

**Notes of the Canal Quarter Cabinet Liaison Group Meeting
held on 12th September 2018 at 5.00 p.m.**

Attendance: Councillors Janice Hanson (Chairman), Eileen Blamire, Abbott Bryning, Kevin Frea, Tim Hamilton-Cox, Andrew Kay, Ronnie Kershaw, Margaret Pattison, Malcolm Thomas, Anne Whitehead and Nicholas Wilkinson

Officers in Attendance:

Kieran Keane	Assistant Chief Executive
Richard Crompton	Interim Regeneration Manager
Mark Cassidy	Planning Manager
Anne Marie Harrison	Economic Development Manager
Jane Glenton	Democratic Support Officer

Also in Attendance:

Anna Couch	Principal Urban Designer, Planit
Helen Buckle	Urban Designer, Planit
Nicola Rigby	Director, GVA Property Consultancy

8 Notes

The Notes of the meeting held on 11th July 2018 were accepted by the Group.

9 Declarations of Interest

There were no declarations of interest.

10 Project Development Team - Personnel Update

It was reported that the incoming Director of Economic Growth and Regeneration would oversee the management of Canal Quarter; the Senior Regeneration Officer would project lead; and the Planning and Housing Policy Manager would report to the Planning Manager until the appointment was made.

That the Cabinet Member for Economic Regeneration and Planning be recommended to:

Note the personnel update.

The Chairman advised that the agenda would be re-ordered. Agenda Item No. 6 would be brought forward as the next item of business.

11 High-Level Optioneering and Viability Update

It was reported that Planit had been working with GVA to evaluate the high level options for a new development and financial framework for Canal Quarter and their viability.

Members were guided through progress to-date. A number of themes had emerged from the work carried out, which included the importance of working with the site's heritage and cultural buildings, and fully exploring other opportunities and looking at ways of improving viability, including a mix of uses and phasing.

The next stage in the process would be to complete the Spatial Strategy, which would set out the level and type of development considered appropriate for Canal Quarter. Details would be presented to the Cabinet Liaison Group in October and progress reported to Full Council in November.

It was reported that the Masterplan for the site would be constructed through continuous consultation with the public and finalised in October. The Supplementary Planning Document and Community Engagement Strategy would be commenced from October onwards.

Following the update, a question and answer session took place.

That the Cabinet Member for Economic Regeneration and Planning be recommended to:

Note the update and endorse the work being completed within the timescales reported.

12 Communications and Engagement Strategy Update

Planit gave a detailed presentation, which set out their approach and advised of an iterative process. Called "You Said, We Did", comments collected from the public would be responded to and developed.

Members were advised that the public would be provided with balanced and objective information to assist them in understanding the problems, alternatives and solutions relating to the Canal Quarter.

Working directly with the public throughout the process would ensure that public concerns and aspirations were consistently understood and considered. The public would be involved in the development of alternatives and identification of a preferred solution.

The Communications and Engagement Strategy would be informed by best practice, including consideration of Winchester's central regeneration and elsewhere. Lessons learned would feature in the Consultation and Engagement Plan.

It was reported that Winchester City Council were offering a video conferencing session, which would be arranged for the next meeting of the Group in October. Members were asked to submit questions in advance of the session.

Following the presentation, Members had the opportunity to raise questions, which were suitably answered.

That the Cabinet Member for Economic Regeneration and Planning be recommended to:

Note the work being undertaken on the Communications and Engagement Strategy.

13 Other Site-Specific Land and Property Matters

It was reported that it had not been possible to reach agreement with British Land

regarding acquiring their land and property interests, which had been placed on the open market.

Members noted that, should British Land's land and property holdings be sold to a third party, there was a risk that a developer could submit a planning application that was at odds with the overall ambitions for the site, and more detailed planning guidance would be needed.

Discussions had taken place with local key stakeholders, which included The Dukes, The Grand, The Musicians' Co-operative and Lancaster University. The University's Masterplan advised of the need for further student accommodation in the city. Greater clarity was needed from them and this would be sought.

With regard to the Musicians' Co-operative, it was intended that their presence be retained within the development scheme and discussion had taken place with them. R. G. Parkins & Partners Ltd had produced a structural report on the building and a number of items had been identified, which required urgent work. An update would be requested from Property Group regarding the works and the lease to the property.

It was reported that dialogue had been entered into in connection with property in third party ownership. The retention of existing buildings included the old Mitchell's Brewery site, which would be developed for arts/cultural purposes.

That the Cabinet Member for Economic Regeneration and Planning be recommended to:

Note the report.

14 Future Format of the Liaison Group

Members were asked to consider how the Cabinet Liaison Group might work in the future and to come back with a shared view.

15 Any Other Business

None.

16 Date and Time of the Next Meeting

The next meeting of the Canal Quarter Cabinet Liaison Group was scheduled for Tuesday, 16th October 2018, starting at 5.00 p.m. at The Storey. The meeting was subsequently rescheduled to Tuesday, 23rd October 2018, starting at 5.00 p.m. at The Storey.

(The meeting ended at 6.51 p.m.)

**Any queries regarding these Notes, please contact
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