



# RUSHMOOR BOROUGH COUNCIL

## CABINET

***Tuesday, 22nd September, 2015 at 4.30 pm***  
*at the Council Offices, Farnborough*

Councillor P.J. Moyle

- \* Councillor K.H. Muschamp, Deputy Leader and Business, Safety and Regulation Portfolio Holder

Councillor Hughes, Health and Housing Portfolio

\* Councillor Sue Carter

Councillor P.G. Taylor, Corporate Services Portfolio Holder

Councillor R.L.G. Dibbs

Councillor A. Jackman

Apologies for absence were submitted on behalf of Councillor Ken Muschamp  
Councillor Sue Carter.

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **6<sup>th</sup> October, 2015**.

45. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 1st September, 2015 were confirmed and signed by the Chairman.

46. **ALDERSHOT TOWN CENTRE PROSPECTUS - DRAFT SUPPLEMENTARY PLANNING DOCUMENT –**

(Environment and Service Delivery)

The Cabinet considered the Head of Planning's Report No. PLN1539, which set out the draft Aldershot Town Centre Prospectus Supplementary Planning Document (SPD) and sought agreement for this to be published for consultation. Members were reminded that the Council's Core Strategy had been adopted in October 2011 and provided an overarching strategy for the regeneration of Aldershot town centre. Furthermore, the Aldershot Town Centre Supplementary Planning Document had

been adopted by the Council in January 2009 and had set out a detailed vision for the environmental and physical improvement of Aldershot town centre, including the identification of development opportunity sites. Members were informed that a more proactive approach was now required, through partnership working, to secure investment and deliver improvements and development, whilst capitalising on the Westgate development and the Aldershot Urban Extension. The Council had, therefore, appointed Allies and Morrison Urban Practitioners to devise a strategy for regeneration, based on viable investment and development options to attract investment into Aldershot town centre. The Council had already identified six key sites with development potential:

- The Galleries
- Union Street East
- High Street (Kings Centre/Gala Bingo)
- Hippodrome House area
- Westgate Phase 2 (Princes Hall and police station)
- Aldershot railway station

The Cabinet received a presentation by Mr. Steve Walker of Allies and Morrison, which explained how the prospectus document was laid out and the process by which it had been prepared. Members heard how the vision for the town centre had been set out across six themes:

- A revitalised town centre offer
- Town centre living
- A family-friendly town centre
- An improved cultural offer
- Investing in streets and spaces
- Affirming the Victorian heritage

It was proposed that the public consultation on the draft SPD would last for six weeks, after which it would be submitted to the Cabinet for formal adoption.

The Cabinet considered the draft SPD and expressed strong support for the approach taken. Members stressed how important it was for the consultation to be accessible for all members of the community and it was confirmed that people would be able to submit comments through a variety of channels.

**The Cabinet RESOLVED** that

- (i) The draft Aldershot Town Centre Prospectus Supplementary Planning Document be approved for public consultation for a period of six weeks; and
- (ii) the Head of Planning, in consultation with the Cabinet Member for Environment and Service Delivery, be authorised to make any necessary minor amendments to the Prospectus, prior to the commencement of the public consultation.

47. **DRAFT RUSHMOOR BIODIVERSITY ACTION PLAN 2016 - 2021 –**  
(Environment and Service Delivery)

The Cabinet considered the Head of Planning's Report No. PLN1545, which set out the draft updated Biodiversity Action Plan (BAP) for Rushmoor and sought agreement for this to be published for consultation. Members were reminded that the Rushmoor Biodiversity Action Plan 2016 – 2021 had been produced after a key stakeholder meeting held on 15th February, 2015 and the document identified:

- Key habitats within the Borough
- Priority species associated with different habitats
- Main threats to local biodiversity
- Key actions needed to protect and enhance biodiversity

The stakeholder meeting had been well attended, with Rushmoor staff being joined by key partner organisations, including the Basingstoke Canal Authority, the Hampshire and Isle of Wight Wildlife Trust, local enthusiasts and members of the Rushmoor Urban Wildlife Group.

Members were informed that the updated action plan would build upon the work already undertaken as a result of the previous plan, set out strategic actions at a local level and provide a more detailed overview of the local environment and the local threats to priority habitats and species. It was explained that, since 2006, there had been a statutory obligation on local authorities to conserve biodiversity.

It was proposed that the public consultation on the draft BAP would last for six weeks, after which it would be submitted to the Cabinet for formal adoption.

The Cabinet considered the draft BAP and put forward several changes to the consultation draft. There was broad support for the Plan and its aims.

