



11 May 2016

Dear Sir/Madam

A meeting of the Jobs and Economy Committee will be held on Thursday, 19 May 2016 in the New Council Chamber, Foster Avenue, Beeston, commencing at 7.00pm.

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: B C Carr	A Harper (Chair)
T A Cullen	H G Khaled
M J Crow (Vice Chair)	P Lally
J W Handley	W J Longdon
M Handley	R S Robinson

Other members of the Council (for information)

AGENDA

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. BEESTON TOWN CENTRE ADVISORY COMMITTEE MINUTES PAGES 1 - 2

The Committee is asked to note the minutes of the meeting held on 16 February 2016.

4. STAPLEFORD ADVISORY COMMITTEE MINUTES PAGES 3 - 5

The Committee is asked to note the minutes of the meeting held on 9 November 2015.

5. EASTWOOD ADVISORY COMMITTEE MINUTES PAGES 6 - 8

The Committee is asked to note the minutes of the meeting held on 8 March 2016.

6. KIMBERLEY ADVISORY COMMITTEE MINUTES PAGES 9 - 10

The Committee is asked to note the minutes of the meeting held on 8 February 2016.

7. STRATEGIC PLANNING AND ECONOMIC DEVELOPMENT EXAMINATION AND INQUIRY GROUP MINUTES PAGES 11 - 14

The Committee is asked to note the minutes of the meeting held on 5 April 2016.

8. UPDATE ON KEY SITES PAGES 15 - 17

To update members of the Committee on the progress of housing sites across the Borough.

9. TOWN CENTRE UPDATE PAGES 18 - 21

To update members of the Committee on the work of the Town Centre Manager across the Borough.

10. PART 2 LOCAL PLAN (SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES) PROGRESS REPORT PAGES 22 – 23

To present to the Committee with progress made in plan preparation in Broxtowe, how this may tie in with Neighbourhood Plan work and to receive suggestions for workshops planned over the next few months.

11. APPEAL DECISION AND COSTS AWARD
TO THE NEW WHITE BULL AT NOTTINGHAM
ROAD GILTBROOK

PAGES 24 - 25

To present to the Committee with a costs claim submitted by Paragon Property Development in respect of an appeal decision at the New White Bull public house.

12. WORK PROGRAMME

PAGES 26 - 27

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

BEESTON TOWN CENTRE ADVISORY COMMITTEE

16 FEBRUARY 2016

Present: R I Jackson, Chair

Councillors: E H Atherton
S J Carr
M R Kee
E Kerry
P Lally
P J Owen
J C Patrick

In attendance: Councillor G Marshall
Councillor J M Owen
Councillor P D Simpson

33. DECLARATIONS OF INTEREST

There were no declarations of interest.

34. MINUTES

Minutes of the meeting held on 3 December 2015 were confirmed as a correct record.

35. BEESTON TOWN CENTRE – VARIOUS UPDATES

The Head of Property Services presented the report and provided additional updates regarding Beeston Town Centre which the Committee noted as follows:

- Additional temporary parking was to be provided on the Phase 2 site.
- Snagging issues would not be completed by February. It was noted that the Taylor Woodrow and Nottingham City Council were contractually obligated to rectify any snagging issues. Additionally the Council could refuse the land back until such work had been completed and receive compensation if the Council could prove a genuine loss of revenue.
- The ex-Yorkshire bank premise is in the process of being let.
- A Beeston Town Centre Team had been launched.
- The Community Toilet Scheme proposal had been met with mixed responses. The responses were to be fed into the Environment EIG's review of Community Toilet Schemes.

- Cinema operators require a significant capital contribution. Additionally, further car parking would be required were a Cinema to begin operating.
- The Council had received a large sum in relation to the tram compensation. However, Officers could not estimate a date for receiving full compensation.
- Premise vacancy ratings were at 4% in Beeston.
- £30,000 had been acquired to possibly fund the up lighting of the church. Additionally, the Council was required to fund improvements to the band stand and to provide a cover.
- An opportunity had been identified for Post-graduate student accommodation. The Committee discussed the possibility of purpose built student accommodation in order to alleviate pressure on the existing housing stock and to release houses in multiple occupation back to family use.

RECOMMENDED to Cabinet that £30,000 S106 monies be considered for projects to improve the area around the redevelopment such as providing a cover for the band stand and additional funds be identified to uplift the Church.

36. EXCLUSION OF PUBLIC AND PRESS

RESOLVED that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Act.

