



30 October 2015

Dear Sir/Madam

A meeting of the Stapleford Advisory Committee will be held on Monday 9 November 2015 in the New Council Chamber, Town Hall, Foster Avenue, Beeston, at 7pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience

Yours faithfully

Chief Executive

To Councillors:	S J Carr	J W McGrath
	R H Darby	P J Owen
	W J Longdon (Chair)	C H Rice
	R D MacRae	A W G A Stockwell (Vice Chair)

A G E N D A

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES

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The Advisory Committee is asked to note the minutes of the meeting held on 16 September 2014.

4. TOWN CENTRE RETAIL WORK

To provide the Advisory Committee with a verbal update regarding Stapleford Town Centre retail work.

5. STAPLEFORD – VARIOUS UPDATES

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To provide the Advisory Committee with various updates regarding Stapleford.

6. HS2/TOTON – STAPLEFORD CONSULATION UPDATE

To verbally update the Advisory Committee on the Stapleford Consultation process.

7. NEIGHBOURHOOD PLAN UPDATE – TOWN COUNCIL

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To update the Advisory Committee on the recent works of the Stapleford Neighbourhood Plan.

8. WORK PROGRAMME

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To consider items for inclusion into the Work Programme for future meetings.

STAPLEFORD ADVISORY COMMITTEE

16 SEPTEMBER 2014

Present: Councillor J Williams, Chair

Councillors: E H Atherton J W McGrath
 D Grindell I White

Apologies for absence were received from Councillors R H Darby, G Harvey and M Y Hegyi.

1. DECLARATIONS OF INTEREST

Councillor J W McGrath declared a non-disclosable pecuniary interest in agenda item 5, minute number 4 refers, due to him knowing the developer.

2. APPOINTMENT OF VICE-CHAIR

RESOLVED that Councillor J W McGrath be appointed Vice Chair of the Stapleford Advisory Committee.

3. TERMS OF REFERENCE

The Committee noted the Terms of Reference and queried the Membership details contained in the appendix which were at variance with those on the summons to meeting. Officers would clarify this at the next meeting.

4. PROGRESS REPORT – STAPLEFORD

The Committee noted the update on the progress of the various projects in the Stapleford area. The following matters were noted:

- Stapleford House. The Brownies had relocated to the Pastures Community Church and the Scouts had relocated to Stapleford House.
- Stapleford Cemetery Chapel. Works had now commenced and Cabinet had approved a budget.
- Scout Hut Welch Avenue. Two or three houses were likely to be constructed on the site of the former Ryecroft Street garages. Cabinet approval was awaited and construction was likely to commence in summer 2015.
- Montrose Court Community Centre. Clarification was sought as to the narrative which contained reference to 'New Washington Community Centre'. It was stated that, for the sake of clarity, all further references in this Committee should be to 'Washington Drive Community Centre'. It was

noted that the Montrose Court Community Centre become the Montrose Play Forum.

- New Washington Community Centre (now referred to as 'Washington Drive Community Centre'). There was an outstanding issue with broadband and the Estates Manager would pursue this. The matter would be reported back to the next meeting.
- New Road Industrial Unit. It was clarified that this unit was located off Moorbridge Lane. Storage for the Arts and Development team had been relocated to Queens Elizabeth Park, Toton Lane. The unit had now been commercially let to make the best use of the Council's assets and secure rental income. It was anticipated that the occupation of the new tenant would assist in curbing anti-social behaviour which had been occurring in the location of Unit 18.
- Ryecroft Street. The redevelopment was likely to commence during 2016/17 and funding had been secured. It was noted that Ryecroft garages and the Scout hut site on Welch Avenue were likely to be built under one contract to achieve economies of scale.
- Peatfield Court. There was activity on site this week and it was noted there could be issues with the plant, which was large.
- Midland Avenue. No update to report.
- Anthill Street. The Haven Church had moved to the site of the former Frederick Harrison School on Wadsworth Road. Concerns had been expressed by residents about the consequences of the site having been sold to Framework Housing (which had yet to apply for planning permission) and a site visit would be organised. It was intended to redevelop the former Haven Church site by demolishing the adjacent garages and then building on the site. It was noted that the HCA grant allocation would need to be expended within the period ending March 2015 and a planning application was awaited. The car park opposite the site was owned by the Council and the Director of Housing, Leisure and Property Services would enter discussions with Framework to establish if they were interested in purchasing part of that land to enhance their proposed development. Some members expressed concern at the potential client base of Framework and were concerned at the impact this may have on residents.
- Cliffe Hill. The Council had purchased the former police station site with the intention of being the sole land holder around the Cliffe Hill car park which had been discussed at length by the former working group. More recently discussions had ensued on the exploration of retail potential on the corner where the former police station building had been located which would entail demolition of the building. This had been the subject of significant interest although no planning application had been received. There was potential for residential accommodation to be located above retail units and potential for further residential accommodation at Maycliffe with the likelihood of work being done in two phases:
 - Former police station and Maycliffe – retail and residential
 - Cliffe Hill site for housing

Plans did not however envisage public toilets but moving the electricity sub-station to the location of the existing toilets. Monies were available for years 2015-18. The risks associated with the Council building retail

units were noted although it was considered that there was an opportunity not to be missed to enhance the gateway to Stapleford. Commissioning of a topographical survey had been approved to inform the development proposals. It was hoped that proposals would be ready for presentation to the Development Control Committee by Christmas 2014. The Cliffe Hill Community Centre lease would expire in 2018 and members noted the lack of engagement by the community centre with the Council for consideration of alternative premises. The Committee noted that any proposals would be subject to the planning process and liaison with County highways.

