

## **BATH AND NORTH EAST SOMERSET**

### **PLANNING, HOUSING AND ECONOMIC DEVELOPMENT POLICY DEVELOPMENT AND SCRUTINY PANEL**

Tuesday, 15th January, 2019

**Present:-** Councillors Will Sandry (Chair), Barry Macrae (Vice-Chair), Rob Appleyard, Colin Blackburn, Fiona Darey (in place of Lisa O'Brien), David Veale and Liz Richardson

**Also in attendance:** Graham Sabourn (Head of Housing), John Wilkinson (Director of Economy and Growth), Lisa Bartlett (Director of Development and Public Protection), Ann Robins (Team Manager, Strategy & Performance), Martin Shields (Corporate Director) and David Trethewey (Director of Partnerships and Corporate Services)

#### **33 WELCOME AND INTRODUCTIONS**

The Chairman welcomed everyone to the meeting.

#### **34 EMERGENCY EVACUATION PROCEDURE**

The Chairman drew attention to the emergency evacuation procedure.

#### **35 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Councillor Lisa O'Brien had sent her apologies to the Panel, Councillor Fiona Darey was present as her substitute for the duration of the meeting.

#### **36 DECLARATIONS OF INTEREST**

There were none.

#### **37 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

There was none.

#### **38 ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING**

There were none.

#### **39 MINUTES - 6TH NOVEMBER 2018**

Councillor Rob Appleyard stated that he had given his apologies to the previous meeting and would like them to be recorded in the minutes.

With that amendment the Panel confirmed the minutes of the previous meeting as a true record and they were duly signed by the Chairman.

## **40 CABINET MEMBER UPDATE**

Councillor Charles Gerrish, Cabinet Member for Finance and Efficiency was present and delivered an update on behalf of Councillor Paul Myers, Cabinet Member for Economic and Community Regeneration, a summary of the update is set out below.

### Economy & Culture

- The Business Growth Team and staff from the Roman Baths hosted one of the first public trials of 5G technology and capabilities in the UK. The 5G 'Smart Tourism' project funded by the Department for Culture Media & Sport and included the BBC, Aardman and the University of Bristol as partners. The trial allowed over 120 VIPs and members of the public to view the Roman Baths in augmented reality using a specially designed app.
- Work has begun on the refresh of the Economic Strategy. The statistical evidence base, which will underpin the strategy, will shortly be completed. Following this the narrative and action plan elements will be developed. Once this has been finalised it will be internally consulted upon.
- The Business Growth team is working with the Business Exchange (a regional business and property website and magazine) to create a range of marketing and promotional materials about successful businesses within B&NES. One element of this will be case studies of prominent and growing businesses in the area to show the strength and diversity of business in the area.

### Bath Enterprise Zone

- Bath Quays North - Development partner procurement ongoing - final tenders received 16/11/2018 and evaluation concluded. Preferred and reserved bidder identified. Procurement Board report and recommendation to be issued to Full Cabinet on 06/02/2019.
- Bath Quays South - Contract finalised and entered with BQS contractor BAM to deliver remaining phase 2B enabling works and build commercial office block. Legal discussions progressing with TCN: surveying work ongoing to Newark Works.
- Bath Quays Bridge - BQS contractor contract includes works to deliver bridge substructure. Superstructure contractor engaged with letter of intent for secure steel order. Timber bridge deck detailed design completed and S73 planning application submitted. Response expected Jan/Feb 2019 – awaiting comments from EA.
- Funding - £12.5m of Housing Infrastructure Fund (HIF) funding provisionally secured following successful bid to Homes England. Bid supports longer-term

housing and economic growth objectives by enabling relocation of the City's waste transfer station and strategic land to come forward for residential development. Final bid clarifications responded to and meeting anticipated Jan 2019.

### Housing

The Bath City Additional HMO Licensing Scheme for shared houses and flats of 3 or 4 occupants is now in place. All HMOs operating within the boundary of Bath must be licenced with the Council. Applications should be made online and detailed information is available on the Housing Services website. This scheme compliments the scheme for all larger HMOs of 5 or more occupants across the authority.

New Affordable Housing Provision - An additional 42 affordable homes have been secured on the Bovis development at the former printwork site at Paulton (Polestar) by two of our HomesWest partners.

These comprise 21 rented houses and flats being delivered by LiveWest next year and 21 shared ownership homes are currently being marketed by Heylo. Both schemes are being delivered with Homes England funding and are in addition to the 90 homes secured through planning which complete this year.

