

**WEYMOUTH & PORTLAND BOROUGH COUNCIL MANAGEMENT
COMMITTEE**

MINUTES OF MEETING HELD ON TUESDAY 18 SEPTEMBER 2018

Present: Cllrs J Cant (Chair), R Kosior (Vice-Chair), M Byatt, C Huckle, R Nickinson, R Nowak, J Orrell, A Reed, G Taylor and K Wheller

Apologies:

Also present: Cllr I Bruce

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

Kate Critchel (Senior Democratic Services Officer), David Brown (Head of Assets & Infrastructure), Stuart Caundle (Assistant Chief Executive), Martin Hamilton (Strategic Director), Stephen Hill (Strategic Director) and Jason Vaughan (Strategic Director)

45. Minutes

The minutes of the meeting held on 14 August 2018 were confirmed as a correct record and signed by the Chair.

46. Code of Conduct

Cllr J Orrell declared a non pecuniary interest in respect of Weymouth Peninsula Regeneration Scheme. He advised members that he was a member of the Weymouth Area Development Trust.

47. Public Participation

Mr Farn addressed the committee regarding the 70K rebate from Dorset Waste Partnership (DWP). What was it being spent on? He asked the regarding current position of the play area at the Marsh and about the numbers of police officers and Community Safety Accreditation scheme in the area.

In response Cllr Wheller advised that the play area had been delayed due to contaminated land issues. However the installation would now begin and was back on track. In respect to the DWP, the committee were advised that the monies would be put back into the general reserves.

Mr Say, Director of the Pavilion, addressed the committee regarding the Peninsular proposed development. He advised that he supported the proposal in principal, but had concerns regarding the provision of hotels so close to the pavilion site. This may cause issues with noise nuisance in the future. He also questioned whether there would be enough parking available for customers.

Mr West, Weyforward addressed the committee regarding the comments from the local community. He asked members to reconsider as so many of the

public could not support this proposal. He indicated that those members that were driving the project were not listening or communicating with the public. Mr West further suggested that 1022 people voted online for the community's shared vision. He asked councillors to think again and work with the local community. He also referred to the 95 objections on the planning portal received to date. The Chair advised that public engagement had taken place and as representatives of the whole community, members noted Mr West comments.

Mr Burt spoke to members on regarding the public enquires about the repair of the costs to the old ferry terminal in relation the Peninsular report. He reminded the committee that financial viability was a material consideration and in his view, if the council agreed to the report, it would be in breach of part E of the constitution.

Mr Whatley advised the that the walkways along the Esplanade were still uneven and in a poor state of repair. He indicated the enforcement officers should be on the Esplanade and expressed concern regarding the lighting on the promenade, which had still not been fixed. He requested a written response to this and he question from the last meeting of Management Committee.

Mr Ferguson spoke to the committee regarding why the signposting was still directing the public to the Ferry Terminal. He also asked about the plans for hotels on the Peninsular and in his view these were not required.

48. Questions by Councillors

Cllr I Bruce advised that he supported the peninsular proposal but had one concern regarding the car parking. This he felt had not been properly addressed and the Council needed to ensure that there was suitable income generated from the car parking on the development site and that there was enough available. If this was to be a successful all year leisure site enough parking needed to be created.

49. Weymouth Peninsula Regeneration Scheme

The committee considered a report of the Strategic Director which updated members on progress with the regeneration of the Weymouth Peninsula site and sought support, in principle, for the next phase of works. Including detail on the necessary borrowing to facilitate delivery of the first phase of the project.

Members were advised that a similar report had been received and considered by the Harbour Management Board and the Management Committee was asked to make a recommendation to Full Council, as the Statutory Harbour Authority and decision making body.

The Strategic Director provided background to the scheme and noted that officers had worked with advisors at Cushman and Wakefield in order to test and refine the business case for the Peninsula regeneration. The proposal for

a leisure led development had been submitted for outline planning permission and therefore it was noted that the fine detail of the design had not yet been undertaken and that the final layout was also subject to amendment.

The Strategic Director also provided an overview of the business case and highlighted that phase 1 which was being considered at this meeting, included a hotel, pub/diner, café, public realm and infrastructure works, harbourside improvements, a public walkway around the Peninsula and the replacement of Harbour Wall "D". Delivery of phase 1 would set out a clear statement of intent and build market confidence in the site in order to progress phase 2 to include the delivery of leisure units and restaurants.

The Strategic Director advised the committee that in considering the recommendation the Harbour Management Board agreed the following amendment. " (e) That the scheme be delivered under the auspices of the SHA to include key elements of operational harbour improvements and public walkway/cycleway around the Peninsula, to be undertaken within phase 1".

It was suggested by the Chair that this amendment should be added to the report recommendations and this was agreed by all members.

The committee considered the issues arising from the report and during discussion the following points were raised:

- The committee was keen to see the development progress and the report represented a major step forward.
- The provision of additional all year round and wet weather facilities was welcomed. Although there was some disappointment that this would not be part of phase one, the majority of the committee accepted the reasons behind this proposal.
- There was a request that the comments expressed in at the Harbour Management Board and this meeting be referred to in the decision report to Full Council.
- The committee was keen that the public access and cycleway be included in phase one of the project.
- It was suggested that in phase two, officers investigate whether a decked/multi-storey car park was desirable.
- A point was made to ensure that a proper public transport interchange be developed at the railway station, to include bus service and cycle provision. This would support less car parking space requirements on the peninsular.
- Members acknowledged that the council would need to rely on the new Dorset Council to take forward phases 2 & 3.
- Concern was expressed that the Harbour's future prosperity must be secured.
- Concern was expressed regarding the small businesses operating on the Peninsular and how was their future likely to be supported and secured.

- A point was made that more reassurance was required regarding the outline planning application and an expression that the project should have had more vision.
- Lack of detail on the leisure element and a concern that this was not ambitious enough.
- The development was important for the regeneration for the area and local residents.
- The council must make a sound financial decision, retaining wealth within the community and for the benefit to the town and its people.

Upon being put to the vote all the recommendations were unanimously agreed, including the amendment at (e).

Recommendation to Full Council

- (a) That the progress with the regeneration scheme for the peninsula be noted;
- (b) That the business case as attached in confidential Appendix 3 be approved;
- (c) Borrow the sum indicated in the report in the sum of £11,441,000 for the first phase of the regeneration scheme, with funds to be drawn down and arrangements delegated to the Section 151 Officer for funding of this scheme.
- (d) That authority be delegated to the Strategic Director in consultation with the Section 151 officer and Regeneration Asset Management Group to undertake the necessary actions to progress this scheme including but not limited to securing planning consents, procuring contracts and agreeing pre-lets. With consultation to the Harbour Management Board and full Council as the SHA as appropriate on layout, changes which affect the business case and matters which might impact the core statutory functions associated with the running of the harbour (safety of navigation, open port duty, conservancy etc.)
- (e) That the scheme be delivered under the auspices of the SHA to include key elements of operational harbour improvements and public walkway/cycleway around the Peninsula, to be undertaken within phase 1.
- (f) That agreement be given to submit a planning application to demolish the former Ferry Terminal Building and regrade this area into the car park, with this funded from Harbour reserve (budget £250,000). To agree that uplifts in car parking income as a result of this work would pass to the SHA to give a return on their investment.
- (g) Agree, (excluding costs from item (f) above), that in the event the regeneration scheme is not progressed any abortive costs would be met from capital receipts from land sales currently progressing within the Borough outside the harbour.

50. Treasury Outturn Report 2017/18

The committee received an update on treasury management activity and performance for the 2017/18 financial year.

Decision

That the changes to the treasury portfolio be noted.

51. Management Committee Action Plan

The committee received and noted the Management Committee Action Plan and Brief holders took the opportunity to update members on outstanding actions.

These included:-

- In response to concerns, the Brief holder for Community Safety advised that a report around vulnerable people including rough sleeps would be considered by Scrutiny and Performance Committee at its next meeting. However the Brief holder reminded members that this issue should not be considered as a community safety issue in isolation, but a cross cutting matter across many services.
- The Brief holder for Corporate Affairs and Continuous Improvement advised the committee that the new Weymouth Town Council Town Clerk had been appointment and details would be announced shortly. A Shadow Committee would be established with 7 members to carry out the work required to prepare for the creation of the new town council.
- The new Dorset Council Chief Executive post had been appointed subject to confirmed at the next Shadow Dorset Council meeting on 27 September. The Shadow Executive Committee had agreed the process for the 2nd tier appointments and it was hoped that this process would be completed by November.
- Work was continuing in respect of first phase flood defence.
- Town Centre Signage would be in place for the new season.
- An updated on the progress of the Arts Project was received.
- The cost of complementary car park passes – anticipated date of delivery to be deferred to December 2018.
- In response to ongoing concerns members requested an update on street patrols, enforcement and local policing an its next meeting.

52. **Urgent Business**

There was no urgent business.

53. **4 Month Forward Plan**

Decision

That the four monthly forward plan be received and noted.

54. **Weymouth Peninsula Regeneration Scheme**

Members received and noted the exempt appendix in connection with minute 48 above.

Duration of meeting: 9.30 - 11.10 am

Chairman

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