

**Cabinet**  
**22 MARCH 2018**

Present: Councillors: Ray Dawe (Leader) (Leader), Philip Circus (Waste, Recycling and Cleansing), Brian Donnelly (Finance and Assets), Gordon Lindsay (Local Economy), Kate Rowbottom (Housing and Public Protection) and Claire Vickers (Planning and Development)

Apologies: Councillors: Jonathan Chowen and Tricia Youtan

Also Present: Councillors: John Bailey, John Blackall, Karen Burgess, Peter Burgess, John Chidlow, David Coldwell, Leonard Crosbie, Nigel Jupp, Paul Marshall, Mike Morgan, Godfrey Newman, Jim Sanson, David Skipp and Michael Willett

EX/81 **MINUTES**

The minutes of the meeting of the Cabinet held on 25<sup>th</sup> January 2018 were approved as a correct record and signed by the Leader.

EX/82 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

EX/83 **ANNOUNCEMENTS**

There were no announcements.

EX/84 **PUBLIC QUESTIONS**

No questions had been received.

EX/85 **LOCAL PLAN REVIEW - ISSUES AND OPTIONS CONSULTATION DRAFT: EMPLOYMENT, TOURISM AND SUSTAINABLE RURAL DEVELOPMENT**

The Cabinet Member for Planning and Development submitted a report seeking approval for the publication of the first stage in the Local Plan Review Issues and Options Consultation Draft – Employment, Tourism and Sustainable Rural Development for a seven week period of consultation. A Sustainability Appraisal would also be prepared alongside the Local Plan Review.

In November 2015, Council had adopted the Horsham District Planning Framework (HDPF), which set out the Council's planning strategy to 2031 for the delivery of sustainable development whilst balancing the social, economic and environmental needs of the plan area.

The adopted HDPF provided a sound basis for managing change and development in the District (excluding the South Downs National Park (SDNP)) in the short to medium term. However, it was a requirement that Local Plans were monitored and reviewed regularly to ensure that they were kept up-to-date. In addition, the Inspector who had undertaken the independent examination of the HDPF concluded that more work would be needed by the Council to ensure that sufficient land was made available to meet the needs of businesses and to support economic growth and indicated that a review of the Plan should commence within three years.

This first part of the Local Plan Review therefore considered both the locational strategy for economic growth, setting out a number of sites that might have the potential for allocation as employment sites, and considered some of the existing policies set out in the Economic Development chapter of the HDPF.

Consideration was also given to how the Council could achieve sustainable development in the more rural parts of the District (excluding the SDNP) with particular reference to development outside existing defined built-up area boundaries, which had been identified as an issue that needed to be addressed through the neighbourhood planning process.

In addition to the topics covered in this first Issues and Options consultation document, a wide range of other issues would need to be considered when reviewing the plan and rolling it forward to 2036, including the development strategy for housing development. The Government was currently revising its guidance on this issue and further evidence would need to be prepared. It was therefore anticipated that the next stage in the Local Plan review, which would be subject to further consultation, would be published in 2019.

The Planning and Development Policy Development Advisory Group had considered and supported the proposed approach to publish the Local Plan Review Issues and Options - Employment, Tourism and Sustainable Rural Development document for consultation.

#### RESOLVED

- (i) That the draft Local Plan Review Issues and Options – Employment, Tourism and Sustainable Rural Development be published for a seven week period of consultation from 6<sup>th</sup> April to 25<sup>th</sup> May 2018.
- (ii) That the Cabinet Member for Planning and Development be authorised to agree the Sustainability Appraisal Scoping Report and any necessary minor editorial changes to the Local Plan Review Issues and Options document.

#### REASONS

- (i) It is both necessary and appropriate to invite public and stakeholder participation in the preparation of a new planning document for the district.
- (ii) In order to ensure that the consultation documentation is accurately prepared. Any significant changes to the draft document would need to be reported back to Cabinet for approval before publication for consultation.

