

**WEYMOUTH & PORTLAND BOROUGH COUNCIL MANAGEMENT
COMMITTEE**

MINUTES OF MEETING HELD ON TUESDAY 7 MARCH 2017

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

Apologies: Cllrs J Osborne

Also present: Cllr R Kosior and Cllr J Orrell

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

Kate Critchel (Democratic Services Officer), Stuart Caundle (Assistant Chief Executive), Martin Hamilton (Strategic Director), Stephen Hill (Strategic Director), Matt Prosser (Chief Executive), Jason Vaughan (Strategic Director), Jacqui Andrews (Corporate Manager Democratic Services and Elections), David Brown (Head of Assets & Infrastructure), Jack Creeber (Parking & Transport Manager), Graham Duggan (Head of Community Protection) and Clare McCarthy (Senior Planning Officer)

119. Apologies

An apology was received from Councillor J Osborne.

120. Minutes

The minutes of the meeting held on 7 February 2017 were approved as a correct record and signed by the Chairman.

121. Code of Conduct

Councillor J Cant declared a personal interest in item 12 as a holder of a on-street parking permit.

122. Public Participation

The Chairman welcomed Mr Heintz to the meeting, who addressed members on the Pavilion Theatre's proposed lease and the proposal to develop the Peninsula.

Mr Heintz advised that as someone who had argued for the Pavilion not to be demolished 5 years ago, he applauded the desire to ensure its long-term future. However he had concerns regarding the proposed 30 year lease, without break clauses or actionable performance clauses as this could place the community at risk from a future, undesirable operation. In respect of the Peninsula proposal, Mr Heintz questioned the appropriateness of and the public benefit that it would serve to create new businesses and leisure facilities, which would compete unfairly with already vulnerable existing

businesses. He expressed concerns regarding the potential pitfalls and questioned whether this was a prudent risk for the council to take.

In response the Chairman advised, that in respect of the Pavilion any terms of the final lease would be agreed by the Strategic Director. The aim of the Peninsula development was to deliver a model for a leisure led viable redevelopment that would benefit local residents and the tourist community.

Mr Farn addressed the committee regarding concerns around the proposal to employ a town centre manager, expressed concerns around the lack of council control and referred to issues with the waste bin at Dennis Road. He also referred to issues with the new bins on the Rodwell Trail, general maintenance within the town and sand on the esplanade.

In response the Strategic Director, Martin Hamilton advised that he had recently met with the beach team, who would carry out a deep analysis of issues, prior to the appointment of a town centre manager. The Chairman also advised that the Community Protection Manager would look into the issues around the public waste bins (and fly tipping) at Dennis Road and Trinity Street.

Mr White addressed the committee regarding the Greenhill Chalets and expressed concern about recent maintenance carried out on his chalet. With reference to the report proposal he advised of his discontent with the suggested way forward.

123. Questions by Councillors

Councillor R Kosior reported on the business community's concern about the strict interpretation by planning and conservation officers of the guidelines governing listed buildings and development in conservation areas that was having a seriously adverse impact on their willingness to invest in the town.

He recognised that the council needed to conserve the Borough's heritage, but expressed concern that the council's ambitious plans for the Borough were being jeopardised by the idea that nothing should change. He asked what was the council doing to address this pressing issue.

In response the Strategic Director (Stephen Hill) advised that it was important that the council had the right policies in place to achieve the balance of enforcement, protection and development.

Councillor J Orrell asked the committee to consider using some of the councils proposed housing reserves for improved bed and breakfast provision in the Weymouth and Portland area. Some the private accommodation used by the council was in a poor condition and this was a step that the council could take to improve the conditions of many local residents.

The Strategic Director advised that the council provided a number of homes for people in need and there were areas that required improvement. A detailed report was due to be brought to a future meeting of the Management Committee.

124. **Management Committee Action Plan**

The Management Committee Action Plan was received and the following points were noted:-

- An update on 3GS enforcement and that the contract would be reviewed after 6 months.
- No grant was received from the LEP for flooding risks, however this matter would continue to be pursued with support from local business and the local MP
- A report to come forward to the next meeting of the Management Committee regarding the Commercial Road development site.
- Members were updated on the proposed Homeless bus provision
- Information regarding a community group meeting to be arranged to look at start-up provision and support to voluntary projects.

The Strategic Director (Martin Hamilton) updated members on the siting of the temporary toilets to replace the Bond Street provision. The most suitable position was the peninsula site as there was no where practical on the esplanade. He further advised that a review would also be carried out with an independent consultant to consider the current provision and quality of the town's public conveniences prior to any siting of a permanent facility.

