

Place Shaping Working Group Minutes

Oadby and Wigston Borough Council

Thursday 17 September 2015

Councillors Present:

Councillor JW Boyce (Chair)
Councillor LA Bentley
Councillor GA Boulter
Councillor DM Carter
Councillor L Darr
Councillor J Kaufman
Councillor SB Morris

Officers Present:

Adrian Thorpe (Planning Policy and Regeneration Manager)
Anita Pathak-Mould (Head of Communities)
Ed Morgan (Planning Policy Officer)
Mark Hryniw (Town Centre Manager)
Stephen Meynell (Senior Regeneration Officer)

1. Apologies:

Councillor T Barr
Councillor Dave

2. Minutes and matters arising

- 2.1 Councillor Boyce reminded all present that this meeting is a 'confidential' discussion rather than a 'public' meeting.
- 2.2 Councillor Darr asked for an update from Officers on what is happening at No's. 12-16, The Parade, Oadby. The Town Centre Manager, Mark Hryniw, explained that as far as he was aware, a national restaurant chain is seeking to operate from the premises and that the chain has a good reputation in the other locations that it currently operates from, throughout the country.

3. Town Centre Managers Update

- 3.1 The Town Centre Manager, Mark Hryniw, summarised his briefing report and explained that overall, all three centres in the Borough are performing well in comparison to National statistics.
- 3.2 Each centre in the Borough held some really successful events that took place over the summer and therefore, each will be looking to recreate those events again next year.
- 3.3 All three centres will be holding events to mark the switching on of festive lights in the coming months. Oadby's switch on will take place on Saturday, 7 November at 17:15 pm;

Wigston's event will take place on Saturday, 28 November at 18:00 pm; and, South Wigston will have a Christmas Capers event, that will include the switch on of their festive lights, on Saturday, 5 December at 17:30 pm.

- 3.4 Councillor Boyce suggested that Town Centre Manager, Mark Hryniw, should formally invite this year's Mayor of Oadby and Wigston, Councillor L Darr, to each event.
- 3.5 Anita Pathak-Mould suggested that the new Customer Services Centre would be open on Bell Street in Wigston by then and therefore, the Town Centre Manager could liaise with them to see if the Council could be more involved in this year's proceedings.
- 3.6 It was confirmed by Mark Hryniw that all Trading Associations are involved in the events in each town.

4. Bell Street Information Boards

- 4.1 The Town Centre Manager, Mark Hryniw, summarised his briefing report to Members.
- 4.2 Mark Hryniw confirmed that in association with interested stakeholders, there are appropriate funds available to progress these boards. The signs are designed to represent Bell Street's past and significance to Wigston.
- 4.3 All Members agreed that this is worthwhile project and the Mark Hryniw should continue to work with Wigston Historical Society to ensure that the signs are installed.

5. Local Plan Update

- 5.1 Adrian Thorpe, Planning Policy and Regeneration Manager, explained the content of his briefing report to Members. The report was written to give a summary of the key issues that the Borough is facing with regards to setting its Objectively Assessed Need (OAN) and establishing what the most robust methodology will be going forwards.
- 5.2 Adrian Thorpe and Councillor Boyce explained the complexity of the methodology that sits behind the Council's OAN and all Members agreed that it is essential for the Council to work proactively and positively towards delivering sites for new development in the future.
- 5.3 Adrian Thorpe explained that the Council will be preparing a new Local Plan over the coming 2 years in a bid to adopt a new Plan by autumn 2017. To reach that target date, the Council will face resource implications in order to progress robust evidence base documents to support the delivery and adoption of the new Local Plan. For example, the Council will have to review its Affordable Housing Viability Assessment over the course of this period.
- 5.4 After lengthy discussions, it was agreed by all Members that the process should proceed as recommended.
- 5.5 Adrian Thorpe confirmed that there will be a public consultation on the new Local Plan Key Challenges (Regulation 18) Document, running between Monday, 12 October and Monday, 23 November, ending at 17:00 pm.

6. Long Lanes, Wigston Town Centre Area Action Plan (Paddock Street Car Park and surrounding area)

- 6.1 Adrian Thorpe, Planning Policy and Regeneration Manager, explained the content of his briefing report to Members. He explained that there have been some significant milestones in recent years since the adoption of the Town Centres Area Action Plan (September 2013) and that most notably, Wigston town centre (Bell Street) has benefitted from the upgrading of its public realm.
- 6.2 The Council is now preparing a Local Development Order for a site in Wigston town centre, and, there is also an Investor Prospectus for the Borough that includes a number of sites in the Borough, including that at Paddock Street Car Park.
- 6.3 Stephen Meynell, Senior Regeneration Officer, explained how a Feasibility Study would test all of the options available for this site, to allow a more informed recommendation to follow at a future meeting.
- 6.4 Councillor Bentley confirmed that he agreed that this project has real potential and could be very positive for the Borough. However, it has to fully take account of car parking, an issue that has historically always been a significant in the town. Councillor Boulter also raised concerns about car parking arrangements.
- 6.5 Councillor Boyce confirmed that all aspects should be considered and that car parking should be retained in line with Town Centre Area Action Plan Policy 16. The Council would need to retain active involvement and this will enable proactive discussions to take place on any possible redevelopment of the site.
- 6.6 It was agreed by all Members that the Feasibility Study would dictate the viability of all options for the site and until that work has been done, it is difficult to proceed further. Therefore, Councillor Boyce requested progress be made on the feasibility work and to report back to Members at their earliest opportunity with recommendations for the next steps concerning this land.
- 7. Churchill Close Estate, Oadby**
- 7.1 Councillor Boyce, Adrian Thorpe and Anita Pathak-Mould introduced this item. It was explained to Members that the Council is looking into options for this site and considering the feasibility on a range of options.
- 7.2 Councillor Boyce said that the primary objective for whatever option to be taken forward will be to ensure that it increases the long-term lifecycle of this development and all Members agreed that there may be opportunities to link any work in this area to adjoining land.
- 7.3 Anita Pathak-Mould acknowledged that the feasibility work would need to assess all options going forwards and that these options would be fed back to Members at the earliest opportunity.
- 7.4 Councillor Carter agreed that it is positive that the Council is proactively looking at the Churchill Close Estate, but he is very keen to ensure that resident car parking issues are addressed and that the safety of residents is considered as part of the options going forward.

7.5 Adrian Thorpe agreed with all points raised by Members and agreed that progress would be made on the feasibility work and that he would report back to Members at the earliest opportunity with recommendations for the next steps concerning this land.

8. Draft Planning Obligations Supplementary Planning Document

8.1 Ed Morgan, Planning Policy Officer, explained the content of his briefing report to Members. He confirmed that there will be a public consultation on the draft document, running between Monday, 12 October and Monday, 23 November, ending at 17:00 pm.

8.2 Councillor Kaufman suggested that Leicestershire Constabulary has rebranded and it is now known as Leicestershire Police.

8.3 Members agreed the recommendations of this report.

9. Economic Regeneration Strategy review Aims and Objectives

9.1 Stephen Meynell, Senior Regeneration Officer, explained the content of his briefing report to Members. He invited comments from Members to be submitted to either him or Judith Sturley, Senior Regeneration Officer, within the next 14 days.

9.2 Members agreed the recommendations of this report.

10. Any Other Business

10.1 None.

11. Date of Next Meeting

11.1 Wednesday, 2 December 2015, Committee Room, Wigston, 18:30 pm.