37. FHP PRESENTATION

The Committee received a presented by a representative from FHP.

38. BEESTON TOWN CENTRE – PROCUREMENT OPTIONS

A representative from FHP addressed the Committee.

RESOLVED that the option to purchase the Henry Boot interest in Beeston Square is pursued further, subject to:

- (1) Further detailed risk analysis and financial assessment including tax, insurance and revenue cost implications.
- (2) The agreement of a final purchase price subject to independent valuation and assessment.
- (3) The completion of a satisfactory condition survey of the relevant properties.
- (4) The conclusion of agreements for the re-letting of Unit 8 and Unit 33/34.
- (5) The development of suitable property management arrangements.

STAPLEFORD ADVISORY COMMITTEE

9 NOVEMBER 2015

Present: Councillor W J Longdon, Chair

Councillors: E H Atherton J W McGrath
 R H Darby C H Rice
 R D MacRae A W G A Stockwell

An apology for absence was received from Councillor P J Owen.

1. **DECLARATIONS OF INTEREST**

Councillors J W McGrath and R D MacRae declared a non-disclosable pecuniary interests due to the Councillors being members of the Planning Committee.

2. **MINUTES**

The Committee noted the minutes of the meeting of the 16 September 2014.

3. **TOWN CENTRE RETAIL WORK**

The Committee received an update with regards to Stapleford Town Centre retail. The Town Centre Manager informed the Committee that 11% of premises in the Town Centre are vacant, of these vacant premises two businesses have moved to larger units within Stapleford. The Committee noted that Stapleford Town Centre was performing under the national average of 12% for vacant premises.

The Council was exploring the option to secure funding from Nottinghamshire County Council in order to improve street cleaning. The Committee was informed that there were no plans to offer additional free parking within the Town Centre due to free parking being offered at specific times on Saturday.

4. **STAPLEFORD – VARIOUS UPDATES**

The Committee received an update on the various projects being undertaken in Stapleford. There are 3 sites under appraisal for development and these are, the former police station, Maycliffe Hall and Cliffe Hill Avenue. The proposed developments would include a mixture of affordable rent, market rent and premises for sale.

The Committee was informed that funding had been identified for the development at Maycliffe Hall and it was estimated that work could begin in March 2016 and be completed within a year. It was estimated that work on the former police station could begin in mid-2016 with an estimated one year completion. Cliffe Hill Community Centre currently leases the land from the Council with the lease ending in 2018. It was suggested that Council could provide alternate accommodation for the Community Centre. However, the Community Centre had resisted the possibility of changing premises and therefore the estimated date for work to commence was 2018. It was noted that all the developments were subject to planning permission being granted.

Concern was raised over the potential loss of the Community Centre should the application be successful. Further concern was raised over disruption caused to roads should the applications be approved. The Committee queried as to whether fines could be levied against the developer should the development be delayed and cause further disruption to traffic. It was reported to the Committee that no fines would be levied against issues arising out of disruption caused as the Council would be developer of the project. Furthermore, the Council would implement a phased development to ensure disruption would be kept to a minimum.

The Committee queried whether additional toilets would be factored into the proposed development. It was reported that a Community Toilet Scheme could be established for local bar and restaurants to offer their toilets to the community.

Members requested that all residents of Stapleford be consulted on the options available for the potential development.

5. HS2/TOTON – STAPLEFORD CONSULTATION UPDATE

The Committee received an update regarding the Stapleford Consultation process. It was noted that 500 dwellings had to be built within the Toton/Stapleford area in order to satisfy the number set by the Council's Core Strategy.

The Committee queried whether developers would be providing community provisions for any HS2 development. Officers established that the Council could include recommendations for community provisions into planning applications as they are received by the Council.

Additionally, the Committee raised concern over the ownership of the football pitches in Toton. Further concern was raised over the issue of the school managing the football pitches and in particular if these pitches would be available to the community should the school manage them. It was further established that sporting groups had been approaching developers to ensure sporting provisions are provided in the proposed developments.

The Committee queried whether road improvements would be factored into any HS2 development. It was established that Nottinghamshire County Council was responsible for road improvements/highways. However, road improvements could potentially be factored into any conditions of the planning application.

The Committee noted that the planning applications had yet to be finalised and none had yet been approved.

