PRESENT:

Councillor House (Chair); Councillors Winstanley, Airey, A Broadhurst, Craig and Sollitt

Apologies for absence were received from Councillor Hamel

RECOMMENDED ITEMS (REQUIRING A DECISION)

1. COMMUNITY INVESTMENT PROGRAMME - STRATEGY REVIEW AND APPROVAL OF SCHEMES

Issue

To consider the Community Investment Programme Strategy for 2015/16 to 2018/19 and to approve schemes as part of the four-year Community Investment Programme (CIP) (Paper 4)

Considerations

The overall aim of the Community Investment Programme (CIP) Strategy is to ensure it delivers the priorities of the Council. These priorities are:

- A Clean and Green Borough – making a difference to our environment.
- A Healthy Community – active and lively with a spirit of community, togetherness and wellbeing.
- A Prosperous Place – where business can flourish and everyone is able to share in prosperity.

Each year Cabinet approves a 4 Year Strategy for the CIP. In addition reports are submitted to Cabinet on a monthly basis seeking approval for individual schemes as necessary. Local Area Committees approve the schemes within their respective Programme. All schemes included within Cabinet reports for approval have been considered and recommended by the relevant Programme Board.

The Community Investment Programme set out in the report is based on the best information available regarding costs and phasing of individual schemes but it should be recognised that, particularly for the later years, the estimates are only indicative. Alongside the provision of schemes to enhance the Community is the need to minimise historic long term
unfunded debt. The continuation of the policy to use of 50% of future capital receipts (not already earmarked) to reduce this debt is included within the Strategy. This Strategy covers the 4 years from 2015/16 to 2018/19 and totals over £89M.

RECOMMENDED -

(1) That the Community Investment Programme Strategy 2015/16 to 2018/19, as set out in Appendix A to the report, be approved; and

(2) That the changes to the Prudential Indicators (Appendix B) be approved;

RESOLVED -

(1) That £500,000 for the initial works for demolition and making safe at the former Civic Office site be approved, to be funded by future income from the development of the site;

(2) That £150,000 ongoing to enable the development of the Digital Strategy and initial delivery of projects be approved, to be self financing from efficiencies as projects are implemented;

(3) That a grant of up to £60,000 for 2015/16 for the resurfacing of Hiltingbury Tennis Courts be approved, to be funded from New Homes Bonus;

(4) That £35,000 to repair the roof of units 3A & 3D at Herald Industrial Estate be approved as well as £19,000 for the urgent redecoration works of units 3A, C & D, both of which to be funded as an invest to save scheme;

(5) That an allocation of £12,500 from the allocated housing capital funds be approved to purchase the Homeless Module of the Hampshire Home Choice, Abritas software, web-based solution; and

(6) That the change in funding from future S106 contributions to New Homes Bonus to fund the new guides HQ and scout hall at Ramalley be noted.

(NOTE: Councillor Broadhurst declared a personal interest as a member of Chandler’s Ford Parish Council and remained in the meeting, taking full part in debate and voting thereon.)

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)
2. **MINUTES**

**RESOLVED -**

That the Minutes of the meeting held on 5 March 2015 be agreed as a correct record.

3. **DECLARATIONS OF INTEREST**

Councillor Alan Broadhurst declared an Interest in agenda item 4, Community Investment Programme - Strategy Review and Approval of Schemes, as he is a member of Chandler's Ford Parish Council.

Councillor Keith House declared an Interest in agenda item 11, Land at Moorgreen Hospital and Moorgreen Dairy Farm Development Brief, as he is a Board Member of the Home and Communities Agency.

Councillor Steve Sollitt declared an Interest in agenda item 11, Land at Moorgreen Hospital and Moorgreen Dairy Farm Development Brief, as he works for the NHS.

