

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
CABINET

Minutes of the Meeting held on 30 September 2019 at 10.00 am

Present:-

Cllr V Slade – Chairman

Cllr M Howell – Vice-Chairman

Present: Cllr L Allison, Cllr D Brown, Cllr L Dedman, Cllr A Hadley,
Cllr S Moore, Cllr M Phipps, Cllr Dr F Rice and Cllr K Wilson

Also in attendance: Cllr S Bartlett, Cllr R Burton, Cllr G Farquhar, Cllr M Haines and
Cllr Northover

There were 14 Members of the Public in attendance

44. Apologies

There were no apologies for absence on this occasion.

45. Declarations of Interests

There were no declarations of interest made on this occasion.

46. Confirmation of Minutes

The Minutes of the Cabinet meeting held on 11 September 2019 were confirmed as a correct record and signed.

47. Public Issues

The Leader reported that two public questions had been submitted.

Public Question from Conor O’Luby, local resident:

"Whilst Friends of Riverside give a cautious welcome to the Cabinet's proposed revision to the A338-Wessex Fields scheme, can the Cabinet please explain how members of the public are expected to trust in the objectivity of a review carried out in its entirety by officers of the application team, whilst ignoring the voice of those officers who vigorously objected?"

Response by Councillor Vikki Slade (Leader of the Council):

"Thank you for your question. I can confirm that the decision to review the project was taken by Cabinet members. The evidence provided by officers was reviewed and tested by Cabinet members. (AMEND) The new proposals as outlined in the Cabinet Report were suggested and agreed by Cabinet members, and support the priorities of the new Council. I would like to remind you that officers are apolitical and objective, and provide recommendations to Council members for their consideration when making their decisions".

Public Question from Pauline Riggs, local resident:

“There is a distinct lack of public toilets in the Bournemouth area and considering that it is a tourist destination, it is detrimental to visitors who are not familiar with the area.

My question is: Why haven't our public toilets be reinstated and improved and why isn't more provision being made for the visitors and residents comfort.

Toilets in shops and restaurants are not sufficient and visitors who are unfamiliar with the town have to find them. They are particularly lacking around the Bournemouth gardens and have been closed at, for example, Cemetery Junction, Winton and other minor shopping areas causing residents discomfort.”

Response by Councillor Dr Felicity Rice (Portfolio Holder for Environment and Climate Change)

BCP Council has a commitment to making the area welcoming to all. In Bournemouth town centre we have a key facility in Lower Gardens which is attended at peak times and also stays open later to accommodate events such as the Air Festival and Christmas Tree Wonderland.

It also houses a ‘Changing Places’ facility as it was recognised that people with learning disabilities, as well as people with other physical disabilities such as spinal injuries, muscular dystrophy and multiple sclerosis often need extra amenities to allow them to use the toilets safely and comfortably.

The Lower Gardens site is complemented by facilities at Glen Fern Road car park, Richmond Gardens Car Park and the many cafes, shops and restaurants that have facilities for their customers. Outside of the town centre there are facilities at Boscombe Bus Station, Leslie Road Car Park (Winton), Seabourne Road (opposite Pokesdown for Boscombe station), Millhams Road (Kinson), Southbourne Crossroads and in the parks at Redhill, Fisherman’s Walk and Wick. There are also sites in Westbourne (Milburn Road), Hengistbury Head, and across the overcliff areas (West Overcliff, East Overcliff and Fisherman’s Overcliff).

Seafront Services manage 24 sites along the Poole and Bournemouth seafront, all serviced and cleaned by in-house staff. The number of sites has not decreased over the past 12 years (it has increased by 1 site at Durley back in 2014) and investment in these sites has continued whenever possible. Over the winter of 2018/19 renovations to the toilets in Bournemouth’s Pier Approach were undertaken as part of a redevelopment scheme. This site is the busiest on the combined seafront and the enhanced facilities have made an improvement for the 6 million day visitors they welcome to the seafront each year.

We will be looking at toilet facilities across the whole of the BCP area at a later date.

Statement from Angela Pooley, local resident:

The current Local Plan Policy CS7 Bournemouth Town Centre states

“Bournemouth Town Centre, will be: the most appropriate location in the Borough for development consisting of retail, cultural, leisure and business uses”

Therefore East Dorset Friends of the Earth call on BCP Council to withdraw planning permission for the Wessex Fields site immediately, and to cease development (within the limits of existing signed contracts), in order to minimise the potential costs to Council Tax Payers of having to abandon the scheme at a later date or face legal action by Client Earth for failing to achieve its Climate Emergency Targets.

