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# NOTICE OF MEETING

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## **CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT**

**TUESDAY, 1 DECEMBER 2015 AT 5.00 PM**

**CONFERENCE ROOM B - CIVIC OFFICES**

Telephone enquiries to Vicki Plytas 02392 834058

Email: [vicki.plytas@portsmouthcc.gov.uk](mailto:vicki.plytas@portsmouthcc.gov.uk)

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## **CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT**

Councillor Luke Stubbs (Conservative)

### **Group Spokespersons**

Councillor Ben Dowling, Liberal Democrat

Councillor Aiden Gray, Labour

Councillor Colin Galloway, UK Independence Party

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(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: [www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

**Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendation/s). Email requests are accepted.**

### **AGENDA**

- 1 Apologies for Absence**
- 2 Declarations of Members' Interests**
- 3 Grant to Drayton Centre - Use of Drayton & Farlington CIL Neighbourhood Proportion Funds - update (Pages 1 - 2)**

The purpose of the report is to seek the release of £43,000 from the Drayton & Farlington Neighbourhood Proportion of the Community Infrastructure Levy

("the Drayton & Farlington CIL").

**RECOMMENDED that £43,000 is released from the Drayton & Farlington Neighbourhood CIL to fund roof replacement and insulation works to the Drayton Centre.**

**4 Use of Central Southsea CIL Neighbourhood Proportion funds - Pedestrian Access at Cornwell Court (Pages 3 - 4)**

The purpose of the report is to seek the release of £900 from the Central Southsea Neighbourhood Proportion of the Community Infrastructure Levy ('The Central Southsea CIL').

**RECOMMENDED that £900 is released from the Central Southsea Neighbourhood CIL to fund a pedestrian access at Cornwell Court, Haslemere Road**

**5 Use of Milton CIL Neighbourhood Proportion - Improvements at Eastney Community Centre (Pages 5 - 6)**

The purpose of the report is to seek the release of £9,100 from the Milton Neighbourhood Proportion of the Community Infrastructure Levy ('the Milton CIL').

**RECOMMENDED that £9,100 is released from the Milton Neighbourhood CIL to fund improvements to the environs of Eastney Community Centre**

Members of the public are now permitted to use both audio visual recording devices and social media during this meeting, on the understanding that it neither disrupts the meeting or records those stating explicitly that they do not wish to be recorded. Guidance on the use of devices at meetings open to the public is available on the Council's website and posters on the wall of the meeting's venue.

# Agenda Item 3



Portsmouth  
CITY COUNCIL

<b>Title of meeting:</b>	Cabinet Member for Planning, Regeneration and Economic Development
<b>Date of meeting:</b>	1 December 2015
<b>Subject:</b>	Grant to Drayton Centre - Use of Drayton & Farlington CIL Neighbourhood Proportion funds - update
<b>Report by:</b>	City Development Manager
<b>Wards affected:</b>	Drayton & Farlington
<b>Key decision:</b>	No
<b>Full Council decision:</b>	No

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## 1. Purpose of report

- 1.1 To seek the release of £43,000 from the Drayton & Farlington Neighbourhood Proportion of the Community Infrastructure Levy ('the Drayton & Farlington CIL').

## 2. Recommendations

- 2.1 **It is recommended that £43,000 is released from the Drayton & Farlington Neighbourhood CIL to fund roof replacement and insulation works to the Drayton Centre.**