6. NEIGHBOURHOOD PLAN UPDATE – TOWN COUNCIL

The Committee received an update on the progress of Stapleford Town Council's Neighbourhood Plan. It was noted that the Town Council was to produce a leaflet updating residents on the progress of the Neighbourhood Plan in mid-December 2015 with the intention of public consultation begin in January 2016. It was further noted that the Council could supply funding to the Town Council to help produce the consultation leaflets.

7. WORK PROGRAMME

The Committee was asked the contact the Chair with suggestions for items for inclusion in the work programme.

EASTWOOD ADVISORY COMMITTEE

8 MARCH 2016

Present: Councillor M Handley, Chair

Councillors: M Brown T Harper
 E Cubley J K Marsters
 J W Handley P J Owen

An apology for absence were received from Councillor M Radulovic MBE

6. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

7. **MINUTES**

The minutes of the meeting held on 10 November 2015 were confirmed as a correct record.

8. **NEIGHBOURHOOD PLAN UPDATE**

The Committee was informed that Greasley Parish Council explored the options available for housing allocation and economic development in relation to creating a Neighbourhood Plan. Greasley Parish Council had located an additional area of consultation and it was established that Greasley Parish Council was to have an Annual General Meeting regarding this consultation. The Parish Council had created a Twitter and Facebook page with the intention of linking surveys to the websites and allowing for greater publicity of the Neighbourhood Plan.

Eastwood Town Council had established a Neighbourhood Plan Committee. The creation of the Eastwood Neighbourhood Plan was largely being dealt with by the Committee and the Eastwood community. It was established that the Town Council had organised a coffee morning in order to generate greater community involvement and publicity.

Brinsley Parish Council had started the process of creating a Neighbourhood Plan.

9. INVESTIGATION INTO ECONOMIC DEVELOPMENT IN THE NORTH OF THE BOROUGH

The Committee was informed that the purpose of the report was to facilitate discussion in relation to the enhancement of the Eastwood area.

A definition of boundary areas

The boundary areas that relate to Eastwood were established to be, Eastwood, Newthorpe, Brinsley and Greasley.

Actions that could be taken in the town centre

It was established that there were twelve vacant units within Eastwood Town Centre. Additionally, the Town Centre had six charity shops, nine café outlets, eighteen hair and beauty salons and seven estate agents.

The Committee discussed several options to the revitalising of the Eastwood Town Centre. It established that condensing the retail space in Eastwood to the multinational outlets and converting vacant units into residential areas would give Eastwood Town Centre higher probability for increased footfall. The proposed area for residential conversion would house 10-12 flats situated along Nottingham Road. The Committee enquired if the Council would use Compulsory Purchase Orders (CPO) to acquire the vacant units. The CPO option was available to the Council. However, the Council was exploring the option to match developers with the propose site in order for quicker development. It was further discussed that the development of the Nottingham Road site would improve the entrance to Eastwood. The Committee agreed to support the proposed condensing of Eastwood Town Centre and improved areas for residential use.

The Committee raised concern over the lack retail diversity in Eastwood and how the Council could help to improve such matters. It was established units in Eastwood were not fit for purpose to attract retail outlets. Additionally, due to Eastwood's close proximity to Nottingham City Centre and internet shopping any businesses coming to the area needed a level of viability. The Committee discussed the possibility of improving the night time economy by creating a night time hub within Eastwood Town Centre.

The Committee enquired if the Council led craft workshops still operated within Eastwood. It was established that the craft workshops continued to operate within Eastwood Town Centre. However, the workshops suffered from inadequate signage to direct people to the area. Further to this the Committee raised concern over the general inadequate signage for the Eastwood area.

Economic development

The Committee discussed the economic development options available to Eastwood.

The Council was in discussions with the owners of Bennerley Viaduct, Sustrans, regarding the possibility of redeveloping the site. It was noted that the site was a grade 2 star listed building with strong heritage links. It was proposed that leisure trails could be improved in the area and a heritage centre could be developed with further nature conservation provisions. The Committee noted that the viaduct was situated in a Green Belt area. However, the development of a heritage centre would not contravene the Council's Green Belt policy and remains a viable option for economic development.

Further discussion took place in relation to additional heritage opportunities in the area. It was noted that Eastwood had strong links to mining and railway heritage that could be developed for economic purposes. The Committee noted that there was a need to improve brown signage in the area to fully capitalise on Eastwood's existing heritage centres.

The Committee discussed the options available for the Nottingham 26 site. It was highlighted that developers were in the process of creating and submitting detailed planning applications for the area. Further to this discussion Officers highlighted the possibility of the Council working jointly with Amber Valley Borough Council to maximise the proposed developments and would coincide with the Nottinghamshire and Derbyshire D2N2 Local Enterprise Partnership.