### Heritage Services

- Fashion Museum loans: The Fashion Museum is loaning nine ensembles and three hats, all by Dior, from its Designated Collection to the Victoria & Albert Museum in London for its 2019 blockbuster fashion exhibition Christian Dior: Designer of Dreams.
- In 2018 the Fashion Museum had its busiest year since 2012, up 6% on 2017 and over 100,000 which has been the aspirational target for a few years.
- World Heritage: The 'Great Spas of Europe' nomination for a collective World Heritage Designation with a number of other key European spa towns will be officially submitted to UNESCO this month. It will then be subject to a lengthy evaluation process and a result is unlikely to be known before Summer 2020.

### Regeneration

- **Housing Infrastructure Fund:** Draft bid for circa £250m being reviewed, to be finalised end January for WECA Infrastructure Officer Board, Infrastructure Advisory Board and Joint Committee (including B&NES Leader) approval in February. WECA to submit 1 March. Bid is in line with Joint Spatial Plan and B&NES Local Plan Options Report, to support delivery of agreed planning policy. Housing Deal: WECA making good progress with MHCLG for a circa £120m package.
- **Somer Valley Enterprise Zone:** Outline Business Cases for commercial/legal advice, land, planning, infrastructure and highways to be submitted to WECA

18 March, to fund delivery of a Local Development Order, new highway access and land agreements totalling circa £3.5m.

- **Keynsham High Street:** Cabinet Report 6<sup>th</sup> February, Full Business Case submission for £1.5m to WECA on 18 March. December 18/January 19 public consultation still suggests high level of support for the scheme.

### Environment & Design Projects

#### WaterSpace Project

- The Partnership has updated its 5 year funding and priority plan to 2023, with a number of projects being delivered in year 1.
- £1.2m has been secured to support the implementation of the River Avon Park (90% of which is developer funding via s106 and CIL). The Management Plan has now been signed off by all partners, and discussions are underway to introduce a revised towpath agreement.
- A costed specification for Bathwick Towpath Improvement has been prepared (total project value £245k). This has led to successful fundraising efforts of £130k (confirmed external funding), with further applications for £70k pending. There is a £45k funding shortfall remaining and work is underway to identify additional funding sources.
- Work is underway to link Pulteney Radial Gate replacement with a fixed structure into the Stadium for Bath project, the approach received support from Director's Group and discussions are ongoing with Bath Rugby.

#### WECA Love High Streets Pilot

- £280k WECA funding has been confirmed for B&NES for 2019-20 to support feasibility work and pilot delivery for three High Street projects. This will allow FBC applications for £3m and various pilots and quick wins to be delivered during 2019-20:
  - Bath City Centre – Feasibility, scoping and design work for projects focusing on improving footfall and increasing animation and activity in the northern part of the city centre to inform a FBC as well as delivering quick wins.
  - Midsomer Norton High Street – Design work to inform a FBC for a new Town Square and improved public realm in the town centre. Market and event pilots to be delivered in 2019-20.
  - Twerton High Street – Pop-up shop and High Street improvement project linked to the FC/Greenacre development. We have engaged with the FC/Greenacre team, who are keen to collaborate on the project. Work to identify quick wins in local centres is also underway.

Councillor Rob Appleyard commented that he was present at a recent meeting of the Bath City Forum where they approved recommendations for additional funding for the Bathwick Towpath.

Councillor Colin Blackburn asked when occupation of the Newark Works could be expected.

The Director for Economy & Growth replied that occupation of the refurbished Newark Works by TCN could be expected by late 2020 and in the new office built by the Council in 2021.

The Chairman thanked Councillor Gerrish for the update on behalf of the Panel.

He then announced that an update had been received from Councillor Bob Goodman, Cabinet Member for Development and Neighbourhoods which he would read to the Panel, a summary of the update is set out below.

Joint Spatial Plan – The recent public consultation ended on 7<sup>th</sup> January and officers from the four Council's will begin to produce a key issues report, which will include consultation comments received and a short response from the Council's, which will be circulated to the Inspectors.

All comments and views submitted will be taken into account by the Inspectors as they prepare for Examination (EiP) hearings, which are intended to take place in Spring 2019.

All comments made on the Technical Evidence Work Consultation will be published online in due course.

As the spokesperson for the West of England on the Joint Spatial Plan, I have been involved in promoting the plan with the media.