## 3. Background

- 3.1 Ward Councillors have been approached by the Chairman of the Drayton Centre for a grant to support the replacement of the roof of the Drayton Centre. Ward Members put the request to the Drayton & Farlington Neighbourhood Forum Committee on 27 May 2015, who agreed with the proposal to use money from the Drayton & Farlington CIL to part fund the Drayton Centre roof repairs. Members also gained support for the proposal at the open Neighbourhood Forum on 9 July 2015.
- 3.2 There is currently £176,200 in the Drayton and Farlington CIL fund, £83,000 having previously been committed to improvements at Drayton Park.
- 3.3 A paper was brought to members in July 2015 to release funds for this project. Officers were asked to;
- Seek clarification from the Drayton and Farlington Ward Councillors and to share quotes with members of PRED for the roof replacement works to the Drayton Centre
  - To investigate methods of awarding the Drayton and Farlington Neighbourhood CIL funding in a more tax efficient manner.
- 3.4 Additional quotes have been obtained by the Drayton Centre and Officers have shared these with Ward Members and the Cabinet Member. The original quote is confirmed as the most cost effective. Ward Members have confirmed that this quote is acceptable, and that the roof slate repairs and the insulation should be funded.

3.5 While in principle the City Council could reclaim the VAT, this would only be possible if the City Council itself procured and paid for the works. This would require the City Council to enter into the contract with the builders, manage the building work and deal with any issues that could arise during the process. As the Drayton Centre is not a City Council owned or managed building, it does not seem sensible for the Council to take on the management of this project. On balance it is suggested that the best approach is a direct grant to the Drayton Centre, and for them to arrange and to manage the works.

3.6 Ward Members have confirmed that they would like to support the project with £43,000.

**4. Reasons for recommendations**

4.1 This proposal would help maintain and enhance community facilities which will face increased demand as a consequence of the planning approvals which have generated the CIL receipt. The ward members are supportive of this scheme.

**5. Equality impact assessment (EIA)**

5.1 An EIA is not required.

**6. Legal Implications**

6.1 The use of CIL monies is regulated in accordance with Section 216, Planning Act, 2008, which requires CIL to be applied to funding specified infrastructure, including sporting and recreational facilities. CIL receipts may also be used to fund administrative expenditure for providing such facilities. In the National Planning Practice Guidance (NPPG), it is stated that *"The levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development"*. However, the NPPG continues *"The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development"*. The Portfolio Holder should consider the NPPG guidance in determining whether or not the funding available may be applied as proposed.

6.2 Legal Services will draft a grant agreement in appropriate terms.

**7. Director of Finance's Comments**

7.1 The financial detail is contained within the body of this report.

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Signed by:

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected  
by ..... on .....

.....  
Signed by:

# Agenda Item 4



Portsmouth  
CITY COUNCIL

<b>Title of meeting:</b>	Cabinet Member for Planning, Regeneration and Economic Development
<b>Date of meeting:</b>	1 December 2015
<b>Subject:</b>	Use of Central Southsea CIL Neighbourhood Proportion funds - Pedestrian Access at Cornwell Court
<b>Report by:</b>	City Development Manager
<b>Wards affected:</b>	Central Southsea
<b>Key decision:</b>	No
<b>Full Council decision:</b>	No

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## 1. Purpose of report

- 1.1 To seek the release of £900 from the Central Southsea Neighbourhood Proportion of the Community Infrastructure Levy ('The Central Southsea CIL').

## 2. Recommendations

- 2.1 **It is recommended that £900 is released from the Central Southsea Neighbourhood CIL to fund a pedestrian access at Cornwell Court, Haslemere Road**

## 3. Background

- 3.1 Central Southsea ward Councillors are keen to support a project to improve pedestrian access outside Cornwell Court, Haslemere Road. Some of the elderly residents in this development find it difficult to move around the area, due to the lack of a dropped kerb. Ward members agree that improving the access in this location would make life easier for the elderly residents in that block, as well as the wider community in the area.
- 3.2 Working with the PCC Highways PFI Team, the scheme warden has obtained a quote from Colas for provisions of a dropped kerb. Since the City Council can reclaim the VAT for this work, the cost to the CIL fund would be £900.
- 3.3 The Highways PFI Team would coordinate the installation early in 2016.
- 3.4 There is currently £3,024 in the Central Southsea CIL fund.

## 4. Reasons for recommendations

- 4.1 This proposal would help improve the road infrastructure in the area.
- 4.3 The ward members have expressed their desire to support this scheme through the CIL Neighbourhood Proportion.