**The Cabinet RESOLVED that**

- (i) the draft Rushmoor Biodiversity Action Plan be approved for public consultation for a period of six weeks; and
- (ii) the Head of Planning, in consultation with the Cabinet Member for Environment and Service Delivery, be authorised to make

any necessary minor amendments to the Plan, prior to the commencement of the public consultation.

48. **FARNBOROUGH AIRPORT COMMUNITY ENVIRONMENTAL FUND –**  
(Environment and Service Delivery)

The Cabinet considered the Head of Community and Environmental Services' Report No. COMM1517, which sought approval to award a grant from the Farnborough Airport Community Environmental Fund, which had been set up to assist local projects.

The Cabinet Member for Environment and Service Delivery had considered the application by the Prospect Estate Big Local for an award of £3,000 towards the cost of the development of an environmental master plan for the area and had recommended that this should be approved.

**The Cabinet RESOLVED** that a grant of £3,000 be awarded from the Farnborough Airport Community Environmental Fund to the Prospect Estate Big Local.

49. **GRANTS TO VOLUNTARY ORGANISATIONS –**  
(Concessions and Community Support)

The Cabinet received the Head of Community and Environmental Services' Report No. COMM1518, which set out details of applications for grants from voluntary organisations. In accordance with the agreed procedure for the allocation of grants, the Cabinet Member for Concessions and Community Support had approved two grants for £1,000 or less. It was also recommended that the Rushmoor Gymnastics Academy should receive an award of £2,000 towards the training costs of two new apprentices.

**The Cabinet**

- (i) **NOTED** that the following grants totalling £800 had been approved by the Cabinet Member for Concessions and Community Support:

Aldershot Royal British Legion	£300
7th Farnborough Scout Troop	£500

- (ii) **RESOLVED** that a grant of £2,000 to the Rushmoor Gymnastics Academy be approved.

**NOTE:** Cr. A. Jackman declared a prejudicial interest in this item in respect of his children's use of the Rushmoor Gymnastics Academy and, in accordance with the Members' Code of Conduct, left the meeting during the discussion and voting thereon.

50. **THE SOURCE, BOULTERS HOUSE, NO. 237 HIGH STREET, ALDERSHOT –**  
(Corporate Services)

The Cabinet considered the Solicitor to the Council's Report No. LEG1517, which set out the circumstances that had led to the Source deciding to vacate the property at Boulters House, No. 237 High Street, Aldershot and to relocate to a smaller premises. The Report also detailed how it was proposed that the Council might assist the charity in this situation. Members heard how the property at Boulters House had been purchased by the Source in 2006 and it was explained that, at that time, the Council had loaned the sum of £350,000 towards the purchase price. The term of the loan was ten years and it was secured by a charge over the premises. Since 2010, financial difficulties had meant that the Source had struggled to make repayments on the loan. In December 2014, the Source had told the Council that it was seeking to make the charity self-sustaining through its bike project but, to do this, had identified that a move to smaller, more affordable premises was necessary. To aid the Source with relocating, the Council had commissioned a survey, which indicated that serious structural defects existed at Boulters House. It was estimated that repair costs in the medium term were likely to total around £160,000 and, therefore, it was considered that the property was beyond economic repair.

The Council had assisted the Source to identify new premises and it was proposed that they would relocate to Suite 3 on the ground floor of Wesley Chambers. It was further proposed that the Council would pay the first year's rent of £20,000 to the landlord on behalf of the Source. The total mortgage debt owed to the Council in respect of Boulters House totalled £328,125 in capital terms plus outstanding interest payments. It was proposed that the Council would receive the transfer of the ownership of Boulters House in repayment of the debt. The redevelopment of that site would produce a capital receipt to offset the amount owed to the Council. It was not known at this time whether the total debt would be cleared by this action but, in any case, it was explained that the Source had no other means to pay the amount owed. For this reason, it was recommended that this course of action would lead to the best possible outcome for all parties.

Members were keen to support this local charity and were appreciative of the valuable services the Source had delivered to young people over a number of years. It was agreed that this proposal offered a clear way forward for both the Source and the Council.

**The Cabinet RESOLVED that**

- (i) the Solicitor to the Council be authorised to:
  - pay the first year's rent of £20,000 to the landlord of Wesley Chambers upon the granting of the lease;
  - reimburse the valuation fee to the Source for the valuation of Boulters House;
  - take a transfer of Boulters House in consideration of the release of the Council's legal charge over the premises;
  - take all steps necessary to bring Boulters House forward for redevelopment; and

- (ii) supplementary estimates in respect of the first year's rent, the valuation fee and stamp duty on the transfer of the premises to the Council be approved.

The Meeting closed at 5.25 pm.

D.E. CLIFFORD  
LEADER OF THE COUNCIL

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