The Committee requested an update regarding Plumtree Way. It was noted that the Council was in discussion with potential developers.

KIMBERLEY ADVISORY COMMITTEE

8 FEBRUARY 2016

Present: S Easom, Chair

Councillors: M J Crow
J M Owen
P J Owen
R S Robinson

An apology for absence was received from Councillor M Handley.

8. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

9. **MINUTES**

The minutes of the meeting held on 8 December 2015 were confirmed and signed.

10. **NEIGHBOURHOOD PLAN UPDATE – TOWN COUNCIL**

It was reported that Kimberley Town Council was to attend the information evening arranged by Broxtowe Borough Council.

11. **TOWN CENTRE UPDATE**

The Committee received an update regarding Kimberley Town Centre.

Officers reported that Kimberley Town Centre had a occupancy rating of 94%, of the vacant premises one business had relocated to a larger unit. It was noted that the Council had invested in 'My Incubator Ventures'. This website allows potential businesses to view available commercial units within the Borough.

A discussion took place regarding 16 Main Street, Kimberley. It was noted that there were no plans to refurbish the vacant premise. Further to this if there were no plans for commercial refurbishment then an application can be made in order to change the usage from commercial to residential. The Committee

requested that the Council write to owner of the premise to apply for a change of use if no commercial refurbishment was to take place.

The Committee received an update regarding the Queen's Head. It was reported the premise was sold with conditions set by Greene King Brewery. The main condition was that the premise could no longer be used as a public house. Further to this discussion officers informed the Committee that the current owner proposed to redevelop the site in to a restaurant. However, the redevelopment of the site has been delayed and the Council had no funds to apply any grant to move the project forward. The Committee raised concern regarding the disrepair of the site and garden. It was noted that should the disrepair be visible to the public then the Council could seek enforcement action.

It was established that a new contractor had been established to deal with litter picking within the Town Centre. Additionally, the Council was exploring the option to provide lids for pre-existing bins and the possibility of relocating bins to more accessible areas.

The Committee requested an update on Christmas lights in Kimberley. It was reported that Kimberley Town Council was funding the purchase and repair of lights with Broxtowe Borough Council funding the installation cost. There remains a £5,000 maintenance fund which would be implemented through a phased replacement programme.

The Council was to distribute the events funding across Beeston, Eastwood, Kimberley and Stapleford more evenly. However, funding for Christmas events in the Town Centres were largely dependent on investments made by key stakeholders and Town Councils. The Committee requested that the Christmas event held in Kimberley be run by Kimberley Town Council's Events Committee with Broxtowe Borough Council's event teams providing funding support.

12. PARKS AND PLAYGROUND FUNDING

The Committee requested that figures regarding recreation funding in Kimberley be provided to members and that members are informed of any major projects taking place in the Borough.

The Committee requested that the Parks and Environment Manager attend the next meeting.

13. KIMBERLEY BREWERY UPDATE

It was reported that the Council was liaising with potential developers of the Kimberley Brewery site and that a planning decision had been issued. Officers estimated that development would take up to 3 years to complete.

MINUTES

STRATEGIC PLANNING AND ECONOMIC DEVELOPMENT EXAMINATION AND INQUIRY GROUP

5 APRIL 2016

Present: Councillor J W Handley, Chair

Councillors: L A Ball BEM
T P Brindley
J C Goold
H G Khaled MBE
J C Patrick
A W G A Stockwell

In attendance: Nuthall Parish Councillors J M Owen and P J Owen
Brinsley Parish Councillors J Page, V Wakeling, M
Topliss and T Egglestone
Kimberley Town Councillor S Easom and Lisa
Brown, Town Clerk
Greasley Parish Councillor R Willimott and Mr N
Hutchinson
Stapleford Town Councillors D Pearson and R D
MacRae
Mr S Austin and Mr P Nathanail, Bramcote Hills
Community Association
Mr R Greer and Mr P Sands, Bramcote
Conservation Society

Apologies for absence were received from Councillors B C Carr and J W McGrath.

25. DECLARATIONS OF INTEREST

There were no declarations of interest.

26. MINUTES

The minutes of the meeting held on 9 March 2016 were confirmed as being a correct record and signed.

