

STAPLEFORD TOWN FUND EXECUTIVE BOARD

Friday 24 July 2020 at 2.00 pm
Broxtowe Borough Council, MS Teams Meeting

PRESENT:

Ian Jowett (Chair)	WMD Ltd
Paul Sweeney (Vice Chair)	Robert Ellis Estate Agents
Ruth Hyde	Broxtowe Borough Council
Darren Henry MP	MP for Broxtowe Borough Council
Ryan Dawson	Broxtowe Borough Council
John McGrath	Stapleford Community
Councillor Ella Kearney	Stapleford Town Council
Councillor Richard MacRae	Broxtowe Borough Council
Councillor Tim Hallam (sub)	Broxtowe Borough Council
Sally Gill (sub)	Nottinghamshire County Council
Will Morlidge	D2N2 LEP
David Brierley	HS2

OBSERVERS

Rebecca Ogden	Broxtowe Borough Council
Liz Clarke	GT3 Architects
Matt McCreith	GT3 Architects
Paolo Coyle	GT3 Architects
Melanie Phythian	Cities and Local Growth
Phillipa Ward (notes)	Broxtowe Borough Council
Jan Gould	Broxtowe Borough Council

APOLOGIES:

Councillor Richard Jackson	Nottinghamshire County Council
Councillor David Grindell	Broxtowe Borough Council
Louise Lyddiatt	Hawley and Rogers Solicitors
Frank Taylor	Property Investment
Paul Gaughan	Paul Gaughan Property Consultants

	ACTION
<u>Welcome and Introductions</u>	
IJ welcomed the Executive Board to the virtual meeting.	
<u>Apologies of absence</u>	
Apologies of absence received and noted.	
<u>Agree Minutes of previous Meeting</u>	

<p>Minutes of the previous meeting dated 26 June 2020 were approved. EK abstained as she had joined later during the meeting.</p>	
<p><u>Declarations of interest</u></p> <p>There were no declarations of interested noted.</p>	
<p><u>Summary of Masterplan Consultation Feedback (RO)</u></p> <p>Following the consultation RO announced that there were 236 respondents; 186 residents, 5 businesses, 15 residential/businesses and 30 external stakeholders yet to be identified. This consultation had been publicised on the website and in shop fronts in the high street. It was clear that respondents wanted to see an evening economy with bars and restaurants over other options given in the survey. There was no significant preference for a cycle network but positive comments with suggested cycle routes and the majority of respondents would likely or very likely cycle into the town centre which was an important factor in the plan. There was an overwhelming requirement for community facilities for the residents to benefit from. The results showed that more recreational facilities were needed with an off road cycle facility favouring in order (i) learn to ride (ii) BMX track (iii) pump track.</p>	
<p><u>GT3 Final Masterplan</u> (presentation)</p> <p>MM explained that there was a new section in the plan for business case proposals which Thomas Lister will administer its commercial requirements and proceed. Following the slide presentation (which was also previously circulated) Board Members were asked to comment on the draft Final Masterplan.</p> <p><u>TH comments</u></p> <p>Would like Hickings Lane recreation ground to include youth services who are keen to be a major stakeholder as they do not have any outdoor facilities. It has maximum community potential to accommodate the Citizens Advice Bureau, police, councils and the library. The library and Arthur Mee centre are situated within the same block which could be used for skills development in the short to medium term before HS2 comes to the area. The Old Rock site have a visual impact of rounded edge with a mix of glass and steel to be more forward looking juxtaposition to blend with the old and new town simultaneously. The Central Avenue car park is underutilised.</p> <p><u>DH comments</u></p> <p>Liked the proposals for the first town centre location using the facilities for the library and second town centre location use of a car park for a market place or evening venue. Liked the idea for a community centre at Hickings Lane with Ilkeston Road for off road riding in the short term. The highway cycle route was a way forward for the innovative campus at Toton and Route 67 more for picturesque and pleasure. In favour of the quarter for Toton Lane/Derby Road business area and retail in the town with residential above.</p>	

Would need either a multi-storey car park or underground parking as currently insufficient.

EK comments

Agreed the town needed a parking solution. There will be loss of access on Victoria Street for large deliveries which is something larger chains require. Favoured residential and merged buildings in the quarter. Preferred Hickings Lane idea and green space. Consideration should also be made for a natural habitat. Ilkeston Road is close to a residential area and queried the height of the proposed pavilion building therefore would prefer a single storey and to note that some of the land belongs to the RAF. TH agreed the environment was important to carbon offset as part of the bid and include biodiversity landscaping within the Towns Deal area. DH confirmed that the Leader of BrBC, Cllr Milan Radulovic, wished to create a wildlife area around the Erewash canal area.