Local Plan – The public consultation also finished on 7<sup>th</sup> January. Officers are currently assessing the responses. Comments received will be used to inform preparation of the Draft Local Plan to be published in 2019.

Sustainable Construction Checklist Supplementary Planning Document - The Sustainable Construction SPD Checklist has now been adopted. In order to register a planning application, applications for the development types below will need to complete and attach the [Checklist](#) and any supporting documentation that it requires:

- All new build proposals
- All medium scale proposals or larger for works on existing buildings (5+ dwellings or 500m<sup>2</sup> + of floor space)

This I believe is a good step in achieving more sustainable buildings and I hope this will be strengthened in the years to come.

Local Development Scheme - The LDS is a timetable for the production of the Local Plan, Development Plan Documents and Supplementary Planning Documents that the Council is preparing, or intends to prepare. These documents are known

collectively as Local Development Documents (LDDs). It is the starting point for residents and stakeholders to find out what planning policies relate to their area and how these will be reviewed. We will be looking at the LDS for 2019.

The Chairman thanked Councillor Goodman for issuing this update in his absence.

## **41 HOUSING OPTIONS FOR VULNERABLE PEOPLE**

The Head of Housing introduced this report to the Panel, he explained that the Council, working with partners, ensures the provision of a wide range of supported housing schemes and assistance designed to provide high quality housing solutions for vulnerable residents. He stated that the schemes are directly provided by the Council, or more usually commissioned by the Council and delivered by partners. He added that many of the schemes have a targeted client group, such as: young people; older people; learning disability; rough sleepers etc.

He informed the Panel that the provision can be usefully split into the following groups, albeit with some overlap:

### **(1) Supported Housing Schemes**

These are housing schemes that provide on-site support in addition to accommodation. The scheme is usually targeted towards a specific client group, such as, young people, rough sleepers etc. Examples of these schemes include: The Foyer Project; Dartmouth Temporary Accommodation Scheme; Platform for Life etc.

The support is usually funded in one of three ways: through an additional charge on the rent and paid by the tenant, usually via housing benefit; paid for directly by the Council to the provider; or paid as part of the rent. The latter can usually only be achieved through upfront capital investment by the Council, so that the rent is not used to service purchase debt. An example of this arrangement is Platform for Life. This scheme used a successful bid for Government funding to purchase 5x shared properties for young people. As there is no debt to service the rent can be used solely for support, property maintenance and management costs.

### **(2) Non-supported Housing Schemes**

These are housing schemes designed and targeted towards a specific client group, but without on-site support. The occupier may already be receiving support through existing mechanisms. Many of the learning disability schemes follow this model.

### **(3) Other forms of assistance**

This includes all other non-scheme based housing support. Examples include help and assistance (including financial support) for homeless households to securing suitable accommodation and also to enable vulnerable residents to continue to live in their own homes.

He said that across these schemes that around 280 units were available across the Council.

Councillor Rob Appleyard asked if the number of bed spaces was greater than 280.

The Head of Housing replied that the number of bed spaces could be higher with some units accounting for families / shared accommodation.

Councillor Liz Hardman asked if the extra 20 dormitory beds made available for rough sleepers between November – March could be extended.

The Team Manager, Strategy & Performance replied that this provision is only in place for the colder weather months through central government funding. She added that these beds were full or nearly full most nights.

The Head of Housing added that he appreciated the concern raised by Councillor Hardman, but said that people using this provision are encouraged to engage with Julian House about their future housing options.

Councillor Barry Macrae noted the officer's success in bidding for funding and working with various partnerships but asked how the need for provision can be removed and homelessness stopped.

The Head of Housing replied that the Council's role was concentrated on reducing homelessness. He stated that in comparison to national figures B&NES has a low number of households in temporary accommodation and therefore the Council is not paying the costs associated with temporary accommodation.

He added that preventative work does take place including a specific project with the RUH that seeks to not release patients back onto the streets if they are homeless.

He said that Housing Services have had to make budget reductions in recent years and make no secret of the work the team does to bid and gain funding from the Government.

Councillor Macrae said that he would like to see some of that detail within any future report to explain the story behind the figures.

Councillor Liz Richardson asked if there was a timescale as to how long a young person could stay in supported lodgings.

The Team Manager, Strategy & Performance replied that they were able to stay for around two years if required.

Councillor Richardson asked if the Council carries out any follow up work with these young people.

