

JOBS AND ECONOMY COMMITTEE

7 JULY 2016

Present: Councillor A Harper, Chair

Councillors: B C Carr
M J Crow
T A Cullen
J W Handley
M Handley
R I Jackson
P Lally
W J Longdon
P D Simpson (substitute)

Apologies for absence were received from Councillors R S Robinson and H G Khaled.

12. DECLARATIONS OF INTEREST

There were no declarations of interest.

13. MINUTES

The minutes of the meeting on 19 May 2016 were confirmed and signed.

14. COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy (CIL) was introduced in 2010 to provide funding for infrastructure in areas undergoing development. Questions about the efficacy of CIL had led to a government review which was due to report shortly. The Committee considered that the risk of the CIL being scrapped undermined the case for committing resources to investigate implementation at this time. Should the CIL continue to exist, the Committee could put it in place at any time.

RESOLVED that a further report be brought to enable consideration following the conclusion of the government review.

15. HS2 UPDATE

The Committee noted that the government had announced that Toton was the preferred location for a Hub station to serve the East midlands in January 2013. Since this announcement the Ministry of Defence (MOD) had

announced that they were to put the Chetwynd Barracks site up for development. The proximity of this site with the Strategic Location for Growth was noted as was the potential for significant development. It was added that the Council was already working closely with the MOD to ensure that a quality development along the lines of a garden village was created and integrated into the existing community in a coherent and coordinated way.

The Committee considered the wider impact of potential development in Toton, specifically the traffic implications through Beeston. It was stated that traffic was a key issue for the site and would require proper investigation to ensure that the impact was properly planned for. The Committee considered the programme of workshops taking place over the summer to consult local people on the development to ensure that concerns were addressed at the earliest opportunity and to involve experts from the transport authority and Highways England in the process. It was observed that mitigation measures should include extensive work on the highways network.

The Committee noted that many members of the public had expressed hope that the development on the Chetwynd Barracks site could take the housing allocations for their areas. It was agreed that because the project was a long term prospect it could not be included in the five year housing land supply.

The Committee voiced concern over changes that had been announced regarding the high speed line to Sheffield, specifically the scrapping of the hub station at Meadowhall in favour of a spur line into Sheffield city centre. There had been assurances from the Chief Executive of HS2 that the line to Toton was going ahead and that the business case for this was robust.

RESOLVED that:

- 1. The Council includes the further work on the growth strategy and development at Chetwynd in the Broxtowe Masterplan approved by Cabinet in December 2015 and the detailed changes to be delegated to the Head of Neighbourhoods and Prosperity in consultation with the Chair of the Jobs and Economy Committee.**
- 2. Further consultation be undertaken to give the opportunity for more detailed comments on the Chetwynd Barracks site together with other potential development sites prior to more detailed specific workshops being held.**

16. KEY SITES UPDATE

The Committee noted the update on key sites for development within the Borough.

Particular reference was made to the Kimberley Brewery site where preliminaries to specialist demolition work had taken place. The next stage was a Council assessment of the detailed demolition methods, which was to be funded within departmental budgets.

The Committee noted that Beeston Business Park was due to go to Planning Committee on 7 September 2016. Concern was voiced that there was disappointment amongst residents that the development was to include 27 industrial units rather than housing.

It was added that after discussion with Nottinghamshire County Council, the Walker Street site was to be used for a school with housing on the remainder of the development.

The Committee was informed that the Council was ready to proceed with a compulsory purchase order on Moults Yard, Stapleford.

A discussion followed regarding the Beamlight factory site. It was stated that the group involved in the development of the site had experience in bringing difficult sites to development and work regarding decontamination of land was progressing. The Chair requested that the Beamlight be added to the list of key sites for a regular update.

It was clarified that the site included in the list as the Manor, Toton, referred to the Burnett's Garage site, rather than the public house.

The Committee noted that confidence in construction had suffered a downturn and that it was possible the Council might have to do more to bring sites to development.

17. HOUSING AND PLANNING ACT 2016

The Committee considered the implications of the Housing and Planning Act for the Council with particular reference to Starter Homes. These were to be sold at 20% below market rate for the area and provision for Starter Homes would be included in the core strategy. Further information would be provided by the government in the form of regulations shortly.

RESOLVED that a report of the Starter Home Provision be brought to the Jobs and Economy Committee once the regulations on Starter Homes are issued.

18. WORK PROGRAMME

The Committee noted that the provision of workshops had taken the place of advisory groups for the consideration of Neighbourhood Plans and sites that straddled boundaries.

It was noted that although the Committee had not yet considered an item specifically on job creation, the benefits of housing provision was emphasised as being key to an area's economic wellbeing.

RESOLVED that the work programme be approved.