27. LOCAL PLAN PART 2

Site allocations and development management policies

The EIG resumed its review of the Local Plan Part 2, having last considered the topic at its meeting on 20 January 2016. Representatives of various town and parish councils were in attendance, together with representatives of the Bramcote Hills Community Association and the Bramcote Conservation Society.

The Head of Neighbourhoods and Prosperity referred to the Local Plan Part 2 timetable set out within the agenda and gave the following overview:

- In 2015 development at Toton had been considered and the Planning Committee had approved the application in principle in February 2016. The application had not been 'called-in' and, in terms of Toton, good progress had been made.
- Broxtowe Borough Council would be holding further workshops which would be used as a basis to prepare a more detailed Part 2 Local Plan.
- Broxtowe had taken heed of town and parish councils progressing with Neighbourhood Plans since there had been a lot of comment and some concern that some parishes would not be able to progress towards the final stages of their Plans by autumn of this year.
- Reassurance was given that between autumn 2016 and early 2017 Broxtowe's Part 2 Local Plan would be going through public examination so there was still time for parishes to influence the process. It was anticipated that a suite of Neighbourhood Plans would be brought to their concluding stages to coincide with Broxtowe at public examination to achieve a co-ordinated and consistent planning framework across the Borough.
- It would be Broxtowe's role to propose any Green Belt boundary changes as part of the Local Plan.
- The in principle decision regarding Chetwynd Barracks was noted and Broxtowe would need to liaise with the Ministry of Defence and others to develop an appropriate strategy for the site.

The Chair invited representatives of the parishes to comment on their progress with Neighbourhood Plans. Representatives provided updates and raised queries as follows:

Bramcote Hills Community Association

- Queried whether or not there would be any disadvantage to Bramcote being tied in with the whole Council Plan? It was confirmed that there would be no disadvantage since when Bramcote's Plan was ready it should be submitted to Broxtowe which would make appropriate arrangements. It was anticipated that most town and parish councils would not be in a position to get finalised Plans ready by autumn 2016. Once the

examination process began it was likely that most Neighbourhood Plans would be quicker in concluding than Broxtowe would be.

- Had undertaken background work on what people would like to see in the area and liaised with Bramcote Conservation Society. Robust publicity had been undertaken and momentum was building up in Bramcote with the constitution of a neighbourhood forum and a steering group.
- Queried the 'brownfield first' policy? Councillor P J Owen responded that the policy had been adopted through Cabinet resolution that the Council supported brownfield sites and had resolved to use the Green Belt as a last resort.

Nuthall Parish Council

- Was progressing well with its Plan and would then move on to consultation. The Parish Council anticipated completion of its Neighbourhood Plan by the end of the year.
- All areas should be encouraged to produce Neighbourhood Plans.

Brinsley Parish Council

- Referred to the minutes of the previous EIG meeting on 9 March 2016 which had discussed economic development opportunities in the north of the Borough and which had referenced the Eastwood Advisory Committee meeting of 8 March 2016. A request was made by Parish Councillor Jenny Page for a copy of the Eastwood Advisory Committee agenda and the democratic services assistant would arrange this.
- A steering group was being set up and a Broxtowe officer would attend a parish council meeting to give advice.

Kimberley Town Council

- Was progressing with its Neighbourhood Plan but was struggling with the amount of houses to find for Kimberley since it was stated there was no defined figure and the Town Council would need Broxtowe's assistance.

Greasley Parish Council

- A form of Neighbourhood Plan was in place. Caunton Engineering had not been in touch regarding their wishes to expand.

Stapleford Town Council

- Commented that although Neighbourhood Plans were, to a large extent, about housing they also concerned regeneration.

It was noted that notwithstanding the Chetwynd Barracks site becoming available and any future potential for housing development, the existing use of the site was unlikely to cease before 2020. In the meantime, Broxtowe needed to have a five year housing land supply in place. There was currently no

decision on the Barracks and therefore any future potential housing land supply on that site would not affect the current figures.

Council policy was to pursue all brownfield sites as a matter of urgency and only Broxtowe had the remit to effect changes to the Green Belt boundary through Part 2 of the Local Plan. If Broxtowe did not identify Green Belt sites for release there was a risk of losing appeals. However, the Planning Inspector would robustly question any release of Green Belt land and there would be a much clearer picture of the direction things were taking by the end of the year.

RESOLVED that the appropriate Committee reconvene in the autumn to identify progress of the parishes with their Neighbourhood Plans and what the Borough Council could do to support them.

Report of the Director of Housing, Leisure and Culture

UPDATE ON KEY SITES

1. Purpose of report

To update members of the Committee on the progress of housing sites across the borough.