In response to questions and concerns, the Chairman advised that he understood that this was a sensitive matter, but the cost of providing such facilities needed to be carefully considered in the current economic climate.

125. **Greenhill Chalet Management**

The Brief holder of Community Facilities presented a report on the current management of the whole of the Greenhill Chalets and surrounding facilities.

Members welcomed the appointment of the Charitable Trust which would ensure that the future of these facilities were managed at no cost to the council. Overall the committee supported and welcomed the suggested way forward and it was proposed by Councillor J Cant and seconded by Councillor A Blackwood.

Decision

- (a) That the granting of a new thirty year lease at a peppercorn rent to the Greenhill Chalet User Group Charitable Trust, to help ensure the long term prosperity and more cost effective management of the Greenhill Chalets and facilities be agreed;

- (b) That the current chalet occupiers be offered a 12 months licence from 31 March 2017 at current fee charges plus a 5% increase to allow the new Trust to be set up and then consider licensing options for the future;
- (c) That authority be delegated to the Strategic Director (Martin Hamilton), in consultation with the Brief holder for Finance and Assets to approve the final agreement of the lease terms.

126. Pavilion Theatre - lease and funding issues

The committee considered a report to agree to grant a thirty year lease to the Weymouth Pavilion Community Interest Company (CIC) to help ensure the long term prosperity of the Pavilion thus enabling the CIC to apply for grants to carry out repairs to the fabric of the building.

Members noted that the management of the theatre was taken over nearly 4 years ago by the CIC, who had successfully attracted a number of acts and performers to the Pavilion, which continued to be well supported by visitors and the local community. In response to a question, regarding creating a lease without break clauses, the committee were advised that this would enable the CIC to seek match funding for the necessary improvements required.

It was proposed by Councillor C Huckle that recommendation (d) should include the words “consultation with the Brief holder” and this amendment was agreed.

It was proposed by Councillor J Cant and seconded by K Brookes

Decision

- (a) That the grant of a 30 year lease between WPBC and the Weymouth Pavilion CIC without break clauses, at a peppercorn rent be agreed.
- (b) That the payment of £30,000 per annum from car parking income that to date has been paid to the Weymouth Pavilion CIC will cease, and be used to repay the current £150,000 loan incrementally over the first 5 years of the new lease, be agreed;
- (c) That the payment of £250,000 from capital receipts Reserve to the Pavilion as a condition of the new lease requiring roof covering replacement plus other works.
- (d) That authority be delegated to the Strategic Director (Martin Hamilton) in consultation with the Brief holder for Finance and Assets, to agree the final terms of the lease.

127. Town Centre Masterplan Update - Peninsula; Economic Impact Assessment

In presenting the report the Strategic Director advised the committee of the potential economic impact of the proposed leisure led development on the Peninsula. He emphasised that it was also important to progress actions such as supporting town centre improvements to ensure that the development did not displace economic activity from elsewhere in Weymouth, but provided a boost to the whole of the borough's economy.

In noting the report, the committee hoped that any future leisure provision delivered all year round facilities for the benefit of the local community as well as the tourist trade.

Decision

That the Economic Impact Assessment undertaken for the Peninsula developing projects, the creation of 250 full-time equivalent jobs, generating a £54m Gross Value Added for the town's economy over the first ten years of operation, be noted.

128. **Community Governance Review for the Creation of a Town Council**

The Brief holder for Corporate Affairs and Continuous Improvement presented a report that set out the draft Terms of Reference for the Community Governance Review. He sought members support to recommend the adoption of the Terms of Reference to a special meeting of Full Council on 30 March 2017.

Once adopted by Full Council, the review would commence and this must be concluded within a 12 month period. Alongside the review a member/officer working group would look at the preliminary work needed to create the Town Council and this would include the transfer of assets.

It was proposed by Councillor K Brookes and seconded by Councillor J Cant.

Recommendation to Full Council

That the draft terms of reference for a Community Governance Review (CGR) to consider the creation of a new Parish Council covering in the Weymouth area of Weymouth & Portland Borough Council area, with a view to a new Parish Council being established at the same time as any Unitary Council for Dorset, be agreed.

129. **Parking Policy**

The Brief holder for Transport and Infrastructure set out the Parking Policy following the consultation process undertaken. He advised the committee that the policy gave a sound basis for the overall governance of the Council's car parks, providing officers with a framework for the future effective management of the sites.

It was proposed by Councillor C Huckle, that subject to minor grammatical amendments, the Parking Policy be agreed, this was seconded by Councillor K Brookes and supported by the committee.