Councillor Jackson expressed concern at the proposed location of the housing association flats and considered they would be better located closer to the frontage. The Director of Housing, Leisure and Property Services confirmed that such concerns were being addressed but viability would depend on the survey. Councillor Jackson also expressed concern that nothing should be built for which there was not a proven demand. The Town Centre officers confirmed that a lot of interest had been expressed in the proposals. All matters would come before Cabinet in due course. The Council was looking to achieve a long-term rental income stream by offering 100 year leases for accommodation.

A project running at the rear of Maycliffe Hall called 'Shedders' was being taken forward by housing officers in conjunction with the scrutiny review of Loneliness in the Borough. It was noted that replacement of community centres should be a standing item on future agendas of the working group and discussion ensued on the provision of public toilets. The Town Centre officer advised this matter could be addressed by community toilet schemes which businesses sign up to and details of the scheme would be circulated to members of the working group.

- Hickings Lane/Church Street. Discussions were on-going and the Director of Housing, Leisure and Property Services was meeting with partners and architects who were making an approach to the private land owner to see if they were interesting in selling.
- Welch Avenue. Previously discussed.
- Pinfold. The Town Centre Officer reported that the Aldi consultation had received 300 responses, 96% of which had been supportive. A planning application was expected in October.
- Moults Yard. A Cabinet report would come forward seeking authority to compulsorily purchase.
- Chequers Pub. Members suggested that the Town Centre officers speak to the interested party.
- Iceland. The Town Centre officers had raised issues regarding the car park with the planners.

RESOLVED that the working group NOTED the progress made and further ENDORSED the actions highlighted in the report and appendices.

Report of the Director of Housing, Leisure and Property Services

STAPLEFORD – VARIOUS UPDATES1. Purpose of report

To provide Committee with various updates regarding Stapleford.

2. Detail

- **Town Centre Retail Work** - Occupancy is currently 89%. The empty units are generally those not close to an anchor store in the town. Therefore work is taking place with large/national brands to encourage them to take on the ground floor retail units in the Stapleford police station development. Currently these businesses include groceries, pet supplies, and low cost products. There is a diverse mix of businesses in Stapleford and there are also businesses relocating within the town to larger premises.

The Town Centre Manager will give a further verbal update.

- **Whiteley Mill Update** - The plan is to turn Whiteley mill into a training centre for apprentices, possibly funded by D2N2, this would be to build the planned hotel and other leisure facilities.
- **Cliffe Hill Update** - The latest thinking is to develop the site for housing. Maycliffe Hall would become a 3 storey 11 apartment building through NCHA. The police station site would become ground floor retail with 2 floors of high end apartments (12) on top. The final phase would be the development of the Cliffe Hill community centre this is dependent on the time it takes to relocate the current users.

The Director of Housing Leisure and Property Services will give a further verbal update.

- **Public toilets** – the future of all public toilets in the Borough is currently under review, including those at The Roach. One cost-saving option would be to close the present facilities and instead introduce a community toilet scheme – allowing the public to freely use a range of other facilities such as cafes and libraries.
- **Moults Yard** - Whilst planning permission was granted on this site for 15 dwellings on 3 March 2015, to date there is no obvious sign of progress towards the site's redevelopment. The Regeneration Manager has made contact with the site owners and has spoken to their agent and it is understood that the owners intend to redevelop the site themselves once some legal matters have been resolved. However, if this situation does not resolve itself quickly and considering the site has been in an untidy state for several years, the Council may consider other measures such as Compulsory Purchase Powers (CPO) powers to improve the site. An update report is currently scheduled to be taken to the 24 November Cabinet.

3. Financial Implications

There are no direct financial implications arising from this report.

Recommendation

The Committee is asked to NOTE this report.

Background papers

Nil

Report of the Director of Legal and Planning Services

NEIGHBOURHOOD PLAN UPDATE – TOWN COUNCIL

1. Purpose of report

To update the Advisory Committee on the recent works of the Stapleford Neighbourhood Plan.

2. Background

Attached to the report as an appendix is an update of the recent works under taken by Stapleford Town Council in relation to the establishment of the Stapleford Neighbourhood Plan.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

APPENDIX

There was a Meeting of the Planning and Environment Committee of the Town Council held on Friday, 23 October 2015 at which this matter was discussed.

It was agreed, by this Committee, to recommend to the Town Council at its next Meeting on 27 November 2015 to issue an information flyer, (which is being working on) to every household in the Town.

Two open information sessions will be held regarding Neighbourhood Planning at the Carnegie Centre in January 2016 on a Saturday 10.00a.m.-2.00p.m. and on the following Monday with an early evening session. Exact dates and times will be confirmed by the Town Council at its Meeting in November.

The flyer will not be available until the Town Council has ratified the Committee's Decision and has agreed the style and wording of this leaflet.

There have been expressions of interest in this project from four members of the general public and 12 Town Councillors.

The idea behind the leaflet is to publicise the Neighbourhood Plan and call for individuals to volunteer their talents/skills to work on this project.

Report of the Director of Legal and Planning Services

WORK PROGRAMME

1. Purpose of report

To consider items for inclusion into the Work Programme for future meetings.

2. Background

Members are asked to consider any additional items that they may wish to see in the Programme.

3. Dates of future meetings

Members are asked to consider any future dates for the meeting of the Advisory Committee

Recommendation

The Advisory Committee is asked to CONSIDER items for inclusion in the work programme and to RESOLVE that the future meeting dates as set out by the Committee.

Background papers

Nil