2. Background

In order to try and meet the housing targets within the Aligned Core Strategy housing delivery needs to increase. The Regeneration Manager has met with various landowners and developers in order to try to facilitate development on various sites across Broxtowe and the details of these investigations are included in the appendix.

3. Financial implications

Development on Council owned land could lead to financial returns in the future.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

Regeneration Sites Update May 2015

Site	Progress Notes	Application Expected
Moults Yard , Stapleford	CPO in final stages of completion before being issued. Then publicised and then sent to Secretary of State assuming no significant representations are returned.	Anticipated purchase by the end of 2016
Nottingham Road Eastwood	Aiming to acquire site and redevelop this prominent location (Similar scenario with regard to 244-254 High Street Stapleford). Working closely with Town Centres team.	1 .5 years following purchase of site after formation of housing company.
Cossall Industrial Estate	Initial discussions with planning. Likely that an outline residential scheme could be drawn up imminently.	3-6 months.
Beamlight Eastwood	Outline planning permission for 190 dwellings approved subject to conditions including remediating issues with regard to adjacent tip site and noise issues of both A610 and Bellwood's Foods factory. Reductions in S106 resolved following both Cabinet and Committee meetings. Ongoing discussions about resolving the affordable housing provision, perhaps with a land swap for land elsewhere on Newmanleys Rd or a financial contribution.	Reserved Matters application should be submitted by the end of the year.
Hilltop House Eastwood (Former Cash office)	Developer on board and a scheme 'oven ready', just waiting for the police to move into Eastwood Parish Council and then things should move extremely quickly. The scheme is for 12 dwellings and may enable the adjacent old health centre and fire station to come forward in due course.	Potential for a submission in next two months followed by very rapid construction.
Brinsley High Street	Discussions have taken place with neighbours and land owners and generic enthusiasm from most for redevelopment of the area. However whilst several developers have been contacted about this site and some have spoken to the site owners directly, interest is limited. This is due to the need to acquire several sites in order to make a viable scheme and the differing financial aspirations of the land owners.	Discussions ongoing.
Beeston Cement Depot	Ongoing discussions with Network Rail about bringing this site forward. Network Rail are keen and have been resolving their legal issues over this site for a year or so and are shortly going out for consultation on this site with a view to submit a JV residential scheme on the site. Favourable generic planning advice given throughout.	Autumn 2016
Wadsworth Road, Stapleford	School site is now occupied by the Haven Group who have a 3 year deal and are paying rent for it. The County got a planning agent involved and a small housing scheme was discussed in 2015, however the	Revisit in 2018.

	County do not wish to pursue this.	
Neville Sadler Court	Discussions on-going about the value of the site but this is slowly being resolved. Likely that by end of May 2015 the site would have been sold and then an application for residential use on the site would be forthcoming.	Summer – Autumn 2016
Boots	Work underway on access road and S106 discussions at an advanced stage.	Detailed applications to be submitted over the coming months.
Kimberley Brewery	Various conditions in the process of being discharged.	
Bartons	On-going discussions about wider redevelopment of the site with planning, with both an enquiry by design event and a public exhibition already taking place. Technical documents are being prepared with the intention of an application being submitted summer 2016.	Hybrid application expected early summer 2016.

Report of the Director of Housing, Leisure and Culture

TOWN CENTRE UPDATE

1. Purpose of report

To update members of the Committee on the work of the Town Centre Manager across the Borough.

2. Background

The appendix provides details of the progress made by the Town Centre Manager and their team in creating new plans to stimulate and regenerate town centres in conjunction with businesses and local people as per the Corporate Plan 2012 - 16.

3. Financial implications

There are no direct financial implications arising from this report.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

Beeston Update

Current occupancy: 95%.

Empty units: 10.

Square Unit (Yorkshire Bank) interest being shown awaiting change in landlord.

15a High Road (formerly Giltbrook Dry Cleaners) has now reverted to empty unit.

Stoney Street. Long term empty unit, enquiring with O2 if they are currently using for storage.

89a High Road set back from the High Road alongside Gourmet Delights.

97 High Road to opening in May as a Scandinavian café/restaurant named Odin's Table.

Adjacent 5 City Road previously a political campaign office.

82-84 High Road was let by a book makers now ceased.

74-76 High Road currently still under lease with previous tenant.

56 High Road (previously the Cheque Centre)

14-16 High Road, soon to be Hairven.

