

A MEETING OF THE ECONOMIC DEVELOPMENT SUB-BOARD

WAS HELD ON 20 JULY 2009

The Mayor (Councillor Mrs Searle) (ex-officio); Councillors Ms Ballard (P), Burgess (P), Edgar, Hicks (P), Hook (P), Langdon (P) and Wright (P).

It was reported that, in accordance with Standing Orders, Councillor Carter had been nominated to replace Councillor Edgar for this meeting. It was also reported that Councillor Forder had been nominated to substitute for the Liberal Democrat Group absentee for this meeting.

1. ELECTION OF CHAIRMAN

RESOLVED: That Councillor Hook be appointed Chairman of the Sub-Board for the Municipal Year 2009/10.

2. ELECTION OF VICE-CHAIRMAN

RESOLVED: That Councillor Burgess be appointed Vice-Chairman of the Sub-Board for the Municipal Year 2009/10.

3. APOLOGIES

Apologies for inability to attend the meeting were submitted on behalf of the Mayor and Councillor Edgar.

4. DECLARATIONS OF INTEREST

Councillor Hook declared a personal interest concerning any matter relating to the High Street, Gosport under consideration at the meeting.

5. DEPUTATIONS

There were no deputations.

6. PUBLIC QUESTIONS

There were no public questions.

PART II

7. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Consideration was given to a report of the Development Services Manager which presented to Members a draft of the Strategic Housing Land Availability Assessment for consultation.

Clarification was given that the potential number of dwellings on the identified sites, referred to in paragraph 2.4 of the report, was 1379 and the number of dwellings that could be provided between 2006 and 2026, including those already built, was 2759.

Members were advised that there were constraints on a number of identified sites which included inadequate access. However, it was important to note that, although the sites had been identified for possible development, they would have to go through the normal planning process and the constraints would have to be overcome.

Concerns were raised that a large number smaller sites tended to be developed without regard to infrastructure. Members were advised that Hampshire County Council had introduced a developer's contribution policy for the provision of additional transport infrastructure. Hampshire County Council would be consulted on the draft SHLLA and their views would be sought on whether the sites identified would have an adverse impact on the local highway network.

Officers were congratulated on their report.

RESOLVED: That the draft Strategic Housing Land Availability Assessment, as set out in Appendix A of the Development Services Manager's report, be approved for the purposes of consultation.

8. LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY: PREFERRED OPTIONS

Consideration was given to a report of the Development Services Manager which presented to Members the first part of the draft Local Development Framework (LDF) Core Strategy: Preferred Options Document and sought support for the principles set out in this draft document before a final draft, together with the second part of the Core Strategy, was brought before the Sub-Board for approval.

Members were advised that areas with existing flood defences had been identified and development in these areas would be avoided where possible. Work had taken place with Havant and Portsmouth Coastal Defence Partnership. It was intended that a coastal strategy would be prepared and that this would feed into the Core Strategy.

Attention was drawn to the allocation of a minimum of 81,500 square metres by the PUSH employment framework. This would include the Daedalus and Haslar sites, the retained area of the Royal Clarence Yard, the area south of the Huhtimaki site and the Civil Service sports ground, including the open space element. Currently there was a shortfall of 13,000 sq m on the allocation and some reliance was being placed on the Ministry of Defence to release land. There was a degree of uncertainty regarding such releases.

Members were advised that the low business start up rates could be attributed to the reliance on public sector employment. In this regard there were also problems with young people obtaining qualifications and remaining in or returning to the Gosport area and it was felt that encouragement should be given for them to do so.

The following suggestions were made regarding the LDF Core Strategy: Preferred Options Document:

- Page 6, Paragraph 2.7 Reference should be made to more recent studies on commuting

- Page 9, Issue 4, bullet point 2 The issue related to congestion should be replaced by “ensure road access to the Peninsula is improved”
- Page 10, Issue 6, bullet point 4 The word “in” should be replaced by “of”
- Page 11, Issue 10 Reference should be made to the provision of football facilities in the Alver Valley
- Page 14, Paragraph 3 of the 2026 Spatial Vision for Gosport The words “in the longer term” should be removed

The view was expressed that the document served as a reminder of the issues surrounding an aging population and declining employment.