Statement from Wendy Sharp (Chairman of the Holdenhurst Village Parish Meeting), in relation to Wessex Fields Development Site:

Holdenhurst Village Parish Meeting:

- applauds BCP for listening to Residents;
- applauds BCP’s determination to tackle Climate Change emergency;
- approves plans for Wessex Water connection (1.1);
- wishes to see 1.2 continued directly to the BACK of RBH to form designated access/egress and land reserved for future hospital use;
- approves aspirations for sustainable transport, but notes: congestion/fly-parking over extensive local area severe, despite present active travel plans for all local businesses. Effective schemes must be implemented before any development takes place.
- Abuse of planning system to be stopped. See 3: land purchased speculatively and 8: 1.1. commenced prior to grant of planning permission. Point 22 has been ignored - tree work and excavation commenced before management schemes agreed
- Financial implications must not dictate development. No Public money should be spent on a bad scheme.
- 26: “negative outcomes” from road scheme for Residents of Retired Nurses National Home will be dwarfed by impact to be created by future development of adjacent multi-storey office blocks.
- 31: “unpopular” process was a sham of misinformation, unanswered concerns and questionable practices. Unprecedented response of 2,500 objections ignored by Council.
- 34: “severe weather events” and “flooding” increase with climate change. Scheme is car-centric, spans flood plains and will further stress the area with future development. Disseminate and manage present traffic now and reserve any future growth for RBH.
- It is noted that “contributors” to report do not include officers who have reservations about the scheme and future development.

Our children should not have to strike to beg for a future for themselves and their children. Climate Change is accelerating fast. We must take decisive

action now. Please act to remove Phase 2 and its associated over-development entirely.

Statement read out by the Monitoring Officer on behalf of Joan Richards, local resident:

At your OSB meeting on 23 September, those who were on the former Bournemouth Council were clearly giving no mind to the Climate Emergency declared by BCP on 16th July, as they sought to continue favouring the A338 Wessex Fields Development Plan, with the estimated 1200 more cars. The initial plans send all this traffic back to the super-congested Cooper Dean Roundabout, and the subsequent relief road, for which they want to build on the Green Belt and Holdenhurst Conservation area, is not planned for a further 10 years. So much for the Climate Emergency declaration.

The Leader thanked the public for their statements and questions.

48. Happyland, East Undercliff Promenade – Grant of Lease

The Portfolio Holder for Regeneration and Culture presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'A' to these Minutes in the Minute Book.

Cabinet were asked to consider entering in to a licence with the Meyrick Estate to allow development of the Happyland site which is in need of extensive repair or redevelopment in order to comply with the Council's obligations under the lease and to ensure the future stability of the cliff.

The Vice Chairman of the Overview and Scrutiny Board on behalf of the Chairman of the Overview and Scrutiny Board reported that although no formal recommendations were submitted by the Board in relation to this item that the Committee had been supportive in principle, but that some concern had been expressed with regards to the use of the special purpose vehicle, and there no longer being the ability to veto any inappropriate proposals.

In relation to this Cabinet were advised that the legal advice is such that the Council would be unable to have that sort of control.

RESOLVED that:-

- (a) **The Council issues a Voluntary Ex-Ante Transparency (VEAT) Notice advertising the Council's intention to enter into an agreement for lease of the Happyland site, shown edged red on the attached plan, with a special purpose vehicle established by the Meyrick Estate (the SPV) to grant a lease to a nominee of that SPV;**
- (b) **The Council enters into an agreement for lease with the SPV to grant a 150 year lease at an initial rent of £1,001 per annum and an initial premium that reflects the uplift in value arising from the grant of the planning consent, after deduction of the costs of obtaining the consent. This Agreement for Lease to be conditional upon the grant of planning consent for the redevelopment of the site;**

- (c) **The Council enters into a licence to alter and sublet with the Meyrick Estate, as freeholder, to permit the future development of the site. In consideration, the Estate will receive an appropriate share of the rent under this lease and a share of any additional capital value accruing to the Council; and**
- (d) **authority be delegated to agree terms for all the relevant legal documentation and the content of the VEAT Notice to the Corporate Property Officer in consultation with the S151 Officer and Monitoring Officer.**

Voting: Unanimous

Portfolio Holder: Regeneration and Culture

49. Lansdowne

The Portfolio Holder for Regeneration and Culture presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'B' to these Minutes in the Minute Book.

