/Enclosures | Appendix A: Consultation Feedback Form |

Gosport High Street Consultation – Feedback Form

1. Market Layout

Locating market stalls in a central area within the High Street makes investment in services and equipment to support the market (ie electricity, coordinated gazebos and in-pavement fixings) more affordable. It also maximises the impact of the market by creating a 'critical mass' (particularly on a Tuesday when the number of stalls are reduced) and frees up other areas of the High Street for complementary activity, such as specialist markets, music and family entertainment.

Q1a. To what extent do you agree that the proposed location of the general market is the right one, ie between North Cross Street and Bemisters Lane?

Please tick one box only

| Strongly Agree | Slightly Agree | Slightly Disagree | Strongly Disagree |
|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q1b. To what extent do you agree that the overspill/extension area for the general market should be located at the eastern end of the High Street, ie from Bemisters Lane to New Look?

Please tick one box only

| Strongly Agree | Slightly Agree | Slightly Disagree | Strongly Disagree |
|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q1c. To what extent do you agree that the proposed location for speciality markets, eg craft, continental, food & drink, is the right one (between the Town Hall and North Cross Street)?

Please tick one box only

| Strongly Agree | Slightly Agree | Slightly Disagree | Strongly Disagree |
|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q1d. If you 'strongly disagree' with one or more of the above proposed locations, please say why and indicate your preferred location(s) in the box below.

2. Street Furniture

There are a mix of different styles and finishes to the street furniture in the High Street (ie seats, benches, bins, bollards and cycle racks). The introduction of the Wayfinding signage scheme in early 2014 offers an opportunity to agree a new, complementary and uniform, style of street furniture.

The presentation shows examples of different furniture styles, ranging from traditional through to contemporary.

Q2a. Please indicate your preference for each style shown. If no preference, please tick this box ☐

Please score each style from 1-4 (where 1 = Really Like, 2 = Like, 3 = Dislike, 4 = Really Dislike)

| Contemporary | Traditional | Hybrid |
|--------------|-------------|--------|
| | | |

Q2b. Please indicate any preference for the materials to be used. If no preference, please tick this box ☐

Please score each material from 1-4 (where 1 =Really Like, 2 =Like, 3 =Dislike, 4 =Really Dislike)

| Steel | Concrete | Timber | Stainless Steel | Cast Iron | Recycled Plastic |
|-------|----------|--------|-----------------|-----------|------------------|
| | | | | | |

Q2c. With reference to the Wayfinding colour scheme slide, please indicate any preference for paint colour(s) to be used on lamp columns, railings and/or street furniture. If no preference, please tick the box ☐

Please score each colour from 1-4 (where 1 = Really Like, 2 = Like, 3 = Dislike, 4 =Really Dislike)

| White | Silver Grey | Mid Blue | Light Blue | Dark Blue/Grey | Black |
|-------|-------------|----------|------------|----------------|-------|
| | | | | | |

Q2d. Are there any items of street furniture (bollards, seats, benches, bins and cycle racks) that you think should be kept in the same place as they are now?
Please use the box below to tell us what items, where they are located, and the reason you think they should stay in the same place.

| |
|--|
| |
|--|

3. Signage

The Wayfinding scheme will introduce a number of map-based totems and new fingerposts to improve signage in the Town Centre.

The introduction of the Wayfinding scheme will also see totems replace the old business signage, currently located in the High Street at the junctions with Bemisters Lane and North Cross Street. As part of the High Street improvements we would also like to eliminate, or significantly reduce and improve the quality of, the A-frames within the High Street.

A Town Centre website is now live. It includes a map of the Town Centre and provides a free listing of all businesses, together with the opportunity to promote special offers and incentives. A hard copy map and directory is also being produced and will be available from a range of outlets, including retailers, marinas, visitor accommodation providers and the Tourist Information Centre.

Q3a. Having regard to the signage and information improvements identified above, are additional signs needed at Bemisters Lane and North Cross Street?

Please tick one box: Yes ☐ No ☐

Q3b. If you have ticked 'Yes' to Q3a please use the box below to indicate what type of additional signage you believe is required, and why.