The question was raised as to where education would fit in to the document and Members were advised that this would be included in the report to the Sub-Board in September 2009.

Officers were congratulated on their report.

RESOLVED: That, the first 7 Chapters of draft Core Strategy: Preferred Options, as set out in Appendix A of the Development Services Manager's report, having been considered and areas where changes may be needed identified, the final draft version, together with the remaining chapters, be brought back to the Sub-Board for approval for public consultation.

9. PROPOSED SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINCS)

Consideration was given to a report of the Development Services Manager which sought approval to treat two newly identified sites with nature conservation interest as 'candidate SINCS'.

RESOLVED: That the following sites be treated as 'candidate Sites of Importance for Nature Conservation' (SINCS) for planning policy and development control purposes:

- Parkland at Haslar Hospital
- The Piggeries at Clayhall Road

10. PARTIAL REVIEW OF THE REGIONAL SPATIAL STRATEGY FOR THE SOUTH EAST – PROVISION FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE. RECOMMENDATIONS FOR NEW POLICY H7: CONSULTATION RESPONSE

Consideration was given to a report of the Development Services Manager which advised Members that the Government Office for the South East (GOSE) was carrying out consultation on the partial review of the South East Plan covering housing provision for Gypsies, Travellers and Travelling Showpeople. The Development Services Manager's report set out the main issues in the partial review and a proposed response.

RESOLVED: That a response be made to the Government Office for the South East stating that the Council:

- a) objects to Policy H7 for the reasons set out in paragraphs 2.3 and 2.4 of the Development Services Manager's report; and
- b) supports in principle paragraphs 4.4, 4.5 and 4.6 of the partial review submission document for the reasons set out in paragraphs 2.5 – 2.8 of the Development Services Manager's report.

11. GOSPORT WATERFRONT MASTERPLAN

Consideration was given to a report of the Director of Economic Development, Tourism and the Arts which advised on the support from the Partnership for Urban South Hampshire (PUSH) and local land owners for progressing the Masterplanning of the Gosport Waterfront.

Members stressed that there should be a good mix of development driven by the desire to improve the area.

RESOLVED: That:

- a) the support from the Partnership for Urban South Hampshire and local landowners be welcomed; and
- b) officers be instructed to progress engaging consultants to prepare the Masterplan.

12. EXCLUSION OF THE PUBLIC

RESOLVED: That in relation to the following item the public be excluded from the meeting, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons set out in the report.

13. PROCUREMENT OF NEW RECREATION CENTRE

This report was exempt from publication as it contained information relating to the financial affairs of the Council. Whilst some of the information was already in the public domain the purpose of the report was to set the parameters for the procurement of the new recreation centre. This information could be used by prospective tenderers and lead to bids being submitted for the amount of money the Council had identified as being available. Therefore the public interest in ensuring that all bids received are competitive outweighed the public interest in disclosing the information.

Consideration was given to an exempt report of the Leisure and Cultural Services Manager. The purpose of the report was to update the Sub-Board on actions taken since the receipt of Expressions of Interest, review the current status of the project and propose an appropriate strategy for procuring a new recreation centre.

Economic Development Sub-Board
20 July 2009

It was proposed and agreed that the first recommendation in the report should be amended to read; "Confirm the scale of the new recreation centre and the affordability envelope, delivering the scheme in phases to meet the aspirations of the Council and progress the tendering to Phase1".

Members were made aware of the need, and confirmed their commitment to, addressing the Council's projected future budget shortfalls and raising capital receipts in order for the project to proceed.

RESOLVED: That the Sub-Board:

- a) confirm the scale of the new recreation centre and the affordability envelope, delivering the scheme in phases to meet the aspirations of the Council and progress the tendering to Phase1;
- b) agree the procurement of the replacement recreation centre as two separate contracts:
 - (i) a design and construction contract and
 - (ii) a management and maintenance contract for the new centre; and
- c) agree the marketing of the hotel development opportunity, the bar/restaurant, and convenience store development opportunities.

The meeting ended at 7.37 p.m.

CHAIRMAN