

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

RECORD OF DECISIONS taken by the Cabinet Member for Planning, Regeneration & Economic Development, Councillor Luke Stubbs, at his meeting held on Tuesday, 2 December 2014 at 5.00 pm at the Conference Room A - Civic Offices

### **Present**

Councillor Luke Stubbs (in the chair)

Councillor Ben Dowling  
Councillor Aiden Gray  
Councillor Steve Hastings

### **25. Apologies for Absence (AI 1)**

There were no apologies for absence, but Councillor Hastings apologised for slight lateness.

### **26. Declarations of Members' Interests (AI 2)**

There were no declarations of members' interests

### **27. Portsmouth Regeneration Development Team Report (AI 3)**

(TAKE IN REPORT)

Kathy Wadsworth introduced the report which updates the portfolio holder for PRED on work to establish a core working group, with support service leads, to form a regeneration and development team.

The Cabinet Member and group spokespersons welcomed initiatives that could potentially generate income.

#### **DECISION:**

**That the portfolio holder for PRED:**

- **Noted that arrangements will be put in place to establish a bi-monthly regeneration management board, chaired by the portfolio holder of PRED and attended by:**
  - i. The Director of Regeneration**
  - ii. Support service lead officers (legal, financial)**
  - iii. Project managers with leadership of individual projects**
- **Instructed the Assistant City Solicitor, Regeneration and Projects, (with the s151 officer) to advise on the delivery models to support individual projects, wider regeneration aims, and the maximisation of revenue income to the city council.**

- **Noted that a regeneration and development team of project officers will be established to support the regeneration and development board, reporting to the strategic director of regeneration, and supported by the legal services projects and regeneration team, the planning department, housing services, procurement, traffic and transport and finance.**

## **28. Brunel Wing at the Civic Offices (AI 4)**

(TAKE IN REPORT)

Kathy Wadsworth introduced the report. Considerable savings had been made by moving employees out of the Brunel Wing and renting it out. The intention was to rent out the remaining floors. Members welcomed the potential for income generation.

### **DECISION:**

**That the Cabinet Member for Planning, Regeneration and Economic Development delegated authority to Director of Regeneration and Head of Corporate Assets and Business in consultation with Head of Finance and S151 Officer to market and let out Floors 2 to 4 on a basis that will secure a financial return to the authority.**

## **29. Milton Site Allocations 2014 - Consultation Responses (AI 5)**

(TAKE IN REPORT)

Jacqueline Boulter introduced the report and said that a significant number of responses had been received and that it is recognised that there is still a significant amount of work to be done.

Three deputation requests had been received.

Mr Alex Bentley made his deputation raising points including

- Indications that St James Hospital was built on the site of a plague pit and the implications of this
- Strong indications that interments had taken place in the hospital grounds although it was unclear precisely where

Councillor Lynne Stagg made her deputation raising points including

- That there is already pressure on roads and certain junctions and this would be considerably worsened if the number of houses proposed were built
- That more concrete and fewer trees would worsen the flood risk
- There would be detrimental effects on wildlife - especially birds, many of which were protected species.
- Other perhaps more suitable land was available in the city on which to build - such as released MOD land at Tipner.

Cllr Stagg also referred to a traffic survey that had recently been carried out by residents including some elected members concerning current traffic levels in the area. The results had been given to the Planning Service.

Councillor Darren Sanders made his deputation which included the following points

- He was pleased with the recommendation before the Cabinet Member today
- He was delighted that the traffic survey had been carried out by volunteers
- He wanted the Cabinet Member to give an assurance he would rule out the land swap proposal re Langstone part of the proposed development

Claire Upton-Brown was asked to respond to the issues raised which she did as follows

- With regard to the plague pit issue, this was new to them and they would need to look for evidence. If found, this would not prohibit development, but would be another thing to be taken into account.
- With regard to possibly disturbing human remains, this was difficult. Although research would be carried out, if there was nothing conclusive, it may have to be a case of dealing with this if it should happen.
- With regard to pressure at certain junctions, these would be looked at with a view to alleviating issues
- With regard to trees, Tree Preservation Orders did not prevent trees from being cut down, but planners would always encourage developers to minimise loss of trees as the landscape was improved by having them.
- Preventing land swaps cannot be written in to a policy. Impact assessments would have to be done on which a decision would be based,
- The MOD firing range land will be part of the City Deal. It is a brown field site and the Council does not have control over all of it.
- It was confirmed that the traffic survey results were being given to a highways consultant who will model the results to provide assessments. This is a reasonably involved piece of work so will probably not be available until early January. If the results were not sensitive, then the Cabinet Member was happy for a briefing note to be released as a public document.
- The timescale for the work referred to in the report would take longer - and would probably not be ready till late Spring, as it will also feed in to work being done by PUSH.
- It was confirmed that work being done by the Council will not stop an application being made by the NHS for the site, but any application would have the same issues to contend with.