The Team Manager, Strategy & Performance replied that the Council enables them to make local connections and gain skills and knowledge over this period. She added that they do monitor outcomes after a placement has concluded.

Councillor Richardson asked if the Council was at advertising this role to members of the public.

The Team Manager, Strategy & Performance replied that they have tried a number of ways to advertise over the years, but would welcome more offers if people are interested in the role.

Councillor Richardson asked why St. Mungo's at Mulberry House was not included in the appendix to the report.

The Team Manager, Strategy & Performance replied that this is a separate provision for members of the public with mental health needs.

The Chairman commented that recently he had been able to attend a small civic reception held by the Chair of Council to congratulate the Supported Lodgings Team and said that he was proud to see this provision within B&NES.

Councillor Rob Appleyard added that it was a great example of a very effective department.

The Chairman noted that most schemes in the appendix were located in Bath.

The Team Manager, Strategy & Performance replied that a number of the schemes have been in place for a long time, prior to 2003. She added that the factors of demand, opportunity and travel were key in where schemes could be developed.

The Head of Housing added that officers were mindful of this and would look to secure schemes in Keynsham, Midsomer Norton & Radstock where possible.

The Panel **RESOLVED** to note the comprehensive range of supported housing and assistance available within the district for vulnerable residents.

## **42 CORPORATE & BUDGET PLANNING 2019-20**

The Director for Partnership & Corporate Services introduced this report to the Panel. He explained that the Organisational Plan is an annual plan, which has been aligned with the budget planning process. He said that the Organisational Plan for the first time introduces the Council's new Core Service Offer and its 3 new priorities.

- (1) Protect and Care for our most vulnerable
- (2) Nurture residents health, safety and wellbeing
- (3) Provide ways for everyone in the community to reach their full potential.

He stated that in essence, a core services offer is the best service offer we can deliver based on the resources currently available to us.

He said that the plan outlines the draft budget savings proposals where appropriate, which will be proposed as part of the budget setting process for the Council 2019 – 20 budgets which will be considered by the Cabinet and Council at their meetings in



February. He added that the plan also outlines the Emerging Capital Bids for 2019/20 that will be proposed as part of the budget setting process to be considered at the same meetings.

Councillor Liz Richardson queried whether the figures relating to supporting the 21 children with the most complex needs were necessary (P.34) in the plan.

Councillor Charles Gerrish replied that the figure is there to illustrate the costs associated with this type of support and that he felt it gives the public a better understanding of how resources are used.

Councillor Richardson asked if the proposal to remove the non-domestic rate exemption for listed buildings would affect local village halls (P.38).

Councillor Gerrish replied that it would not as they would not be classed as empty.

Councillor Richardson commented that she would have like to have seen Planning Services recognised on the list of examples on P.38/39.

Councillor Barry Macrae asked if manufacturers, alongside the public, will be encouraged to reduce waste and stop over-packaging items.

Councillor Gerrish replied that this was recognised as a national issue and that the Council has been lobbying through the LGA on this subject.

The Corporate Director added that the Council had responded to a recent Government consultation paper regarding managing waste.

Councillor Rob Appleyard commented that he was concerned at the time taken to assess and meet the needs of children with Special Educational Needs and Disabilities. He also wished to raise the issue of the support given to Fostering / Adoption families when a diagnosis of this nature is recognised.

Councillor Gerrish replied this was more a matter for the Children & Young People Panel, but said that he was aware of the need to increase the speed in which Education, Health & Care Plans (EHCPs) are carried out. He added that he felt that local Councils were not funded appropriately following the SEND reforms.

The Chairman queried the language used within the Organisational Plan, such as 'Offer' and 'Nurture'. He asked if a list of statutory services could be provided.

The Director for Partnership & Corporate Services replied that this was open to interpretation to a certain degree and that the Plan was supposed to highlight the key services that the Council are able to provide for the public.

Councillor Gerrish added that Waste Collection is a statutory service, but that the frequency with which it is carried out is not specified. He added that in terms of 'nurturing' all Councillors have a role through being Corporate Parents.

Councillor Liz Richardson stated that she was not wholly satisfied with the answers given in Appendix 4, which shared feedback from the Local Forums. In particular she referenced Response 3 on P.52 and Response 5 on P.53.

Councillor Gerrish replied that the document supplied reflects accurately what was said at those meetings.