Beeston Town Team working hard on establishing themselves since the end of the BID

Eastwood Update

Current occupancy: 92%.

Empty units: 12.

36 Mansfield Road

13 Nottingham Road (virtual shoe shop) long term vacant no Display Energy Certificate (DEC), cannot be let without this.

15 Nottingham Road (previously Broxtowe Borough Council cash Office)

21a Nottingham Road (formerly Togs and Toggles) currently undergoing refurbishment.

23 Nottingham Road (formerly Eastwood and Kimberley Advertiser) currently undergoing refurbishment.

39 Nottingham Road (Marble Arch Take Away) no agent details.

90 Nottingham Road (previously Burrows and Close and closed in takeover by Boots) currently under offer - rumoured to be regional baker.

46 Nottingham Road (previously Secret Wardrobe).

The following three units have been put forward in a recent report suggesting CPO with residential development in mind.

20 Nottingham Road (Lord Nelson) being used for storage.

8 Nottingham Road (previously Star Grill).

4 Nottingham Road.

Eastwood Town team working on strategy following SWOT (Strength, Weakness, Opportunities and Threats) meeting. Key areas being, parking, heritage and signage.

Kimberley Update

Current occupancy: 91%

Empty units: 6

Queens Head, councillors received details of this after Kimberley Advisory Committee.

16 Main Street. Having spoken to owner planned to make residential.

39a Main Street (Chapel Bar).

57a Main Street (into Tattoo relocated. Moved to 26 Main Street, to be let).

Cricketers Rest (awaiting new landlord)

35 Main Street (was Kimberley District Funeral Service, rebranded and now moved into Gillotts).

Monthly events being planned from June, starting with Kimberley Jam organiser has been contacted. Each event is in place to promote different parts of the Town centre, Kimberley Jam for night time economy, James Street summer event to increase footfall to this part of the town. Consistent events over summer are to increase perception that something is happening in Kimberley regularly and also to increase dwell to enable visitors to fully explore the town.

Stapleford Update

Current occupancy: 93%

Empty units: 8.

21 Nottingham Road (long term vacant) landlord has plans to convert to residential.

23 Nottingham road (long term vacant) being used for storage has a welcome to Stapleford vinyl.

25-29 Nottingham Road (and Flowers...) closed due to retirement.

4, 6 & 8 Derby Road (former Nottinghamshire Building Society) conditional permission for dental lab.

62 Derby Road (previously Natwest bank)

137b Derby Road (The Roach Bar) has an existing lease.

The following units fall outside of the planning town centre boundary.

210 Derby Road opening in May as a Bistro.

212 Derby Road (previously Estelle Hair Dressers)

230 Derby Road (previously Nottingham Computers)

The following have been put forward as possible sites for residential development, possibly through CPO.

244, 246, 250, 252 and 254 Derby Road.

Stapleford Town Team is working on developing a strategy following on from their SWOT meeting and Bill Grimsey visit. Key areas parking, evening economy, communication.

Report of the Director of Legal and Planning Services

PART 2 LOCAL PLAN (SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES) PROGRESS REPORT1. Purpose of the report

To present to the Committee with progress made in plan preparation in Broxtowe, how this may tie in with Neighbourhood Plan work, and to receive suggestions for workshops planned over the next few months.

2. Background

The timetable the Borough Council is working to is attached at the appendix. Good progress has been made on the Toton Strategic Location for Growth and the next key stage in the plan preparation is the workshops which are to be arranged.

3. Detail

Kimberley Town Council is one of seven town or parish councils preparing their Neighbourhood Plan. Workshops have been held in February in an effort to assist with this and it is hoped that work on this and other Neighbourhood Plans will be undertaken so that the work of the Town Council on the Neighbourhood Plan can be co-ordinated with the work of Broxtowe on the Part 2 Plan. The workshops to be arranged (likely to be in May, June and July) are part of the further work to help with this. These workshops will look to obtain a range of views on the preparation of the detailed plan policies and the views of the Committee is sought on specific issues for Kimberley that these workshops should include.

