

**A MEETING OF THE POLICY AND ORGANISATION BOARD**

**WAS HELD ON 11 MARCH 2009**

The Mayor (Councillor Kimber) (ex-officio) (P); Councillors Burgess (P), Chegwyn (P), Gill (P), Hicks (P), Hook, Langdon (P), Philpott (P), Mrs Searle (P), Smith (Chairman) (P) and Wright (P).

It was reported that, in accordance with Standing Orders, Councillor Beavis had been nominated to replace Councillor Hook for this meeting.

**64. APOLOGIES**

An apology for inability to attend the meeting was submitted on behalf of Councillor Hook.

**65. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**66. MINUTES OF THE MEETINGS OF THE BOARD HELD ON 26 JANUARY AND 4 FEBRUARY 2009**

RESOLVED: That the Minutes of the Board meetings held on 26 January and 4 February 2009 be approved and signed by the Chairman as true and correct records.

**67. DEPUTATIONS**

There were no deputations.

**68. PUBLIC QUESTIONS**

There were no public questions.

**PART II**

**69. HOUSING RENEWAL POLICY 2009 -2010**

Consideration was given to a report of the Housing Services Manager which requested that the Housing Renewal Policy be formally adopted in order to implement changes to the home repair and adaptation system. An addendum report with revised recommendations had previously been circulated to Members.

RESOLVED: That approval be given to:

- a) the Housing Renewal Policy 2009 – 2010;
- b) retention of the sum of £45,000 identified for conversion grants in the Housing Renewal Policy Report;

- c) amendment of the Housing Renewal Policy 2009 – 2010 to reflect the exemption of shop premises in relation to discretionary conversion grants; and
- d) the additional conditions described at 3.4 (a & b) of the addendum report to be included in the Housing Renewal Policy 2009 – 2010 in relation to discretionary conversion grants.

#### **70. GOSPORT SUMMER PASSPORT**

The Chairman agreed to receive a presentation on this item this at this meeting notwithstanding the fact that it had not been available for public inspection in accordance with the provisions of Section 100B(4)(a) of the Local Government Act 1985.

The special circumstances were that the Board should be aware of activities that would be offered over the forthcoming Easter holidays.

A presentation was made by the Head of Community Safety and the Community Development Officer on the Gosport Summer Passport. The scheme was designed to deliver free, open access activities during school holidays for young people between the ages of 11 and 17 using a strategic multi-agency approach.

Members were impressed by the scheme and were pleased that young people were being given the opportunity to be involved in such activities. It was felt that there were opportunities for the scheme to link into other events in the Borough.

The Chairman thanked the officers for their presentation.

#### **71. MEDIUM TERM FINANCIAL STRATEGY AND CAPITAL STRATEGY**

Consideration was given to a report of the Financial Services Manager which updated Members on the Medium Term Financial and Capital Strategies.

RESOLVED: That that the Medium Term Financial Strategy and Capital Strategy be approved.

#### **72. NATIONAL NON-DOMESTIC RATES – WRITE OFFS**

Consideration was given to a report of the Financial Services Manager which advised Members of an outstanding National Non-Domestic Rate (NNDR) debt in excess of £10,000 which required write-off approval of the Board in accordance with the Council's Financial Regulations.

RESOLVED: That a write-off of £27,462.04 in respect of Body Visions Ltd, Unit 5-8 Oaklands, Aerodrome Road, Gosport, PO13 0GY be approved.

### **73. DAEDALUS VISIONARY FRAMEWORK (SEEDA)**

Consideration was given to a report of the Development Services Manager which informed Members of SEEDA's latest proposals for the Daedalus site, as set out in the Daedalus Visionary Framework, and sought agreement on the Council's response to these proposals.

The Development Services Manager advised that the report highlighted concerns regarding retail and residential development. Officers felt that the proposed level of residential development was too high and that there should be no residential development at Manor Way. The East-West Road was worthy of support in principle.

It was agreed that within the eighth recommendation of the report the name 'Solent View' should be 'Ross House'.

Members raised concerns regarding the proposed level of residential development and the resultant transport issues that would arise, bearing in mind that SEEDA had no funds to finance new or improved roads. There were also concerns regarding the effect on shops at Lee-on-the-Solent as a result of the proposed level of retail development on the site.

It was agreed that the fifth recommendation to the report should be amended to provide that any proposals for residential development should accord with the Local Plan allocation or as may be indicated or replaced by the Local Development Framework.

Members felt that a Western Relief Road was vital for Gosport and that access to the Gosport Peninsula should be considered as part of the Daedalus development.

Councillor Carter was invited to address the Board as Ward Councillor for the area. Councillor Carter held the view that the proposed access road would not be successful and would discourage freight vehicles. Drake Road could be considered as a cycle/pedestrian way and he would support the East-West Road.

Councillor Carter was concerned that there had been no mention of the conservation area or the War Memorial. Officers undertook to investigate and respond to Councillor Carter regarding the War Memorial.

It was agreed that a further recommendation be added to the report to reflect that Gosport Borough Council "welcomes the recognition that part of the site is a conservation area with listed buildings and that assets should be retained and re-used and any development around them should be carefully designed".

It was suggested that any development should be required to attract employment to the area before further housing.