4. **PUBLIC PARTICIPATION**

Mr Simon Payne spoke with regard to Houses in Multiple Occupation (HMOs) and asked if the Council would consider a Section 4 to prevent these being allowed in the Borough under permitted development rights, in accordance with changes in legislation in 2010. The Leader advised there were risks as well as opportunities with this, but said it would be looked at within the Local Plan preparations.

5. **EASTLEIGH BOROUGH LOCAL PLAN 2011-2029: INSPECTOR’S REPORT**

**Issue**

To note the Inspector’s report following the examination of the Submitted Eastleigh Borough Local Plan 2011-2029 (Paper 5)

**Considerations**

The Inspector’s Report on the Eastleigh Borough Local Plan 2011-2029 was received on 11 February 2015. His formal findings reflect his preliminary conclusions previously reported in December 2014, namely that insufficient housing was being provided to meet the borough’s needs and that the Council could not demonstrate a five year housing land supply. Work has now commenced on a new Local Plan for the period to 2011-2036 which will serve to address these concerns.

**RESOLVED that the Inspector’s Report, following the examination of the Submitted Eastleigh Borough Local Plan 2011-2029, be noted.**
6. LOCAL DEVELOPMENT SCHEME FOR THE 2011-36 LOCAL PLAN

Issue

To adopt and implement a Local Development Scheme (Paper 6)

Considerations

For the Local Plan to be found sound, it must be prepared in accordance with the Council’s Local Development Scheme (LDS). The Borough’s most recent LDS (the programme for preparing a Local Plan) was last updated in June 2014. This related to the Eastleigh Borough Local Plan 2011-2029 which has now been found unsound by a planning inspector. Work has commenced on a new Local Plan to cover the period 2011-2036. An update to the Statement of Community Involvement will also be necessary. A new LDS is therefore required to provide the future programme for preparing this document. The new LDS is attached at Appendix 1 to the report.

RESOLVED that the Local Development Scheme, attached at Appendix 1 to the report, be adopted and brought into effect immediately.

7. PRELIMINARY ESTIMATES OF THE BOROUGH’S HOUSING NEED AND SUPPLY TO 2036

Issue

To consider the preliminary estimates of future housing need and supply (Paper 7)

Considerations

On the basis of existing objective assessments of housing needs and the Planning Inspector’s Report on the Eastleigh Borough Local Plan 2011-2029, a preliminary indication of the Borough’s housing requirements (2011-2036) has been obtained. This suggests that a housing requirement of 16,900 dwellings could be required within the Borough between 2011 and 2036. This figure is questionable given the Council’s previously expressed concerns regarding the Inspector’s Report. More detailed work has now been commissioned to investigate the Borough’s housing requirement further. A further report to Cabinet is expected in June 2015.

An interim update of the urban capacity for new housing in the period 2011-2036 has also been undertaken. Combined with the proposed allocations in the 2011-2029 Local Plan, it appears that additional greenfield sites may need to be identified to accommodate at least 6,600
new dwellings within the Borough, as an approximate estimate. A full update of the Borough’s Strategic Land Availability Assessment will commence shortly. It is important to emphasise that these are very early indicative estimates of housing needs and land supply.

RESOLVED that the preliminary estimates of the Borough’s future housing requirements and potential land supply (2011-2036) be noted, and that these estimates are agreed for the purposes of further testing in preparing the evidence base for the Local Plan.

8. EASTLEIGH BOROUGH TRAVELLING COMMUNITIES DPD: REPRESENTATIONS ON THE DRAFT TRAVELLING COMMUNITIES DPD AND NEXT STEPS

Issue

To consider key issues raised in respect of the recent consultation, and agree next steps (Paper 8)

Considerations

The report draws attention to the most significant issues raised in the representations received in response to the recent consultation on the draft Eastleigh Borough Travelling Communities Development Plan Document published in December 2014. A schedule setting out all the representations received on the draft DPD is appended to the report in Appendix 1. Officer comments on the representations are also set out in the schedule. The outcomes of this consultation will inform the preparation of the new Eastleigh Borough Local Plan 2011-2036.