Decision

- (a) That the Parking Policy for the Council for the period 2017-2022 as set out in appendix 1 of the report, be agreed
- (b) That the Car Parks Improvement Plan for 2017-2018, set out in paragraph 4.7 of the report, be agreed and noted.

130. **Car Parking Permits**

The Brief holder for Transport and Infrastructure advised the committee of a recommendation from the Policy Development Committee following their consideration of the Notice of Motion received from Councillor Reed. The Notice of Motion sought support for a Weymouth and Portland wide residents' discount scheme to use Council car parks during the visitor season.

The Policy Development Committee had established a working group to undertake a review and investigation of car park permits, but in the meantime, the Brief holder suggested that an interim facility be put into place.

Overall, members supported the proposals and it was proposed by Councillor C Huckle, seconded by Councillor K Brookes

Decision

That as an interim facility to allow the purchase of a 3, 4 or 5 monthly 7 day a week permit for use by residents, be agreed.

This would cover use in any of 9 paying Weymouth and Portland non town council car parks for the summer months' period for £30 per month equating to approximately £1.00 per day.

CONTINUATION OF MEETING

In accordance with Rule 1, paragraph 16 of the council's procedure rules a vote was taken to continue the meeting beyond 2.5 hours, which was approved.

131. **Release of Housing Reserves to fund homelessness prevention work in Weymouth and Portland**

The Brief holder for Housing presented a report requesting members approval to release up to £54,000 from the General Reserve and £21,000 from the Housing Reserve for use by the Housing Options team in 2017/18 to fund homelessness prevention work.

Members supported the proposals to continue the effectiveness of staff in preventing homelessness wherever possible.

Decision

- (a) That the release of up to £54,000 from the Weymouth and Portland general reserve and £21,000 from the Housing Reserve to fund homelessness prevention work in 2017/18 be approved;
- (b) That authority be delegated to the Head of Housing, in consultation with the Housing Brief holder, to allocate these funds to appropriate prevention initiatives.

132. **Conservation Areas of Portland**

The brief holder for Environment & Sustainability set out a report on the outcome of further public consultation to extend/adjust the boundaries in 9 discrete areas within Underhill, Grove and Portland Conservation Areas.

In proposing the recommendations the brief holder advised the members that the report had also been endorsed by the Policy Development Committee at its meeting on 20 February 2017. The motion was seconded by Councillor K Brookes.

In response to a question, members were advised that the appraisal helped to guide and inform any future developments towards respecting the character of these designated areas and protected the historic heritage of buildings, whilst supporting development where it was appropriate.

Decision

- (a) That 9 boundary extensions/adjustments and additional Important Local Buildings arising from public re-consultation of the Conservation Areas of Underhill, Grove and Portland be adopted in support of Conservation Area policies in the local plan.
- (b) That the adopted Appraisal of the Conservation Areas of Portland be updated and amended accordingly.

133. **Rates Relief**

The committee considered a report on the award of relief in respect of qualifying local newspapers to ensure proper administration arrangements for the awarding of Rates Relief.

Decision

That the committee agrees to use its powers under the Local Government Finance Act 1988 to award rates relief as follows:-

I. That relief of up to £1,500 a year be awarded from 1 April 2017 for 2 years to office space occupied by local newspapers. The relief to be awarded as follows:

- That a maximum of one discount be awarded per local newspaper title and per hereditament, for two years from 1 April 2017 (subject to state aid limits)
- That the hereditament must be occupied by a local newspaper and wholly or mainly used as office premises for journalists and reporters
- For the purpose of awarding the relief, the definition of “local newspaper” be considered to be a “traditional local newspaper” and that relief will not be available to magazines.

134. Application for Hardship Relief

The committee considered an application for Hardship Relief from Erotica Belle Ltd. In considering the case, members used the guidance set out in the report and were reminded that making an award could create a precedent.

It was proposed by Councillor J cant seconded by Councillor A Blackwood

Decision

That the application for Hardship Rate Relief be refused.

135. Urgent Business - Appointment to Steering Group for Democratic Improvement

The Chairman advised members that there was one urgent item of business to consider. Due to Claudia Moore leaving the conservative group and joining the green party, a vacancy had occurred on the Steering Group for Democratic Improvement.

It was proposed by Councillor K Brookes seconded by Councillor J Cant

Decision

That Alison Reed replace Claudia Moore with immediate effect on the Steering Group for Democratic Improvement.

136. 4 Month Forward Plan

The 4 monthly Forward Plan was received and noted.

137. Exempt Business

There was no exempt business to report.

Duration of meeting: 9.30 am - 12.35 pm

Chairman

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