The Director for Partnership & Corporate Services added that he would check the document for factual clarification.

The Chairman asked how Heritage Services planned to increase its income by £1m and explain how this is classified as a medium risk.

Councillor Gerrish replied that the figure is based on this year's performance and included sites such as the Costume Museum and the Victoria Art Gallery as well as the Roman Baths. He added that an increase in entrance fee to Roman Baths was planned in an attempt to reduce numbers and therefore enhance the visitor experience. He said that the products available within the shop at the Roman Baths were also due to be assessed.

The Director for Economy & Growth added that a review had been carried out relating to ticket prices and that a tiered ticketing system was to be introduced. He said that tickets would range in price from £16 in low season to £22 in high season. He stated that a contingency sum of £300,000 has been taken into account with regard to Brexit. He said that there would be a 10% discount for advance bookings.

With regard to the risk assigned he said that the Council have been working with consultants who have introduced this new ticketing system at other attractions across the country. He said that he felt that the Council could over achieve their target rather than under achieve.

Councillor Barry Macrae said that he was sceptical about the figures given and that the increase would affect peak season visitors from America and China.

Councillor Gerrish replied that the data available to support this decision should not be underestimated. He added that there is a growing market in visitors from India and said that holders of a Discovery Card would be unaffected.

Councillor Appleyard said that he supported the work of Heritage Services and that to enhance the visitor experience should be welcomed.

Councillor Colin Blackburn asked if an increase to the size of the shop at the Roman Baths had been considered.

Councillor Gerrish replied was being kept under review. He stated that a premises opposite the Baths had been previously considered, but was not viable.

Councillor Appleyard asked if consideration had been given to installing terminals within the shop so that orders can be made for products that may be out of stock or just available online.

The Director for Economy & Growth replied that he was aware that this had been discussed, but did not know the outcome. He added that he believed that the availability of online products was to be expanded.

The Chairman asked for further information regarding the figure of £350,000 relating to Destination Management.

Councillor Gerrish replied that Bath Tourism Plus (BTP) had become a Council owned company a number of years ago and that this figure related to a reduction in their subsidy. He added that BTP had already repaid a £150,000 loan from the Council. He said that the Christmas Market continued to be successful, but that a risk associated with this would be how the Market would be affected if adverse weather conditions were in effect at this time of year.

Councillor Barry Macrae asked for further information regarding the income share from the Bath Casino.

The Director of Development and Public Protection replied that this was part of an agreement for the Council to receive an income split following the Gambling Act 2005.

Councillor Liz Richardson asked for the reason behind introducing a Section 106 Planning Obligations Compliance Advice Service.

The Director of Development and Public Protection replied that is intended to be a service to respond to enquiries from solicitors.

The Chairman asked if anything had gone wrong with the Neighbourhood Planning process in regard to the budget saving proposed.

The Director of Development and Public Protection replied that there was nothing wrong and that it was simply a case of the saving only being in place for two years and the requirement of it to be reversed.

The Chairman said that he was slightly concerned with the proposal to retain fees related to Permitted Development applications and how this would affect the Council's relationship with the public.

The Director of Development and Public Protection replied that the fee would be minimal, around £200 and said that decisions were borderline on occasions.

Councillor Appleyard stated that he would welcome the figure of £40,000 that was assigned to Air Quality Monitoring Equipment being used instead for the provision of back office support within the Music Service for Children & Young People.

Councillor Gerrish replied that the two items identified come from different budget streams, Capital -v- Revenue, and therefore whilst acknowledging the issue this would not be possible.

The Chairman thanked the Panel for their comments and said that their feedback would be given to the Resources PDS Panel on the 4<sup>th</sup> February to allow them to collate all PDS Panel responses to the Cabinet and Council.

#### **43 PANEL WORKPLAN**

Councillor Rob Appleyard asked if the Panel should debate any planning considerations or economic impact regarding the proposed Clean Air Zone.

The Director for Development and Public Protection replied some equipment would be installed under permitted development if the proposal is approved.

Councillor Barry Macrae commented that the Clean Air Zone would have an effect on many areas of the Panel's remit and should be scrutinised.

The Chairman said that joint piece of work with the Communities, Transport and Environment Panel may be required.

Councillor Colin Blackburn suggested that the Panel receive a report on economic planning contingency given the close proximity of Brexit to their next meeting.

The Chairman thanked the Panel for their comments.

The meeting ended at 4.00 pm

Chair(person) .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**