

**WEYMOUTH & PORTLAND BOROUGH COUNCIL MANAGEMENT
COMMITTEE**

MINUTES OF MEETING HELD ON TUESDAY 8 NOVEMBER 2016

Present: Cllrs J Cant (Chair), K Brookes (Vice-Chair), A Blackwood, F Drake, J Farquharson, C James, R Nowak, J Osborne and G Taylor

Apologies: Cllrs C Huckle

Also present: Cllr M Leicester

Officers present (for all or part of the meeting):

Stuart C Dawson (Head of Revenues and Benefits), Chris Evans (Financial Performance Manager), Andrew Galpin (Implementation Team Leader), Martin Hamilton (Strategic Director), Stephen Hill (Strategic Director), Geoff Joy (Housing Improvement Manager), Clive Milone (Head of Housing), Jason Vaughan (Strategic Director) and Susan Carne (Democratic Services Manager)

60. Apologies

An apology for absence was received from Cllr C Huckle.

61. Minutes

The minutes of the meeting on 20 September 2016 were signed and confirmed as a correct record.

62. Code of Conduct

Cllr R Nowak declared a non pecuniary interest in agenda item 10 (Community Infrastructure Levy) as a member of Portland Town Council.

Cllr F Drake declared an interest in agenda item 12 (Weymouth Town Centre Christmas Parking) as a business owner in the town.

Cllr J Cant declared an interest in agenda item 12 (Weymouth Town Centre Christmas Parking) in respect of two buildings in the town.

Cllr J Farquharson declared an interest in agenda item 11 and did not speak or vote on the item.

Cllr C James declared an interest in agenda item 11 and did not speak or vote on the item.

63. Public Participation

Mr Perry spoke in respect of the NQ office site and asked for an explanation as to why the development would be allowed to go ahead. He had hoped

that the redevelopment of the site would repair the conservation area and revitalise the area, instead the office building was going to remain in place. The Leader of Council explained that the NQ site needed to be separated from the Masterplan which aimed to redevelop the peninsular site, in addition there was a report on the agenda which set out proposals for the Commercial Road South sites. He explained that the sale of NQ was agreed on the basis that the higher bid was significantly more constrained by conditions and on balance the advice was to accept the second best bid which was unconditional. The Leader agreed to provide a full written response to Mr Perry.

Mr Farn circulated to the committee photographs of signs on the Rodwell Trail. He asked how the restrictions were to be implemented and how the 10 mph restriction for cyclists were to be enforced. He explained that the path was not wide and that people did not walk in single file. Mr Farn also complained about 4 uncollected black rubbish bags in Knightsdale Road and general lack of enforcement. The Leader of Council reported that a new company providing enforcement services would commence in January 2017 and that the Council would take Mr Farn's views in account.

Mr Staniford addressed the committee in respect of the Commercial Road proposals. He explained that the Cosens Quay car park was the single biggest asset to every Charter boat operator in Weymouth. He stated that if it were to be closed the Charter industry would be dead within 12 months. He also asked where Weymouth berth holders would park if the sites were developed. The Leader of Council reported that it was still very early days but the council would like to advance plans for the town ahead of the potential unitary authority in 2019. He stated that there would be consultation with stakeholders. The Strategic Director, Martin Hamilton reported that there were no detailed plans for redevelopment of Commercial Road, the purpose of the committee report was to enable officers to start the next steps. The council would engage with users of the current facilities and those stakeholders who played an important economic role in the town. As part of the process the council would have discussions with all those with a business interest in the area.

Honorary Alderman Hutchings requested a written response to the question raised at the last committee meeting regarding the loss of car parking income as a result of a major event in the town. He stated that he could not find a copy of the minutes from the last meeting, The Democratic Services Manager reported that the minutes were available to view on the council's website and that members of the public could also subscribe to updates for all committee information.

64. Questions by Councillors

Cllr J Orrell made representations to the committee regarding the Town Centre Masterplan and the risk of flooding. He felt that the council needed to ensure that if any development were to be allowed, government funding needed to be available to protect properties from flooding. He asked if the

council had facilities for extra sandbags and if there was an evacuation plan for residents.

In response the Strategic Director, Martin Hamilton reported that the Environment Agency was clear that any residential development needed to be protected for a 1 in 200 year flood event. The council would work very closely with the Environment Agency to find the right solutions for Weymouth. The council had access to sandbags and officers could provide more information on this matter.