Concerns were raised that there had been no mention of aviation in the document. Officers advised that the Police and the Maritime Coastguard Agency would require facilities for flying in and out of the area to be maintained. It was therefore agreed that this should be investigated and that the seventh recommendation should be amended to reflect this. It was acknowledged that the airfield was not located in Gosport nor was it in the ownership of SEEDA.

Concerns were raised that, should the Bus Rapid Transit scheme be supported, this would make it difficult to support a Western Relief Road as well. It was therefore agreed that the ninth recommendation should be amended to reflect the view that further work should be carried out to ensure highway and public transport improvements were maximised, including the Western Relief Road.

The importance of the effect of any retail element on the site was raised and the view was expressed that it should not be detrimental to existing retail businesses. It was felt that the Borough should encourage tourism and leisure activities and that Daedalus was a prime site for potential attractions. Live/work units should be encouraged.

The Development Services Manager was thanked for his report.

RESOLVED: That SEEDA be advised that the Borough Council:

- i) welcomes SEEDA's involvement and work to date to progress proposals at Daedalus, which have the potential to deliver significant regeneration benefits for the Borough;
- ii) will work with SEEDA to produce a Supplementary Planning Document (SPD) for the Gosport part of the site;
- iii) supports the significant level of employment floorspace proposed for the site;
- iv) requires further details of the employment strategy including links to training and education opportunities;
- v) has significant concerns regarding the level of residential development proposed for the site and that any proposals for residential development should accord with the Local Plan allocation or as may be indicated or replaced by the Local Development Framework;
- vi) will need to consider the nature and scale of any retail proposals within the context of the Lee-on-the-Solent retail centre and the wider Borough;
- vii) requires that marina and aviation options should be fully investigated with the prospective developer as part of the SPD process, including how each option will affect the mix of uses on the Daedalus site;
- viii) supports the principle of an east-west access road through the site, but an access route to the north of Ross House onto Stubbington Lane should be investigated as there is significant concern regarding the proposed access to the south;
- ix) requires further work to ensure highway and public transport improvements are maximised, including the Western Relief Road;
- x) will not support any residential development on the Manor Way field;

- xi) welcomes the recognition that part of the site is a conservation area with listed buildings and that assets should be retained and re-used and any developments around them should be carefully designed; and
- xii) supplements these decisions with comments set out in this report.

#### **74. FAREHAM LDF CORE STRATEGY - PREFERRED OPTIONS – GBC RESPONSE**

Consideration was given to a report of the Development Services Manager which asked Members to consider and confirm an interim response to Fareham Borough Council's Local Development Framework (LDF).

Members were advised that principal access to and from the Gosport Peninsula could only be from Fareham and therefore Fareham Borough Council would have to be involved in the preparation of transport solutions to the peninsula's traffic and congestion problems. The impact of the North of Fareham Strategic Development Area Position Statement on Junction 11 of the M27 would be significant. There were fears that, if Hampshire County and Fareham Borough Councils did not make the correct decisions, the opportunity would be lost forever to reduce traffic congestion in and out of Gosport.

Concerns were raised regarding the future of the proposed Bus Rapid Transit (BRT) scheme. Officers advised that it would be inadvisable to dedicate all developer contributions to this scheme and leave nothing for the West Relief Road should it go ahead.

Members stressed the importance of ensuring that any BRT works were phased and were assured that Hampshire County Council had taken this concern on board.

RESOLVED: That the interim response sent to Fareham Borough Council as set out in Appendix A of the Development Services Manager's report be confirmed.

#### **75. PIER STREET CONSERVATION AREA APPRAISAL**

Consideration was given to a report of the Development Services Manager which presented the final version of the Pier Street Conservation Area Appraisal following consultation on the draft appraisal. This included the proposed extensions to the boundaries, and suggestions for the re-naming of the Conservation Area.

Councillor Carter, as Ward Councillor, was invited to address the Board. Councillor Carter advised Members that he understood there was a feeling that the area should be re-named 'Lee Central Conservation Area'. He also drew attention to problems with the balustrade at the northern end of Pier Street, which officers undertook to investigate.

Officers advised that there had been no real consensus on the re-naming of the area. It was proposed and agreed that the area should be renamed 'Lee-on-the-Solent Conservation Area'.

RESOLVED: That:

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- a) the Pier Street Conservation Area Appraisal be approved as a supporting document to inform Development Control decisions and proposals in the Local Development Framework; and
- b) the re-naming of 'Pier Street Conservation Area' to 'Lee-on-the-Solent Conservation Area' be approved.

**76. PROVISION OF PETANQUE FACILITY, STOKES BAY**

By reason of special circumstances, the Chairman determined that this item be considered at this meeting notwithstanding the fact that it had not been available for public inspection in accordance with the provisions of Section 100B(4)(a) of the Local Government Act 1985.

The special circumstances were created due to the need for the facility to be provided by the end of May 2009 in time for the Gosport-Royan 50<sup>th</sup> Anniversary Twinning events.

Consideration was given to a report of the Director of Economic Development, Tourism and the Arts which sought the approval of the Board to the terms of the lease for the petanque pitches and associated facilities at Stokes Bay.

RESOLVED: That:

- a) approval be given to the terms of the lease for the petanque pitches and associated facilities at Stokes Bay as detailed in the report; and
- b) 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.

The meeting ended at 7.47 p.m.

**CHAIRMAN**