Q3c. Consideration is being given to the provision of replacement and/or additional Information Boards. New Information Boards would be map-based and contain information on places of interest and other useful information unlikely to date too quickly. Are there locations which you believe would benefit from this type of Information Board? If yes, please state location in the box below.

4. Use of Public Spaces and Public Art

By streamlining and improving layout and street furniture in the High Street, public spaces along the High Street can become a focus for people to sit, for public art, and for entertainment.

There is also a need to improve awareness of residents and visitors to the Town Centre of existing attractions and places to visit, particularly the (hidden) Gosport Gallery which hosts national and community exhibitions.

Q4a. To what extent would you like to see the following in the High Street?

Please score each use from 1-4 (where 1 =Really Like, 2 =Like, 3 =Dislike, 4 =Really Dislike)

| Permanent bandstand/ stage area | Children's outdoor play area | Landscaped seating area(s) | Specialist food & drink stalls | Small scale entertainment area, eg for musicians, magicians |
|------------------------------------|---------------------------------|-------------------------------|-----------------------------------|--|
| | | | | |

Q4b. Please indicate any preference for the type of public art you would like to see in the High Street?

Please score each use from 1-4 (where 1 =Really Like, 2 =Like, 3 =Dislike, 4 =Really Dislike)

| Large scale <u>permanent</u> installation(s) | Large scale <u>temporary</u> installation(s), eg rhinos | Art in the High Street, eg bollards, mosaics | Lighting of selected buildings and/or spaces |
|---|---|--|--|
| | | | |

Q4c. What form of design improvement or public art would be most effective in raising the prominence/awareness of the Gosport Gallery?

Please reply using the box below, referring to the suggestions at Q4b and/or adding your own ideas.

5. Sketch Proposals

The Location Map display board shows six numbered areas within the High Street. These relate to the display boards numbered 1-6, which use sketch and 3D drawings to illustrate design ideas and principles that could be used to enhance the appearance of the High Street and help inform the Design & Style Guide for the Town Centre.

Q5a. In addition to the proposals on Market layout, Street Furniture, Signage and the Use of Public Spaces and Public Art (as covered in the sections above) to what extent do you agree with each of the following design proposals?

Please score each idea from 1-4 (where 1 = Really Like, 2 = Like, 3 = Dislike, 4 = Really Dislike)

| Retain existing trees | Retain/enhance existing planting | New (additional) planting | Enhance existing paving | New (feature) surfacing in seating areas etc |
|-----------------------|----------------------------------|---------------------------|-------------------------|--|
| | | | | |

Thank you for taking the time to complete this Feedback Form.

Please complete your details below and return to Gosport Borough Council, Town Hall, High Street, Gosport PO12 1EB or email to: prosperity@gosport.gov.uk by 31st October 2013

Your Details (please tick all relevant boxes)

Are you: a resident ☐ a retailer/business in the Town Centre ☐
 a retailer/business in Gosport ☐ a Gosport Councillor ☐
 a Gosport Council officer ☐ a representative of a public body ☐
 a representative of a community/voluntary organisation ☐
 other (please state)

Further information on the High Street improvements will be made available on the Council's website in due course. However, if you would like to be contacted with updates on progress or be involved in a community art (or similar) project, please provide a contact name and address below:

Name:

Email / Address:

AGENDA ITEM NO 09

| | |
|-------------------------|--|
| Board/Committee: | Economic Development Board |
| Date of Meeting: | 27 November 2013 |
| Title: | Renewal of Lease for L5 Slipway at Elmore, Lee-on-the-Solent |
| Author: | Housing Services Manager |
| Status: | FOR DECISION |

Purpose

To advise the Board of the proposal to renew the lease with The Crown Estate of the public slipway situated adjacent to the Elmore Angling Club building, Lee-on-the-Solent.

Recommendation

That the Board approve the renewal of the lease for slipway L5 as set out in the report and authorise the Housing Services Manager in consultation with the Borough Solicitor to complete the negotiations and lease.