RESOLVED -

(1) That the representations received on the draft of the Eastleigh Borough Travelling Communities Development Plan Document, which are set out in a summary form in the schedule at Appendix 1 to the report, be noted and duly considered;

(2) That the officer comments on those representations, as also set out in the schedule, be noted and used to further develop the strategy and policies for meeting the needs of travelling communities; and

(3) That work ceases on preparing a separate Travelling Communities DPD, with the evidence gathered from this consultation, and further work to meet travelling communities’ needs, being taken forward within the new Eastleigh Borough Local Plan 2011-2036.
9. **FLEMING PARK LEISURE CENTRE REDEVELOPMENT PROJECT**

*Issue*

To consider progress and next steps with regards to the Fleming Park Leisure Centre redevelopment project (Paper 9)

*Considerations*

The report outlines the progress made for the redevelopment of Fleming Park Leisure Centre including the proposed design of the centre through the appointed architects (AHR), submission of the planning application, the feedback to date from the user group consultative meetings and the public exhibition.

There is also reference to the procurement route and the future anticipated timetable and cost for the project. As the development of the new leisure centre is dynamic and relies upon many significant factors, including the granting of the planning application and the appointment of a contractor, Cabinet will be regularly informed as the programme is updated.

**RESOLVED -**

(1) That continuing work on the procurement of the construction contractor for the Fleming Park project be noted and approved; and

(2) That progress to date and the future programme for the project be noted.


*Issue*

To consider the Project Integra Action Plan and to endorse changes to the Project Integra constitution (Paper 10)

*Considerations*

The report seeks consideration and approval of a change to the Project Integra constitution (allowing the Action Plan to become a true 3 year plan rather than a rolling 3 year plan) and to approve the Project Integra Action Plan 2015-2018.

**RESOLVED that the Project Integra Action Plan 2015-2018, as shown in Appendix 1 to the report, and the changes to the Project Integra constitution, as outlined in the report and as detailed in Appendix 2 to the report, be approved.**
11. LAND AT MOORGREEN HOSPITAL AND MOORGREEN DAIRY FARM DEVELOPMENT BRIEF

Issue

To consider the development brief for Moorgreen Hospital and the adjoining field (Paper 11)

Considerations

The report relates to land at Moorgreen Hospital, the adjoining field and Moorgreen Dairy Farm in West End. It is proposed that the development brief in relation to Moorgreen Hospital and the adjoining field the subject of policy 187.IN of the adopted Eastleigh Borough Local Plan Review (2001 – 2011) be adopted by the Council as a supplementary planning document (SPD), following amendments made at the public consultation stage. The brief also addresses the development potential of land at Moorgreen Dairy Farm, West End. The development of this part of the wider site is not provided for in the adopted Eastleigh Borough Local Plan Review (2001 – 2011) and therefore the guidance issued in the document in respect of this land can only be approved for use on a non-statutory basis.

The brief sets out design principles and planning requirements for the development of the site. It describes the main constraints and opportunities relating to the site and specifies a phasing programme for its development. A full statement of consultations is attached as Appendix A to the report, and the original consultation draft development brief is attached as Appendix B.

The Hedge End, West End and Botley Local Area Committee considered the report at its meeting on 9 March 2015, resolving that the brief be updated in accordance with the changes specified in Appendix A and that Cabinet be recommended to adopt the subsequent revised development brief for Moorgreen Hospital and the adjoining field, as a supplementary planning document and, in relation to land at Moorgreen Dairy Farm, to adopt the brief as non-statutory guidance.

RESOLVED that the updated development brief for Moorgreen Hospital and the adjoining field be adopted as a supplementary planning document and, in relation to land at Moorgreen Dairy Farm, the brief be adopted as non-statutory guidance.

(NOCE: Councillors House and Sollitt declared an interest in this item as a Board Member of The Homes and Communities Agency and as an employee of the NHS respectively, they remained in the room taking part in debate and voting thereon).