RH comments

Liked the central cycleway idea if it could link to all green space as well. Liked the quarter for the Old Rock site for a business hub for the arrival of HS2 and the leisure quarter for Hickings Lane pavilion and suggested decking to host outdoor entertainment as well as leisure. Agreed with TH that the first town centre site be used as a services hub for a voluntary and public centre quarter. Accepted that car parking was a headache in the area and taking out half the parking for multi-uses may not be a practical idea and would need a Car Parking Strategy. PS made reference to France using its car parks for open markets on particular days of the week and the locals accepting they needed to park elsewhere which would be a cultural shift for Stapleford.

JMcG comments

Thought the ideas put together were fantastic and agreed with TH that the Arthur Mee centre be used as a skills hub which is currently lacking in Stapleford. He believes the old building should not be demolished and instead be put to great use as it would expand the town centre. DH agreed this would be a strong bid to incorporate a skills centre into the Towns Deal. JMcG drew attention to the toilet block land and billboards area which he thought was a waste of space. Also suggested incorporating Cliffe Hill car park which PS thought that entire area could be an inviting entrance point for a public realm.

MP comments

Advised that following evidence base the Towns Fund Bid will expect a clear alignment and tied into that framework.

RD comments

Highlighted three strands to focus on and include: connection; regeneration and skills. Liked the cycle links and suggested using part of the first town centre site idea for skills and would need to speak to the LEA.

RMac comments

<p>Recalled having a meeting with April Aylmer at Derby College which would be worth checking if they are still interested. LC asked for the contact details to be sent together with any other information.</p> <p><u>WM comments</u></p> <p>If already have skills provision might be better than a new Further Education building which is accessible to local residents. Whatever new building in the town centre will be to be mindful to make it future proof for the digital world.</p> <p><u>PS comments</u></p> <p>Liked the projects for Hickings Lane with one storey height pavilion. Need to reallocate use of site at Ilkeston Road whilst developing and constructing at Hickings Lane. In terms of the first town centre development site, it needs to be amazing that the public can enjoy. Could locally attract indoor market day and night time economy as a destination town not just connectivity. The Old Rock to be visual as a residential gateway set back from the pavement with railings and a bistro seating outside in some green space instead of the development at Maycliffe Hall which was developed into an apartment block which sits right up against the roadside with various materials used for window dressings.</p> <p><u>LC comments</u></p> <p>Suggested including images of the vision in the TIP for aspiration.</p> <p>RO summarised the ideas for GT3 to incorporate.</p>	
<p><u>Agree final list for OBC development</u></p> <p>RO listed the three outline business cases:</p> <ul style="list-style-type: none"> • Central Hub on first TC site/commercial/flexible/skills facility; • Old Rock Pub mixed use businesses on the ground floor with residential on subsequent floors; • Second town centre site use, Residential and Car Parking options; • Hickings Lane proposal preferred site for recreational/leisure/community facility. 	
<p><u>Agree desired interventions outputs and outcomes for each project</u></p> <p>MP advised to make sure that each project lined up with the intervention framework with proposals for cycle ways infrastructure and traffic management measures all link up with strategies including urban regeneration, arts and culture, heritage and the recreation grounds.</p> <p>EK to contact RH separately regarding her concerns for the future development of the Carnegie Centre building.</p>	
<p><u>Update on Accelerated Fund from Government (RO) [SENSITIVE]</u></p>	

<p>Due to the sensitivity of this agenda item only Board Members were present. A lengthy debate ensued how to best utilise the £500k grant funding from government to assist Stapleford with its economic recovery. Option A was proposed with a contingency Option B. It was unanimously agreed in favour of Option A with a decision to refer back to the Board for an alternative proposal should Option A be unsuccessful. A statement letter how the money will be spent needs to be with government by 14 August 2020. Should Option A not be possible a meeting will need to be convened prior to that date to agree a contingency project that will be deliverable by 31 March 2021.</p>	
<p><u>Update on capacity fund spend (RO)</u></p> <p>RO referred to the Capacity Fund spend spreadsheet with the additional communications support now required for July, August, September and October but has managed to reduce the overall budget spend.</p>	
<p><u>Update Work programme (RO)</u></p> <p>RO announced that the work programme was on track for October deadline. She asked if anyone was opposed to the Masterplan being made publically available due to some commercially sensitive information which may not be practical. WM suggested to seek MP's views following the meeting.</p> <p>Thomas Lister will be working alongside GT3 over the coming weeks to compile the Outline Business Cases in readiness for the August meeting for a decision from the Board.</p>	
<p><u>Future Meeting Dates</u></p> <p>1. Future meeting dates – Friday 21 August 2020</p> <ul style="list-style-type: none"> • Short list projects based on Outline Business Case summary <p>Friday 18th September 2020 Friday 16th October 2020</p>	<p>RO</p>

MEETING CLOSED AT 4.10 PM