

**Place Shaping Working Group Minutes  
Oadby and Wigston Borough Council  
Thursday 12 February 2015**

**Councillors:**

Councillor J W Boyce (Chair)  
Councillor L A Bentley  
Councillor D M Carter  
Councillor M Charlesworth  
Councillor L Darr  
Councillor Mrs JM Gore  
Councillor J Kaufman  
Councillor Mrs L Kaufman

**Officers:**

Adrian Thorpe (Planning Policy and Regeneration Manager)  
Anita Pathak-Mould (Head of Community)  
Ed Morgan (Planning Policy Officer)  
Judith Sturley (Senior Economic Regeneration Officer)  
Mark Hryniw (Town Centre Manager)

**1. Apologies:**

Councillor R Thakor  
Councillor Mrs S B Morris

Anne Court (Director of Services)  
Daniel Britton (Economic Regeneration Officer)  
Jamie Carr (Planning Policy Officer)  
John Dickson (Section 151 Officer)  
Kirstie Rea (Senior Planning Policy Officer)

---

**2. Minutes and matters arising**

2.1 Councillor Carter requested that the minutes from 22.10.14 Place Shaping Working Group reflect that he was present at that meeting.

**3. Town Centre Managers Report**

3.1 Mark Hryniw, Town Centre Manager for Oadby and Wigston Borough Council, presented the report to Members.

3.2 The Festive Lights were deemed to be hugely successful this year and praise for such was relayed to Officers involved. However, in Oadby, local traders decided to keep the lights on until the end of January in a bid to brighten the town up and this has been the subject of some criticism, mainly directed towards the Council.

- 3.3 Councillor Gore suggested that if the festive lights were to remain on until the end of January, then the Christmas Lights be removed by the 12<sup>th</sup> night.
- 3.4 Councillor Boyce suggested that Officers work more closely with Oadby Traders in the build up to the 2015/16 festive period and ensure that all residents are aware of the reasons for keeping the lights on into January 2016 by publicising the traders' decision via the appropriate communication methods (e.g. Letterbox, website, local press).
- 3.5 Mark Hyniwi confirmed that the Council pay for the electricity that the lights use. He said that despite the lights in Oadby remaining on until the end of January, the electricity costs between Oadby and Wigston are comparable because there are more lights in Wigston compared to Oadby.
- 3.6 All three town centre Festive Lights Switch-On events were hugely successful in 2014. Councillors agreed that the Town Centre Manager should engage with Arriva in order to come to a mutual agreement regarding the closure of a section of Blaby Road, South Wigston, for the Christmas Capers event in South Wigston in 2015.
- 3.7 The Town Centre Manager explained that the Council is joining forces with Blaby District Council by supporting Leicestershire Food Links in its bid to challenge Leicester City Council's licensing fees that it charges for holding Markets in both districts. Councillor's supported this move and requested that any developments on the matter are fed back to the group at the next meeting.

#### **4. Digital Display Screen Advertising Policy**

- 4.1 The Town Centre Manager introduced this item and invited comments from Councillors about the Draft Digital Display Screen Advertising Policy (March 2015).
- 4.2 Councillors made suggestions about a number of sections in the document and agreed that the policy should be carefully worded to ensure that legally, the Council's policy is in accordance with the appropriate legislation, such as the Equality Act 2010.
- 4.3 Councillor Boyce sought opinion on the split between using the advertising 'space' for commercial or community organisations, to which it was agreed that a split of 50% for each would be a good starting point, although flexibility and a trial period would inevitably be required.
- 4.4 Councillor Gore suggested that all adverts are proof read by more than one Officer to ensure that the spelling and grammar contained within each, is correct.

#### **5. 41 Canal Street, South Wigston – Update**

- 5.1 Judith Sturley summarised the content of this report by updating Members about the latest position with regards to this property in South Wigston.
- 5.2 The Council accepted an expression of interest from North Midlands Construction PLC in December 2014 and documentation to finalise this agreement is being drawn up between the Council and their legal advisors.
- 5.3 With regards to the compulsory purchase of the building, Councillor Boyce recommended that Planning Policy and Regeneration remain in close contact with the Legal team to ensure that all progress on the Compulsory Purchase Order (CPO) is in accordance with national legislation.
- 5.4 Officers will continue to report back to this meeting to update on progress as and when it occurs.

## **6. Action Plan to bring forward Development Sites in the Borough**

- 6.1 Adrian Thorpe presented the content of the report to Members and explained what the primary purpose of the Action Plan was. Members agreed that it was a useful approach towards bringing forward sites for development and Councillor Boyce stated that the document must be clear, concise and to the point.
- 6.2 Councillor J Kauffman requested that Officers provide clarity over the timelines for bringing key town centre sites forward. Councillor Boyce agreed with this request and added that sites contained within the Action Plan could be updated at any time in the future.

## **7. Changes to Section 106 Planning Obligations**

- 7.1 Ed Morgan presented the content of the report to Members and explained what impact changes to the National Planning Practice Guidance will have upon the Borough's ability to see developer contributions from small sites (11 units and below).
- 7.2 Councillor Boyce asked if there was any way that the Council could take account of cumulative impact of adjacent sites. Officers will investigate this matter when reviewing the Developer Contributions Supplementary Planning Document later this year.
- 7.3 Councillor Boyce provided further background on this matter and explained that the Council is in a fairly unique position regarding its approach to considering the need for implementing a Community Infrastructure Levy (CIL) in the Borough.
- 7.4 Members agreed the content of the report and its recommendations.

## **8. Oadby Grange Country Park - Update**

- 8.1 Adrian Thorpe presented this item and explained the latest position of the Council regarding land at Oadby Grange Country Park. The Council's Legal team is involved in the process of having this land transferred over to the Council and an update on this process will be reported to the next Place Shaping Working Group Meeting.
- 8.2 Members discussed potential options for this site and it was agreed that the Council should work with external specialists, Stepping Stones, to compile a range of options for the site at low, medium and high costs, in order for Members to have a greater level of clarity over visualising what could be incorporated as part of a 'Country Park' in the future.
- 8.3 As part of the agreement, the current owners of the land have requested that the Council somehow incorporates their family-name, 'Walker', into the area. Councillor Boyce recommended that further consideration into this item should be given and therefore, this should be presented as a separate report at a future Place Shaping Working Group Meeting. In the mean time, it was agreed that the 'working title' for the land would remain as 'Oadby Grange Country Park'.
- 8.4 Councillor Boyce also suggested that Adrian Thorpe communicates with the Legal team to clarify what is being agreed through the legal process.

## **9. Joint Strategic Flood Risk Assessment**

- 9.1 Adrian Thorpe explained why the Council commissioned this piece of work and what the outcomes of the study are, including how its content will help to provide a sound evidence base for the Borough's emerging New Local Plan.
- 9.2 Members discussed the purpose of the document and agreed that it would be useful to see a copy of the Borough's Flood Risk Map, once it is available.

## **10. Any Other Business**

- 10.1 Councillor Bentley and Councillor Charlesworth requested that Officers provide them with information contained within the Section 106 Agreement associated with the development of the former South Leicestershire College site on Station Road, Wigston.

## **11. Date of Next Meeting**

- 11.1 The next Place Shaping Work Group will take place on Tuesday 31 March, 2015, 18:30, Committee Room, Council Offices, Wigston.