Cllr G Taylor expressed her concern about the NQ site and asked that the decision made in June 2015 be reviewed. She stated that if she had known the full ramifications she would have voted differently and would now like to overturn the decision as she did not want to see a converted office block in a prime town centre location.

The Leader of Council stated that the procurement process had been followed, was a legally binding process and agreed by the Management Committee. Strategic Director, Martin Hamilton reported that contracts had been exchanged with the purchaser and that he remained optimistic that it would be a high quality development, the decision could not be reviewed.

Cllr C James raised concerns about the history of the site and was not happy with the decision on the NQ site, she felt that the archaeology of the site needed to be investigated. The Strategic Director explained that archaeology would be dependent upon whatever the new owner brought forward for the site and that the Management Committee had taken the decision in the full knowledge of the facts and the capital receipt.

Cllr F Drake asked about the BID events that had been advertised with free car parking and when agreement on the car parking had been agreed. He asked if the BID would pay money back to the council and highlighted that the council was not listed as a sponsor. He also asked how much income was lost from the event held on Saturday 29 October.

The Leader of Council advised that the issues could be discussed when the Christmas car parking report was considered by members later in the meeting.

65. Management Committee Action Plan

The committee received the Management Committee Action Plan and the Briefholders provided the following updates:

Community Facilities – Cllr A Blackwood

Weymouth Swimming Pool – March 2017 was the date when the old agreement expired, it was anticipated that the new agreement would be signed before March 2017.

Community Safety – Cllr F Drake

3G enforcement would commence on 17 January 2017.

A business case for CCTV proposals was to come forward.

Officers would be asked to look at licensing issues in the town and to liaise with the Police if necessary.

Corporate Affairs and Continuous Improvement - Cllr K Brookes

A very good briefing had been held for members on the establishment of a town council and members had heard from the Clerk for Salisbury City Council. It was hoped that once a decision had been taken on a unitary council this matter could be progressed.

The Chief Executive agreed to produce a briefing paper for all members on the creation of a town council and whether consultation was required.

Economic Development – Cllr J Farquharson

It was hoped to have better co-ordination with the BID in future.

There would be a future report on a possible inward investment event next year together with a report on a business incubator in the borough.

Environment and Sustainability – Cllr R Nowak

The Leader of Council requested an update on the Development Services Plan as soon as possible. The Strategic Director, Stephen Hill reported that performance in the Land Charges Section had improved significantly and he encouraged members to attend the member briefing on the Development Services Plan.

Finance and Assets – Cllr J Cant

The second phase of the town centre regeneration programme was out to consultation and would be reported back to the Management Committee in December. Discussions were being held with Phil Say regarding the maintenance of the Pavilion and how the condition of the building could be improved, this would be added as an item to the Action Plan.

Housing – Cllr G Taylor

It was hoped that the Melcombe Regis Board would start to develop an action plan for housing at its next meeting in December. A request had been made for an all member briefing in January 2017 on all aspects of housing. There would be an update on the benefit cap at the Scrutiny and Performance Committee.

Social Inclusion – Cllr C James

An all member briefing would be held in December 2016 on the Military Covenant. It was agreed that the council's approach to community groups would be reviewed in the light of the report to the Management Committee in February 2017.

Tourism and Culture (including Harbour) - Jason Osborne

The first stage bid to the Coastal Community Fund for illuminations (Fairy Lights) had been successful and a bid would be put forward for the second stage bid. Details on the design would follow for member approval if the second stage bid was successful.

Officers were looking at seagull management and suitable deterrents.

66. Quarter 2 Business Review - 2016/17

The committee received a report on the strategic overview of the council's performance, risk, revenue and capital expenditure and income as at the end of September 2016, and the projected outturn for the 2016/17 financial year.

Decision

That the latest position and the projected outturn for the year in respect of the 2016/17 revenue and capital budgets be noted.

67. Weymouth Town Centre Master Plan Sites Update - Commercial Road

The Leader of Council introduced a report on the next steps required regarding the Weymouth Town Centre Masterplan in relation to Commercial Road (South) sites. The Commercial Road area was complex due to overlapping land interests with a mix of freehold and leasehold interests in a number of car parks on the site. There were also three significant ownership interests and a range of operator interests in the area due to the interface with the Marina. The report was seeking authority to enter into discussions to test the appetite for development and to develop a proposal that would meet everyone's objectives for the area.

In response to a question regarding flood risk, Martin Hamilton, Strategic Director, reported that the flood protection requirements were different for residential and business premises. For example residential properties would not be located on the ground floor of a development, but non residential such as car parking, would be acceptable.