Cabinet were asked to support the Lansdowne Programme which would help to deliver a number of Council priorities. In relation to this Cabinet discussed the Dorset Local Enterprise Partnership (DLEP) funding, and the benefits the Lansdowne Vision will have in making the Lansdowne area an attractive place to live, work, study and enjoy.

The Vice Chairman of the Overview and Scrutiny Board on behalf of the Chairman of the Overview and Scrutiny Board reported that although no formal recommendations were submitted by the Board in relation to this item that the Committee had been supportive of the scheme and Members had discussed the importance of public facilities which were felt should be part of the consideration.

In relation to this Cabinet discussed the issue of public facilities and in particular felt that these should be at ground level and not underground. Cabinet were advised that the matter of public toilets would be considered as part of the general toilet review.

RESOLVED that Cabinet:-

- (a) **Supports the Vision for Lansdowne which includes promoting sustainable travel, creating a sustainable public realm and facilitating the development of new office spaces and accommodation;**
- (b) **Approves the continued accrual of £2.89m of match funding towards the Lansdowne Programme;**
- (c) **Approves the continuation of the Lansdowne Programme in accordance with the attached Lansdowne Programme Update; and**
- (d) **Agrees that no expenditure of match funds is incurred post exhaustion of DLEP funds, unless sufficient local contribution has been received.**

Voting: Unanimous

Portfolio Holder(s): Regeneration and Culture
Transport and Infrastructure

50. Wessex Fields Development Site

The Portfolio Holder for Regeneration and Culture presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'C' to these Minutes in the Minute Book.

Cabinet were advised of the current status of the Wessex Fields programme which aimed to create and retain high quality jobs, reduce congestion and support the re-development of the Royal Bournemouth and Christchurch Hospital, and further to this were asked to consider an agreed way forward to ensure progress towards unlocking the employment site for development, and to ensure the retention of the Dorset Local Enterprise Partnership (DLEP) Funding.

Cabinet discussed the phases of the project and agreed that it didn't seem appropriate to continue the road through the site until further site details were known.

The Vice Chairman of the Overview and Scrutiny Board on behalf of the Chairman of the Overview and Scrutiny Board voiced concerns in respect of costs associated with halting Phase 2 and then recommencing at a later stage and of how the scheme would lead to better traffic flow and benefits to the Emergency Services.

A Councillor present at the meeting expressed concerns with regards to holding back the connection to the hospital, and urged that the decision be taken by Full Council.

Other Councillors present at the meeting advised that they were pleased that the road was not to be continued through the site and highlighted that it seemed appropriate to pause and then consider the site as a whole.

RESOLVED that Cabinet:-

- (a) Note that Phase 1.1 (of Phase 1), as previously agreed with DLEP, is progressing to meet the current programme and funding requirements;**
- (b) Agree that Phase 1.2 (of Phase 1) will only progress to the boundary of the development site at this time, and not through the site as previously proposed;**
- (c) Agree that Phase 2 will not progress at this stage, until the future use of the site is determined;**
- (d) Agree that a public consultation event is held in the coming months to consider views on how the site could be developed, including potential use of the site and access to and from it; and**
- (e) Use the information from the consultation to evolve the current master plan for the development site.**

Voting: (a) and (b) : 8:1 (1 Abstention)
(c) – (f) : Unanimous

Portfolio Holder(s): Regeneration
Transport and Infrastructure

51. Garden Waste Collection Service

The Portfolio Holder for Environment and Climate Change presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'D' to these Minutes in the Minute Book.

Cabinet were asked to consider the alignment of the garden waste collection service price across BCP for the 2020 service for one bin, the pro rata fee for Christchurch for 2020 and the multiple bin pricing options.

In moving the recommendation the Portfolio Holder for Environment and Climate Change proposed that the rates for the multiple bin options for Bournemouth residents remain the same as the current rates and proposed that the recommendation be amended to £60 for 2 140l bins and £80 for 3 140l bins.

The Vice Chairman of the Overview and Scrutiny Board on behalf of the Chairman of the Overview and Scrutiny Board voiced concerns in respect of the pricing inequality and welcomed the adjusted amounts.

A Councillor present at the meeting addressed the Cabinet expressing concern with regards to the inequality in the sizes of the bins with the Bournemouth residents green bins being much smaller than those of the Christchurch and Poole residents.

In relation to this it was clarified that the council could only charge for the collection of the bin and not for the quantity of waste therein.

Another Councillor present at the meeting also expressed concerns with regards to the inequality in size of the bins, but further to this advised that he was supportive of the harmonising of the service.

Cabinet were advised that there would be a significant cost to replacing all the bins, and that the service being provided would be the same as currently provided.