1 Background

- 1.1 The Council currently holds a lease of part of the slipway (the pink land on the attached plan – Appendix 1) from The Crown Estate and this lease will expire on 31st December 2013. The Crown Estate has offered the Council a renewal on terms set out in Section 2 of this report
- 1.2 The existing lease was for the term 1 January 1999 to 31 December 2013, at a starting rent of £500pa, which was reviewed at five yearly intervals and now stands at £750pa.
- 1.3 The slipway is maintained and operated by the Council (under the terms of the lease) and is for public use. Policy LP18 of the emerging Local Plan supports the retention and enhancement of recreational and cultural facilities, for the benefit of residents and visitors. In addition to providing this wider amenity benefit, the slipway is essential for the effective operation of the Elmore Angling Club and thereby also supports the retention of an existing built community facility. The Community & Customer Services Unit confirm that this public facility is still required

2 Report

- 2.1 Key terms of the new lease will be;
 - 2.1.1 A term of fifteen years from 1st January 2014 at a starting rent of £776 for the first two years, rising to £900 for year's

three to five.

- 2.1.2 On the fifth anniversary the rent will be subject to an upwards only review, based on open market value.
 - 2.1.3 The permitted use of the slipway will remain as a facility for use by the public under the control of the Council.
 - 2.1.4 The Council will fully maintain, repair and insure throughout the lease period.
 - 2.1.5 The Council must reinstate, by removal of the section of concrete slipway on Crown Estate land and returning it to its previous state, at expiry of the lease, if The Crown Estate so requires.
- 2.2 A lease of this nature contains many other terms and these will be considered by the Council's Legal Services to protect the Council's interests

3.0 **Financial**

- 3.1 The financial and contractual commitment to maintain and repair the slipway is already in place for the existing lease and therefore no additional burden will be taken on by entering into a new lease. Repair and maintenance issues arising in relation to such a solid structure are expected to be minimal. The Council already holds sufficient public liability insurance to cover any claims or actions that may arise through the lawful use of the facility
- 3.2 Should the Council renew the lease, then in addition to the annual rental there will be continuing costs for the cleaning of the slipway. This cost is currently a proportion of the approximate £1875 per annum cost for cleaning the whole slipway. As the larger part of the slipway is Council owned a significant proportion of this cost would remain, even if the Council chose not to renew the lease being offered by the Crown Estate.
- 3.3 A decision not to renew the lease could result in the Council having to spend in excess of £10,000 to remove the slipway and return the land to its former state.

4 **Risk Assessment**

- 4.1 The risks associated with this lease renewal are primarily financial, but are also reputational.
- 4.2 Should the Council surrender the lease at the end of its current term (31 December 2013) then under the terms of yielding up, the Council would need to remove the section of the slipway it formerly leased