Recommendation

That the Committee:

- 1. NOTES the progress report in the appendix.**
- 2. CONSIDERS topics to be included in the workshops to inform the part 2 Local Plan and RESOLVES accordingly.**

Background papers

Nil

Work Programme

Dates	Work
13 October 2015	Cabinet decision on preparation on Part 2 Local Plan
October/November 2015	Additional consultation on development in the vicinity of the proposed HS2 station at Toton
December 2015	Decisions by HS2 Toton Advisory Committee and Cabinet on the appropriate amount and mix of development in the vicinity of the proposed HS2 station at Toton
October 2015 to Summer 2016	Undertake and conclude additional evidence preparation
New Year 2016	Members to consider a report regarding the merits of preparing a CIL charging schedule once plan wide viability evidence is concluded
Spring 2016	Sequence of workshops on the following topics: Sustainability appraisal; design; heritage; transport; housing; community facilities; infrastructure; climate change; natural environment; open space; Green Belt; employment; and retail
Spring 2016 to late Summer 2016	Prepare draft Part 2 Local Plan
Autumn 2016	Member decision on publication of Part 2 Local Plan for 6 weeks of formal representations
Autumn 2016 to Winter 2016	Consider responses and amend Part 2 Local Plan as required
Winter 2017	Member decision on submission of Part 2 Local Plan for independent examination
Winter 2017 to Spring 2017	Likely dates for examination hearing sessions
Spring 2017 to Summer 2017	Consult on main modifications to the Part 2 Local Plan if required
Summer 2017	Receive Inspector's report and adopt Part 2 Local Plan subject to Full Council approval

Report of the Director of Legal and Planning Services

APPEAL DECISION AND COSTS AWARD AT THE NEW WHITE BULL, NOTTINGHAM ROAD GILTBROOK.1. Purpose of the report

To present to the Committee a costs claim submitted by Paragon Property Development in respect of an appeal decision at the New White Bull public house.

2. Background

This is contained in more detail in the appendix. In summary the Inspector concluded that the reasons for refusal were unreasonable and the Council is ordered to pay the appellant's costs.

3. Financial implications

The costs claim is for £37,307.25, having been reduced following officers' identification of inaccuracies in the detailed claim. The costs are itemised and now appear clearly evidenced.

Recommendation

That the Committee RESOLVES that the Head of Neighbourhoods and Prosperity be given delegated authority to settle the costs claim up to a maximum of £37,307.25.

Background papers

Nil

APPENDIX

Details of the Costs decision

The planning application was reported to the Council's Planning Committee held on 15 July 2015. The Officer recommendation was for the application to be approved subject to conditions.

Members of the Planning Committee resolved to refuse for two reasons:

Reason 1: *"The New White Bull public house is a valued facility and has been designated as an asset of community value under the Localism Act 2011. The degree and diversity of the social interaction that the public house helps to drive is significantly important to the local community. As such, the harm that would be caused to the local community by the loss of the public house and its social functions within the community has not satisfactorily been proven to be outweighed by the need or other benefits associated with the proposed change of use to Class A1 retail. It is therefore considered that the proposals would conflict with the aims of the National Planning Policy Framework (2012) to achieve sustainable development and social well-being as required by its policies."*

Reason 2: *"The proposed development would be harmful to the viability of other local shopping facilities and is therefore contrary to Policy S5(b) of the Broxtowe Local Plan (2004)."*

In advance of the Hearing the appellant also submitted an application for costs against the Council. Costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.

In respect of the first reason for refusal, the Inspector stated that other than generalised assertions, no reasoned objective analysis of the New White Bull's importance as a valued community facility was produced by the Council at appeal. Reference was also made to the Council continuing to support the first reason for refusal following the de-listing as an Asset of Community Value. In continuing to oppose the application and in failing to produce any substantiated evidence to support that position, it was found that the Council had acted unreasonably.

In respect of the second reason for refusal, the Inspector stated that as the Council did not produce any objective evidence or analysis to support its contention that the proposal would be materially harmful to the viability of nearby shops, the Council had acted unreasonably in this regard also.

The Inspector concluded that unreasonable behaviour resulting in unnecessary and wasted expense had been demonstrated and a full award of costs would be justified.

Report of the Deputy Chief Executive

WORK PROGRAMME

1. Purpose of report

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

2. Background

Items which have already been suggested for inclusion in the Work Programme of future meetings are given below. Members are asked to consider any additional items that they may wish to see in the Programme.

3. Dates of future meetings

The following additional dates for future meetings are to be agreed:

- 7 July 2016
- 8 September 2016

(All meetings to start at 7.00 pm)

Recommendation

The Committee is asked to consider the Work Programme and RESOLVE accordingly.

Background papers

Nil

7 July 2016	HS2 Update
8 September 2016	Update on Neighbourhood Plans Local Plan 2 Update Beeston Town Centre Action Plan