The Cabinet Member thanked everyone for their comments.

**DECISION: that the Cabinet Member**

- (1) Noted the consultation responses received, and in the light of these,**
- (2) agreed that further work be undertaken to demonstrate whether the proposed level of development is deliverable.**

**30. Annual Monitoring Report (AMR) (AI 6)**

(TAKE IN REPORT)

Jacqueline Boulter introduced the report which sets out the tenth Annual Monitoring Report (AMR) for Portsmouth City Council and which was before the Cabinet Member for his approval to publish the report on the website.

**DECISION: that the Cabinet Member approved the Annual Monitoring Report (AMR) for publication on the council's website.**

**31. Eastney Beach Habitat Restoration and Management Plan - draft Supplementary Planning Document (AI 7)**

(TAKE IN REPORT)

David Hayward introduced the report which was to seek approval for the adoption of the Eastney Beach Habitat Restoration and Management Plan Supplementary Planning Document. David Hayward advised that ten people and organisations submitted comments on the SPD including Natural England which is the Government's statutory advisor on nature conservation. Minor changes have been made as a result of the comments.

The Cabinet Member and Opposition spokespersons commended officers for the excellent report.

**DECISION: that the Cabinet Member**

**(1) Noted the results of the consultation on the draft SPD and approved the Consultation Statement (Appendix A)**

**(2) Adopted the Eastney Beach Habitat Restoration and Management Plan SPD (Appendix B)**

**Authorised the City Development Manager to make editorial amendments to the SPD (attached as Appendix B) prior to publication, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development. These amendments shall be restricted to correcting errors and formatting text and shall not alter the meaning of the statement.**

**32. Beach Huts - Consultation update (AI 8)**

(TAKE IN REPORT)

The City Development Manager introduced the report and said that the city council operates a number of beach huts on the seafront and has a desire to add more huts to meet existing and future demand. The purpose of this report is to provide the cabinet member with a summary of the consultation responses received concerning the addition of beach huts along the seafront and seek instructions on how to progress this matter.

**DECISION: that the Cabinet Member**

**1. Noted the responses received and**

**2. Authorised the City Development Manager**

- i) to draw up plans for sites 1 and 5 and
- ii) to consider options for a further line of huts either South of Canoe Lake or elsewhere

### **33. Strategic Housing Land Availability Assessment 2014 (AI 9)**

(TAKE IN REPORT)

David Hayward introduced the report and explained that Section 159 of the National Planning Policy Framework (NPPF) requires local planning authorities such as Portsmouth City Council to have a robust evidence base which sets out the supply of land for residential development. This must be done through a Strategic Housing Land Availability Assessment (SHLAA). He said that the purpose of this report is to seek approval to publish the SHLAA 2014 update.

**DECISION: that the Cabinet Member**

- 1. Approved the Strategic Housing Land Availability Assessment 2014 update (attached as Appendix A of this report) for publication.**
- 2. Authorised the City Development Manager to publish appendix A of the Strategic Housing Land Availability Assessment 2014 update, containing detailed site profiles, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development.**

**Authorised the City Development Manager to make editorial amendments to the study (attached as Appendix A) prior to publication, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development. These amendments shall be restricted to correcting errors and formatting text and shall not alter the meaning of the statement.**

### **34. Shopping Festival 2014 (AI 10)**

(TAKE IN REPORT)

Jane Wilson, Destination Brand Manager, explained that it was agreed at the March briefing meeting that an update report would be brought to this portfolio following the introduction of the shopping festival. The report includes an analysis of the event and improvements and plans for next year.

**DECISION:**

**That the event is repeated in 2015 but with the following proposed changes:**

- That the festival runs for a shorter duration of 4 days from 18<sup>th</sup> to 21<sup>st</sup> September 2015**
- That the timing of the festival should be linked to a partner event in the Guildhall square**
- That the city centre managers support and promote the festival in their district shopping centres and run individual events**

**That the festival is expanded to cover certain shopping areas including the North of the city**

The meeting concluded at 6.20 pm.

---

Councillor Luke Stubbs  
Cabinet Member for Planning, Regeneration & Economic  
Development