EX/86 **PIRIES PLACE CAR PARK REDEVELOPMENT PROPOSAL AND APPROVAL OF THE APPOINTMENT OF A BUILDING CONTRACTOR**

The Cabinet Member for Finance and Assets reminded Cabinet that, on 21<sup>st</sup> September 2017, they had approved a proposal to demolish and redevelop Piries Place Car Park subject to satisfactory funding and satisfactory planning permission being granted and to delegate authority to the Director of Planning, Economic Development and Property to enter into a construction contract with a nominated contractor for a new facility (Minute EX/33 refers).

At that time two schemes were proposed, one comprising ground floor plus three upper floors and a larger scheme of ground floor plus four upper floors. The budget for the smaller scheme was estimated at £6,250,000 and for the larger scheme £7,250,000. Council on 18<sup>th</sup> October 2017 had approved a supplementary budget of up to £7,250,000 (Minute CO/41 refers).

Since the Cabinet decision, the proposals had been progressed with planning permission being obtained for the demolition of the existing car park and the construction in respect of both schemes. During the consultation process Cabinet and Members had expressed a preference for the larger scheme.

In addition, design details had progressed and a contract sum marginally under £7,100,000 had been agreed with the contractor. The contract sum was higher than had been anticipated when the initial budget was prepared and, as a result, the approved budget was inadequate. A supplementary capital budget would therefore be required for the project to proceed.

The shortcomings of the existing car park and the case for its demolition and a new facility had not changed since the original report. However the effect on project viability of the increase in costs was reported.

A suggestion was made to consider the introduction of overnight charges at the new car park, especially as it was anticipated that the facility would be used by the occupants of the hotel. The Cabinet Member for Local Economy responded to explain that at the point of setting the charges for the car park, this suggestion would be given consideration.

A joint meeting of the two Cabinet Members' Policy Development Advisory Groups in September 2017 had considered and supported the redevelopment

proposal, expressing a preference for the larger scheme. The Finance and Assets Policy and Development Advisory Group had now also been consulted regarding the budgetary position and support the recommendation before Cabinet.

**RESOLVED**

That, subject to Council's approval of the additional supplementary capital budget, the Director of Planning, Economic Development and Property be authorised to enter into the contract for the construction of the facility within the proposed new budget figure of £8,000,000.

**RECOMMENDED**

That a supplementary capital budget of up to £750,000 be approved in addition to the figure of £7,250,000 previously approved on 18<sup>th</sup> October 2017, thus increasing the total budget to £8,000,000.

**REASON**

To allow the Council to proceed with the demolition of the existing multi storey car park and replacement with a new larger facility, which will meet modern standards and customer expectations.

EX/87 **APPROPRIATION OF LAND FOR PIRIES PLACE CAR PARK**

The Cabinet Member for Finance and Assets reported that a planning application for a new 516 space car park at Piries Place, consisting of a ground plus four upper floors had been approved by Planning Committee (North) on 6<sup>th</sup> February 2018. The Planning Committee considered officers' comments that the proposal would adversely impact the rights of adjoining building owners but that it was in the public interest.

In the private sector, negotiations to deal with owners' rights, such as Rights to Light and other easements, were dealt with by commercial negotiation depending on the bargaining position of the parties and settlements could include a share of development gain. In the public sector, local authorities could appropriate land, which enabled the interference with property rights with payment of fair compensation. Appropriation of land could take place if the local authority owned the land and proposed to develop it to promote or improve the economic, social or environmental well-being of their area and/or if the future use provided different facilities to the current use. The car park at Piries Place satisfied these requirements and therefore could be appropriated by the Council. Full details of the Council's powers in this respect were reported.

**RESOLVED**

That the land edged red on the plan attached as Appendix 1 to the report be appropriated for planning purposes under Section 122(1) of the Local Government Act 1972.

#### REASONS

- (i) The appropriation of the car park is necessary and in the public interest to secure the benefits of redevelopment of the site to provide a new car park with improved facilities.
- (ii) Appropriation of the site will enable the development to proceed without the risk of an injunction from adjoining landowners.
- (iii) Appropriation will limit the level of compensation payments to the value of the diminution in value of affected properties.