RESOLVED that:-

- (a) The alignment of the annual garden waste collection service price across BCP for the 2020 service at £46 per household for one bin is approved;**
- (b) The pro-rata of the Christchurch service collection fee 2020 at £37.65 per household to reflect the service length from April to December 2020 is approved;**
- (c) The retention of the current multiple bin options is approved:**
 - i) For Bournemouth residents at a rate of £60.00 for 2 140l bins (280l) and £80 for 3 140l bins (420l);**
 - ii) For Christchurch & Poole residents at the full one bin price (£46 per extra 240l); and**

- (d) Further modelling and analysis by officers to establish full alignment of garden waste collections services across BCP with consideration to the Government's new Waste Strategy, outcomes of subsequent consultation and associated legislation.**

Voting: Unanimous

Portfolio Holder: Environment and Climate Change

52. Management of waste & cleansing services in Christchurch from April 2020.

The Portfolio Holder for Environment and Climate Change presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'E' to these Minutes in the Minute Book.

Cabinet were requested to consider the management of waste and cleansing services in Christchurch from April 2020 for which BCP Council will be responsible for from 1 April 2020.

Cabinet stressed the importance of the communication campaign in order to make it clear that this is an interim solution, and that the Council intends to have a uniformed aligned waste management solution for the future.

RESOLVED that:-

- (a) Christchurch's waste & cleansing services are managed by BCP directly from 1 April 2020**
- (b) An interim solution (Option 3) is introduced from 1 April 2020 where by BCP operate Christchurch's waste & collection services in line with the current Dorset Council collection model, except for mixing glass with other dry recyclables in the recycling bin.**
- (c) Officers are authorised to complete a strategic review of existing waste & cleansing services across BCP to develop our future waste strategy and uniform collection methodology in line with the Government's Waste Strategy, 'Our Waste, Our Resources: A strategy for England' and subsequence legislation scheduled for 2023.**

Voting: Unanimous

Portfolio Holder: Environment and Climate Change

53. BCP Council Corporate Safeguarding Strategy

The Leader presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'F' to these Minutes in the Minute Book.

Cabinet were requested to consider the adoption of the Corporate Safeguarding Strategy having regard to the comments of the Overview and Scrutiny Committees.

Cabinet were advised that BCP Council had both a statutory and moral duty to make appropriate arrangements to safeguard the welfare of children, young people and adults at risk of harm.

Further to this Cabinet Members were advised that whilst the Council could ask for all Councillors to have a DBS check that it couldn't enforce that enhanced checks were mandatory. In addition Members were advised that Safeguarding training would be arranged for all Members.

The Chairman of the Health and Adult Social Care Overview and Scrutiny Committee addressed Cabinet stressing the importance of such a strategy particularly as Councillors are often invited into people's homes some of whom are vulnerable.

Thanks were expressed to the Overview and Scrutiny Committees for their consideration and comments on the strategy. And further to this Cabinet Members stressed the importance of the DBS checks.

RESOLVED that having had due regard to the comments of the Overview and Scrutiny Committees as detailed in Appendix 2, the Corporate Safeguarding Strategy as attached at Appendix 1 to the report be approved.

Voting: Unanimous

Portfolio Holder: Leader of the Council

54. Dorset Business Growth Programme – EU funding

The Portfolio Holder for Regeneration and Culture presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'G' to these Minutes in the Minute Book.

Cabinet were requested to consider the continuation of BCP Councils role in guaranteeing the obligations of WSX Enterprise Limited as to the delivery of the Dorset Business Growth Programme.

Cabinet questioned whether Brexit would affect the funding for the programme as it was part funded by EU funding.

In relation to this Cabinet were advised that the scheme will continue to be funded irrespective of what happens in relation to Brexit.

RESOLVED that:-

- (a) BCP Council continues as the Accountable Body for the Dorset Business Growth Programme; and that:**
- (b) BCP Council continues its role in guaranteeing the obligations of WSX Enterprise Limited as to the delivery of the programme.**

Voting: Unanimous

Portfolio Holder: Regeneration and Culture

55. Cabinet Forward Plan

The Leader advised that the latest Cabinet Forward Plan had been published on the Councils website.

Further to this the Leader advised that the next meeting of the Cabinet, scheduled for 9 October in Poole was anticipated to be an all-day meeting.

In addition the Leader advised that it was necessary to reschedule the November meeting, and that the confirmed date for the November meeting would be published as soon as possible but that it was likely to be either the 18th or 20th November.

The meeting ended at 12.15 pm

CHAIRMAN