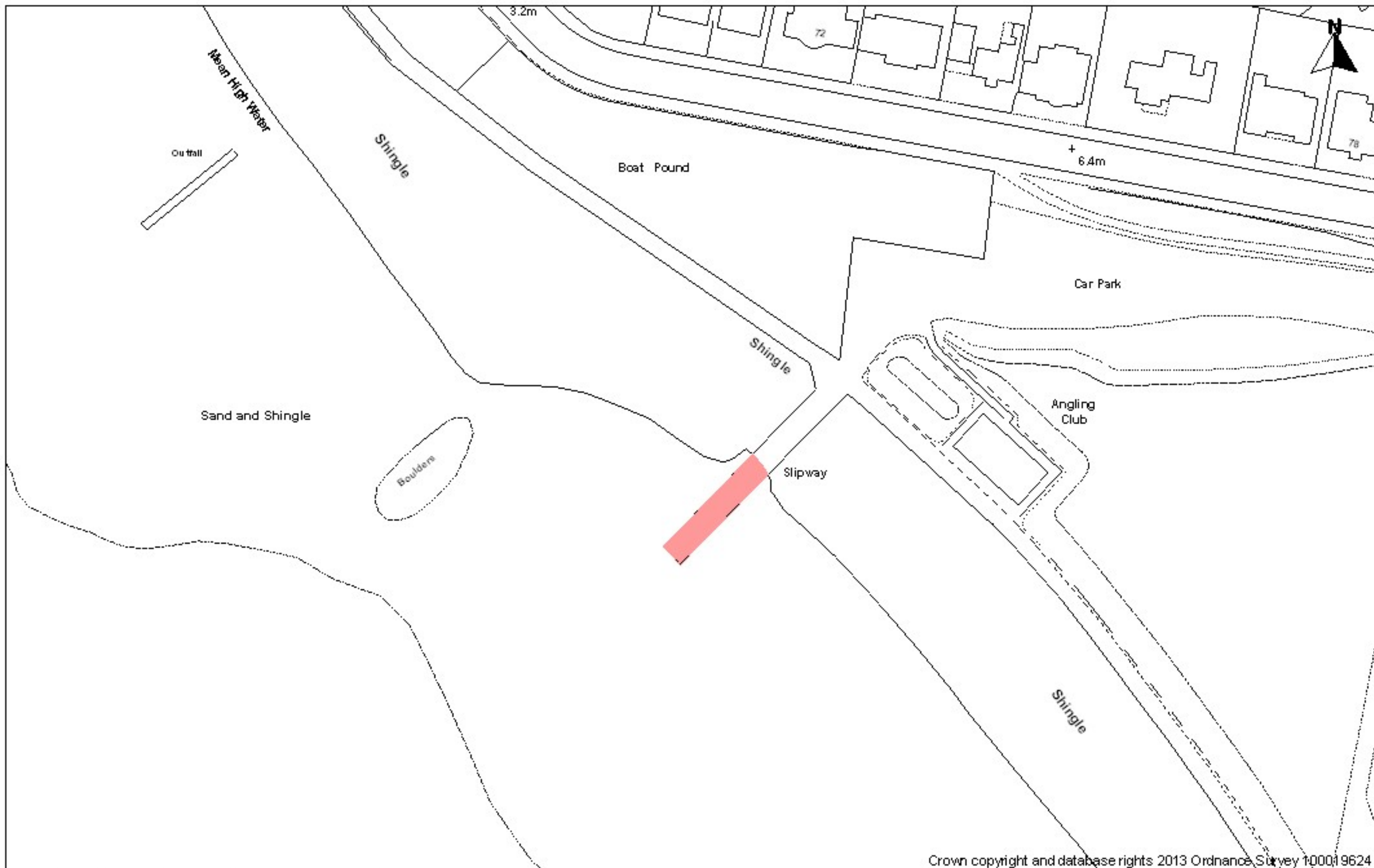
from The Crown Estate, at its own expense, and return the land to its previous state (see 3.3 above).

- 4.3 The removal of the leased section of slipway, if the lease were not renewed, would prevent the public and the Elmore Angling Club members from launching vessels at any time other than high tide, thus significantly reducing the practical value of the facility, and potential loss of membership. Currently the Elmore Angling Club building and compounds are leased from the Council.

5 Conclusion

- 5.1 The slipway facility is well-used by the public and particularly by the Elmore Angling Club members. The loss of the ability to launch craft at any time other than high tide would severely impact on the usability of the slipway and is likely to have an adverse effect on the club. This in turn could see the Council lose the rental from the club should it close, impacting upon the Council's Corporate Plan objective.

| | |
|---|--|
| Financial Services comments: | None |
| Legal Services comments: | The Council has the power to enter into this lease. |
| Crime and Disorder: | None |
| Equality and Diversity: | None |
| Service Improvement Plan implications: | CXU/EPTC/063 (Work with partners to sustain and improve cultural provision in Gosport) |
| Corporate Plan: | PE2/004, Enhancing Gosport's unique character and heritage |
| Risk Assessment: | Contained in Section 4 |
| Background papers: | None |
| Enclosures: | Appendix 1 – Plan |
| Report Author/ Lead Officer: | Mark Johnson |



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

DATE : 17/09/2013

Scale 1:1000
0 8 16 24 32 40 m

L5 Slipway Elmore

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