EX/88 **PEARY CLOSE, HORSHAM AND ROWAN DRIVE, BILLINGSHURST - APPROVAL OF THE APPOINTMENT OF A CONTRACTOR TO DEVELOP 17 FLATS**

The Cabinet Member for Housing and Public Protection reported that the Council had a requirement for additional temporary accommodation to support families in housing need and to reduce the Council's use of bed and breakfast accommodation.

To this end, the development of two of the Council's surplus parcels of land to create 17 residential units, eight at Peary Close, Horsham and nine at Rowan Drive, Billingshurst, was proposed. Residential schemes had been prepared for both parcels and planning applications submitted.

Subject to the granting of planning permission, the completed developments would deliver an income return to the Council of approximately £118,000 per annum, after management and void costs. The overall approved budget for the developments was £3,000,000; funded through commuted sums.

Details of the procurement process for the appointment of the building contractor were reported and approval was sought to proceed with the appointment for the contract sum reported, subject to the approval of the planning applications.

#### RESOLVED

That the Director of Planning, Economic Development and Property be authorised to enter into a contract with the recommended contractor, PMC Construction Limited, for the development of a total of 17 residential units for temporary residential accommodation, for the sum reported, subject to satisfactory planning consent being obtained.

#### REASON

To enable the Council to provide additional temporary accommodation for eligible families in housing need.

EX/89 **OVERVIEW & SCRUTINY COMMITTEE**

Traffic around Primary Schools

Cabinet received and supported the recommendations of the Overview and Scrutiny Committee in respect of issues relating to traffic around primary schools.

RESOLVED

That the following responses to the recommendations from the Overview and Scrutiny Committee be approved

- (i) Recommendation from Overview and Scrutiny Committee:  
That West Sussex County Council be requested to implement Regulation 10 of The Civil Enforcement of Parking Contraventions (England) General Regulations.

Response from Cabinet: This work is already underway and WSCC are in the process of adopting Regulation 10. It has been agreed that we will work with WSCC and then implement Regulation 10 across the district. The start date for the use of Regulation 10 will be confirmed as soon as it is agreed.

- (ii) Recommendation from Overview and Scrutiny Committee:  
That enforcement officer presence be increased during peak times around schools, with a target of visiting each school once per each half term and the strength of the enforcement team be examined to ensure that it is adequately resourced.

Response from Cabinet: Officers will examine our ability to increase the enforcement presence during peak times at schools. Steps have already been taken to increase the amount of officer time available for enforcement. The council has recruited three new parking attendants. These posts will ensure more enforcement capacity.

- (iii) Recommendation from Overview and Scrutiny Committee:  
That the Waste, Street Scene and Fleet team keep road markings around schools clear and visible, especially schools in rural areas.

Response from Cabinet: The council already ensures that road markings are swept. This includes around schools. Officers will revisit the schedule for the sweeping of road markings to ensure that they continue to be fit for purpose.

- (iv) Recommendation from Overview and Scrutiny Committee:  
That the Communications team draft a press release/article for use across all media to increase awareness/educate those who drop off and pick up students.

Response from Cabinet: We will ask WSCC and schools to participate in this education and awareness campaign.

- (v) Recommendation from Overview and Scrutiny Committee:  
That the possibility of neighbourhood wardens being empowered to enforce traffic regulations be investigated.

Response from Cabinet: It should be noted that neighbourhood wardens already play an active role in resolving local traffic issues. Experience from existing warden schemes like the one in Pulborough suggests that wardens can achieve significant results through education and awareness raising. The possibility of empowering neighbourhood wardens to enforce traffic regulations will be investigated.

EX/90 **FORWARD PLAN**

The Forward Plan was noted.

EX/91 **TO CONSIDER MATTERS OF SPECIAL URGENCY**

There were no matters of special urgency to be considered.

*The meeting closed at 6.16 pm having commenced at 5.30 pm*

CHAIRMAN