Cllr Nowak supported the report and recommendations but asked that officers focus on the peninsular site as he felt that the Commercial Road site would be a very time consuming project to deliver.

Cllr Farquharson raised 2 areas of concern, the availability of car parking in Weymouth if car parks in the town centre were built on and the need for a design access statement to enable creativity in the design.

Decision

- (a) That the preliminary findings of the Cushman and Wakefield site assessment contained in the report be noted and agreed.
- (b) That officers be instructed to progress discussions with parties with land interests in the Commercial Road (South) sites and the Harbour Management Board.

- (c) That a report back should be made as soon as possible and that the progress be tracked and reviewed by the use of the Management Committee Action Plan.

68. Melcombe Regis

Cllr G Taylor introduced a report that sought to secure the expenditure necessary to commission detailed data analysis, options appraisal and feasibility study into the most appropriate intervention to address housing related inequalities in Melcombe Regis. The Strategic Board was looking at developing the 6 priorities for the area into an action plan. The Board had been advised that in order to implement any form of council led intervention it was essential to assemble a strong evidence base and therefore a request for £20,000 to fund this work had been put forward.

Decision

- (a) That the release of funding from the Housing reserve to support the work of addressing housing issues in Melcombe Regis by the Melcombe Regis Strategic Board be approved;
- (b) That the release of up to £20k from the Housing reserve, to fund essential data analysis work, options appraisal and feasibility study into the most appropriate intervention to address housing related inequalities in the Melcombe Regis ward, be specifically approved.

69. Community Infrastructure Levy-Revised Regulation 123 List and CIL Apportionment

Cllr R Nowak introduced a report on the revisions to the existing Community Infrastructure Levy Regulation 123 list for Weymouth and Portland and the proposed apportionment of CIL income for Weymouth and Portland. It was highlighted that 40% of CIL had been apportioned to flood mitigation and coast protection; CIL levels for education and transport had also been agreed with the Environment Agency.

Decision

- (a) That the revised regulation 123 list as set out in the Appendix A to the report to be approved;
- (b) That the proposed apportionment of CIL income as set out in Appendix B to the report be approved.

70. Applications for Council tax Discounts & Discretionary Rate Relief

The Head of Revenues and Benefits introduced an application for Council Tax discretionary discount; an email regarding this application from Cllr Huckle had been circulated. Councillors considered the application from Mr Stenlake

and did not wish to set a precedent, as there was only a slight delay from Land Charges.

Members also considered an application for Discretionary Rate Relief from Weymouth Museum Trust in respect of properties in Brewers Quay. The committee was advised that the Management Committee had approved similar applications in the past.

Decision

- (a) That the application for Council Tax discount as set out in Appendix 1 be rejected;
- (b) That the application for Discretionary Rate Relief as set out in Appendix 2 be accepted.

71. Weymouth Town Centre Christmas Parking

The committee received a report on the proposal to allow free parking from 3.00pm to 6.00pm from 3rd December – 31st December 2016. The proposal aimed to support the BID in an effort to attract additional visitors to Weymouth Town Centre and support the economy in the run up to Christmas. Cllr F Drake requested that the an advertising campaign be put in place, together with additional signage. The Chair suggested that in future greater co-ordination take place with the BID and to bring a report to committee earlier in the year.

Decision

- (a) That free car parking be offered between 3pm – 6pm each day from Saturday 3 December 2016 – Saturday 31 December 2016 in the following car parks:- Swannery, Melcombe Regis, Cosens Quay, Royal Yard, Governors Lane, Park Street, Pavilion and Council Offices to assist in the launch and promotion of Weymouth's Christmas festivities;
- (b) That a combined promotional Ice Rink and parking for Swannery car park (only), giving a 50% discount be offered on the daily charge from 9am until 3pm of the day of the Rink ticket. The BID to sell the package and reimburse the Council for the parking element.

72. Appointment to Outside Bodies

The committee considered the appointment of a named substitute for the Dorset Waste Partnership. No applications had been received for the position of a reserve representative on the Dorset Waste Partnership Scrutiny Group.

Recommendation to Council

That Councillor John Ellis be appointed as a named substitute to the Dorset Waste Partnership Joint Committee;

73. Urgent Business

There were no items of urgent business.

74. 4 Month Forward Plan

The committee received the Forward Plan and noted the following additional reports:

Treasury Management – Resources for investments – December 2016
Appointment of External Auditors – February 2017.

75. Exempt Business

There were no exempt reports.

Duration of meeting: 9.30 - 11.45 am

Chairman

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