**5. Equality impact assessment (EIA)**

5.1 This report purely deals with financial matters so an EIA is not required.

**6. Legal Implications**

**6.1** The use of CIL monies is regulated in accordance with Section 216, Planning Act, 2008, which requires CIL to be applied to funding specified infrastructure, including sporting and recreational facilities. CIL receipts may also be used to fund administrative expenditure for providing such facilities. In the National Planning Practice Guidance (NPPG), it is stated that *"The levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development"*. However, the NPPG continues *"The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development"*. The Portfolio Holder should consider the NPPG guidance in determining whether or not the funding available may be applied as proposed.

**7. Director of Finance's Comments**

7.1 The financial detail is contained within the body of this report.

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Signed by:

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected  
by ..... on .....

.....  
Signed by:

# Agenda Item 5



Portsmouth  
CITY COUNCIL

<b>Title of meeting:</b>	Cabinet Member for Planning, Regeneration and Economic Development
<b>Date of meeting:</b>	1 December 2015
<b>Subject:</b>	Use of Milton CIL Neighbourhood Proportion - Improvements at Eastney Community Centre
<b>Report by:</b>	City Development Manager
<b>Wards affected:</b>	Milton
<b>Key decision:</b>	No
<b>Full Council decision:</b>	No

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## 1. Purpose of report

- 1.1 To seek the release of £9,100 from the Milton Neighbourhood Proportion of the Community Infrastructure Levy ('the Milton CIL').

## 2. Recommendations

- 2.1 **It is recommended that £9,100 is released from the Milton Neighbourhood CIL to fund improvements to the environs of Eastney Community Centre.**

## 3. Background

- 3.1 Eastney Community Centre has put forward a proposal to improve a small area of green space at Bransbury Park/Eastney Community Centre. Currently this space is unwelcoming, in poor condition and therefore underused.

- 3.2 The Community Centre is keen to make the area more welcoming and turn it into a usable space for visitors to the centre and the park. A scheme has been developed to;

- improve drainage of the area
- install planters
- install picnic tables and a memorial bench
- provide cycle parking

Once installed, a community garden project will be set up by the Community Centre to maintain the area.

- 3.2 Ward members are keen to support the project through the Milton CIL. A breakdown of the costs is shown below;

£5,641 - drainage, tarmac, cycle parking provided by Colas  
£750 - picnic tables installation by Colas  
£1,940 - cost of picnic tables (£970 x 2)  
£754 - raised beds and planters  
Total - £9,085

- 3.3 The centre has a legacy fund that will pay for the memorial bench, a Love Your Street grant is covering the planting in the raised beds, and the RSPB has provided some bird boxes.
- 3.4 The Community Centre would like the scheme to be completed by spring 2016. Officers in Parks delivering the scheme confirm that this timescale is realistic.
- 3.5 There is currently £54,900 in the Milton CIL fund.

**4. Reasons for recommendations**

- 4.1 This proposal would help maintain and enhance community facilities which will face increased demand as a consequence of the planning approvals which have generated the CIL receipt.
- 4.3 The ward members have put forward and are supportive of this scheme.

**5. Equality impact assessment (EIA)**

- 5.1 This report purely deals with financial matters so an EIA is not required.

**6. Legal Implications**

- 6.1 The use of CIL monies is regulated in accordance with Section 216, Planning Act, 2008, which requires CIL to be applied to funding specified infrastructure, including sporting and recreational facilities. CIL receipts may also be used to fund administrative expenditure for providing such facilities. In the National Planning Practice Guidance (NPPG), it is stated that "*The levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development*". However, the NPPG continues "*The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development*". The Portfolio Holder should consider the NPPG guidance in determining whether or not the funding available may be applied as proposed.

**7. Director of Finance's Comments**

- 7.1 The financial detail is contained within the body of this report.

.....  
Signed by:

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected  
by ..... on .....

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Signed by: