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12 September 2017

## **S U M M O N S**

**MEETING:** Economic Development Board  
**DATE:** 20 September 2017  
**TIME:** 6.00pm  
**PLACE:** Committee Room 1, Town Hall, Gosport  
**Democratic Services contact:** Lisa Young

MICHAEL LAWThER  
BOROUGH SOLICITOR

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### **MEMBERS OF THE BOARD**

The Mayor (Councillor Mrs Batty) (ex officio)  
Chairman of the Policy and Organisation Board (Councillor Hook) (ex officio)

Councillor Philpott (Chairman)  
Councillor Beavis (Vice Chairman)

Councillor Ms Ballard  
Councillor Bateman  
Councillor Mrs Cully  
Councillor Ms Diffey  
Councillor Edgar  
Councillor Farr

Councillor Mrs Forder  
Councillor Mrs Furlong  
Councillor Mrs Huggins  
Councillor Miss Kelly  
Councillor Mrs Prickett  
Councillor Raffaelli

## **FIRE PRECAUTIONS**

(To be read from the Chair if members of the public are present)

**In the event of the fire alarm sounding, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.**

**This meeting may be filmed or otherwise recorded. By attending this meeting, you are consenting to any broadcast of your image and being recorded.**

### **IMPORTANT NOTICE:**

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

### **NOTE:**

- i. Councillors are requested to note that, if any Councillor who is not a Member of the Board wishes to speak at the Board meeting, then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off or switched to silent for the duration of the meeting.

**AGENDA**

1. APOLOGIES FOR NON-ATTENDANCE
2. DECLARATIONS OF INTEREST

All Members are required to disclose, at this point in the meeting or as soon as possible thereafter, any disclosable pecuniary interest or personal interest in any item(s) being considered at this meeting.

3. MINUTES OF THE MEETING OF THE BOARD HELD ON 21 JUNE 2017
4. DEPUTATIONS – STANDING ORDER 3.5

*(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Monday, 18 September 2017. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).*

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

*(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Monday 18 September 2017).*

6. EXCLUSION OF THE PUBLIC

*That in relation to the following items the public be excluded from the meeting, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during these items there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all circumstances of the cases, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons set out in the report.*

**PART B ITEM**

**FOLLOWING THE EXCLUSION OF PRESS AND PUBLIC**

Item No.	Item	Paragraph no. 3 of Part I of Schedule 12A of the Act	Contact Officer
7.	LAND AT HOWE ROAD, ROWNER	The report contains information relating to the financial affairs of the Council and third parties which if made public could adversely affect the operation of the third parties business affairs and therefore the public interest in maintaining the exemption outweighs the public interest in disclosing the information.	Tom Southall

**A MEETING OF THE ECONOMIC DEVELOPMENT BOARD  
WAS HELD ON 21 JUNE 2017**

The Mayor (Councillor Mrs Batty) (ex-officio), Councillors Hook, Ms Ballard (P), Bateman (P), Beavis (P), Mrs Cully (P), Ms Diffey (P), Edgar (P), Farr (P), Mrs Forder, Mrs Furlong (P), Mrs Huggins (P), Miss Kelly (P), Philpott (P), Mrs Prickett, Raffaelli (P).

It was reported that in accordance with Standing Order 2.3.6 Councillor Allen had been nominated to replace Councillor Mrs Forder for this meeting.

**7. APOLOGIES**

Apologies for inability to attend were received from the Mayor, Councillor Mrs Forder and Councillor Mrs Prickett.

**8. DECLARATIONS OF INTEREST**

Councillor Philpott advised that his parents-in-law lived near to the site identified in agenda item 7. He did not consider this to be a pecuniary interest.

**9. MINUTES OF THE MEETINGS OF THE BOARD HELD ON 15 MARCH 2017  
AND 18 MAY 2017**

**RESOLVED:** That the minutes of the Economic Development Board meetings held on 15 March 2017 and 18 May 2017 be approved and signed by the Chairman as true and correct records.

**10. DEPUTATIONS**

There were no deputations.

**11. PUBLIC QUESTIONS**

There were no public questions.

**PART II**

**12. IMPROVEMENT OF AND LEASE OF LAND AT ST LUKE'S ROAD, GOSPORT**

Consideration was given to the report of the Housing Services Manager seeking Board approval to spend developer contributions for open space provision, secured through Section 106 Agreements, to improve land in St Luke's Road to a suitable standard for recreational use by the Scouts and seeking Board approval for the lease of land at St Luke's Road to the 12<sup>th</sup> Gosport Scout Group for community, recreational use.

Members advised that they were pleased to see the proposal and welcomed the improvement to the area. **RESOLVED:**

That the use of developer contributions secured through Section 106 agreements to improve land in St Luke's Road to a suitable standard for recreational use by the 12<sup>th</sup> Gosport Scout Group be authorised.

That the proposed lease of land to the 12<sup>th</sup> Gosport Scout Group be approved.

That the Housing Services Manager (Head of Housing) be authorised to finalise terms for the lease of land to the 12<sup>th</sup> Gosport Scout Group and the Borough Solicitor and Deputy Chief Executive be authorised to enter in to such legal documentation as is necessary to effect the above decision.

**13. LEASE OF LAND AND BUILDING AT PHOENIX WAY TO THE SOCIAL EMOTIONAL EDUCATIONAL UNDERSTANDING SOCIETY (SEEUS) CHARITY**

Consideration was given to a report of the Housing Services Manager to seek Board approval for the leasehold disposal of land and buildings at Phoenix Way to the SEEUS Charity "SEEUS".

In answer to a Member's question, the Board were advised that it was legally possible to attach an additional condition to the lease requiring the charity to obtain registered charity status within a stipulated time period. Officers advised Members that there the SEEUS group were a new body who were pursuing registered charity status but had not yet achieved this. In addition, there were measures in place to monitor the progress of the Group and that the Group were constituted and had members of neighbouring charities the Nimrod Centre and Give, Gain and Grow on their Committee as community representatives. Members were satisfied that an additional condition was not necessary.

**RESOLVED:** That the proposed new lease of land and buildings at Phoenix Way to SEEUS be approved.

That the Housing Services Manager (Head of Housing) be authorised to finalise terms for the lease of land and buildings at Phoenix Way and the Borough Solicitor and Deputy Chief Executive be authorised to enter in to such legal documentation as is necessary to effect the above decision.

**14. GOSPORT WATERFRONT AND TOWN CENTRE SUPPLEMENTARY PLANNING DOCUMENT (SPD): CONSULTATION DRAFT**

Consideration was given to a report requesting consideration of a draft of the Gosport Waterfront and Town Centre Supplementary Planning Document (SPD) for consultation purposes in order to ascertain the views of the local community and relevant organisations regarding the proposed planning framework for the Gosport Waterfront and Town Centre area.

Members were advised that there was an amendment to the table on page 35 of the document; this had been distributed to Members. The Board were also advised that it was proposed that the consultation period be extended for a further two weeks to allow additional time for responses. The consultation would now therefore be extended until 19<sup>th</sup> September 2017. Members welcomed the document and the extension to the consultation period and congratulated officers on its production.

Members were pleased that the document looked to restore some of the heritage areas of Gosport that had been inaccessible to the public for long periods.

Members expressed concern and felt it timely to question the location of the Borough

boundary within Portsmouth Harbour. Members felt that because of the positioning of the boundary line, planning decisions were often taken by Portsmouth City Council where the proposal would actually have most impact on Gosport. This was particularly the case with the end of jetties. Members felt that if the land side of a structure was towards Gosport, the borough Boundary should encompass the entire structure.

In addition, Members expressed concern that Gosport Borough Council had previously been a consultee for Portsmouth City Council for work undertaken close to the harbour and that this was no longer the case. The Chairman cited the recent painting of the Spinnaker Tower without consultation which had prompted him to make contact with the Deputy Leader at Portsmouth City Council to discuss this.

The Chairman advised that he would write to the Borough Solicitor, who was also the City Solicitor at Portsmouth City Council, to express the concern of Members but felt that this should not delay the progress of the SPD consultation. The Chairman also agreed to write to the Boundary Commission regarding the location of the Borough boundary.

Members expressed concern as to whether there would be enough services including medical surgeries and schools for the proposed residential developments. Members were reminded that the SPD document was supplementary to the Local Plan and that the Clinical Commissioning Group as well as the Waterside Medical Centre and Hampshire County Council would be statutory consultees on the document as the provision of medical services and schools fell under their remits.

Members advised that they felt it was important to retain the same level of parking provision with close proximity to the north of the High Street, as well as the lorry park as this was a well-used and necessary facility.

Members were advised that a car parking survey had been undertaken to establish the usage levels of the car parks. It was advised that Morrisons car park had been completely full when surveyed and that it had been noted that those using Morrisons often undertook supplementary visits to the High Street.

Members expressed concern that the Falklands Gardens would be developed to include a splash park. The Chairman advised the Board that the consultation documents included proposals to maintain and enhance the Falklands Gardens and that there were no plans for a splash park on the site. Members reflected on the importance of the Gardens to the Borough.

Members expressed that they wished to be consulted on any naming of features or roads that formed part of any development; Members were disappointed that this function was no longer undertaken by Members. The Chairman agreed to write a letter to the Building Control Partnership expressing Members' wishes.

Members expressed disappointment that the development at Royal Clarence Yard had not reached maximum potential but were hopeful that the potential for development at the retained area, which would offer deep water access, would boost the area. It was also hoped that the granting of access to the area adjacent to the Oil Fuel Depot, opening up the Northern ramparts, would increase the usage of Royal Clarence Yard.

A Member advised that they felt it was important to acknowledge both with the commercial aspect of Royal Clarence Yard and with any other commercial

developments that they would only be successful if they reflected the lifestyle choices being made by people today.

As Ward Councillor for Royal Clarence Yard a Member advised that they had previously undertaken a tour of the Oil Fuel Depot and that there were many hidden aspects to it. It was acknowledged that there would be security implications in opening up the site but it was hoped that a solution could be reached. In addition, officers advised that the Oil Fuel Depot had been negotiating with the Council for a significant period of time on their proposed changes to the site and securing public access to the ramparts had been raised.

The Chairman advised that he would be happy to arrange a meeting between himself, the Ward Councillor and the Chairman of Berkeley Homes to discuss Royal Clarence Yard.

Members recognised the importance of retaining a taxi rank in close proximity to the ferry pontoon as often those requiring taxis were unable to walk great distances.

Members recognised that it was hoped that the proposal for the bus station site would include provision to capitalise on the night-time economy as there was potential to improve this for the Borough.

The Chairman advised the Board that he hoped that the consultation would extend widely to as many people as wished to comment on it and that he hoped anyone with a view on the document would respond to the consultation.

In answer to a Member's question, the Board was advised that it was possible to deconstruct appendix 7 further to allow the map to be less cluttered and that the two maps would be renamed 7a and 7b.

Members welcomed the document and acknowledged that this would be an exciting and much needed development framework for the Gosport area.

The Chairman reiterated that the document was supplementary to the Local Plan and that the Board would only be approving the draft document for consultation purposes in order to ascertain views of the local community and relevant organisations.

**RESOLVED:** That the draft Gosport Waterfront and Town Centre Supplementary Planning Document, as set out in Appendix A, for consultation purposes, be approved.

The meeting concluded at 7.25pm

CHAIRMAN