

EXECUTIVE BOARD MINUTES – 10 December 2015

PHYSICAL ENVIRONMENT PORTFOLIO

EXB84 MARKETS CAPITAL PROGRAMME

The Board considered a report of the Strategic Director, People and Economy, which presented initial proposals for the development of a Capital Programme for Widnes Markets.

Following a presentation to the Board in October 2015 on “The Future of our Markets in Halton”, a set of initial proposals had been developed. These were set out in the report as Options 1 to 6.

It was reported that Members had previously agreed that the Widnes Indoor and Outdoor Markets played an important role in attracting visitors to the town centre. An estimated £1.43m of capital investment would be required to refurbish and upgrade existing facilities at Widnes Markets. It was noted that the preferred option (Option 5), would not result in a complete refurbishment, but would present an excellent opportunity to safeguard the fabric of the Markets for the next ten years.

RESOLVED: That

- 1) Council be recommended to include £1.43m in the Capital Programme for 2016/17 in respect of the Markets;
- 2) approval be given to undertake a procurement exercise for a roof for the Indoor Market at Widnes; and
- 3) the Operational Director, Economy, Enterprise and Property, in consultation with the portfolio holder for Physical Environment, be authorised to progress the most cost effective route for providing photovoltaic panels at Widnes Market.

Strategic Director
- People and
Economy

EXB85 REVISED DELIVERY AND ALLOCATIONS LOCAL PLAN (DALP) SCOPING REPORT - KEY DECISION

The Board considered a report of the Strategic Director, Community and Resources, which sought approval of the publication of a revised Delivery Allocations Local

Plan Scoping Document for a six week period of public consultation.

The Board was advised that there was a statutory requirement for the local authority to produce a development plan for its area. The Board had previously approved consultation under Regulation 18 at its meeting on 9 January 2014, on the scope of the Delivery and Allocations Local Plan (DALP). It was reported that since that time, the implementation of the National and Local Planning Policy Framework and the National Planning Policy Guidance, had indicated the need to widen the 'scope' of the DALP. The report provided Members with details of Policies which required further consideration.

Reason(s) for Decision

A Local Plan was a statutory requirement; the UDP (2005) needed updating; developers needed confidence of land allocations to bring forward development.

The Government's recent changes to the national planning system required amendments to adopted policies.

New evidence documents had been produced that required changes to adopted policies.

Alternative Options Considered and Rejected

The alternative to taking stock of emerging evidence, re-framing and re-consulting on the scope of the DALP would be to continue with production of the DALP document as initially intended, or to widen the scope but not repeat the Regulation 18 consultation stage.

To continue with the DALP as originally framed, risked insurmountable problems emerging between the Core Strategy, the evidence base and the DALP later in the production process, perhaps after Examination. Widening the scope of the document without the appropriate consultation risked future legal challenge to the finally adopted Plan on procedural grounds.

Implementation Date

The DALP Scoping Document and the Community Infrastructure Levy Scoping Document, if approved for

consultation, would each be subject to a six week public consultation period. This was scheduled to begin January 2016.

RESOLVED: That

- 1) the revised Delivery and Allocations Local Plan Scoping Document (attached to the report at Appendix 1), be approved for the purposes of public consultation for a six week period, scheduled to begin in January 2016;
- 2) the Community Infrastructure Levy Scoping Document (attached to the report at Appendix 2), be approved for the purposes of public consultation for a six week period, scheduled to begin in January 2016; and
- 3) any minor drafting amendments to be made to the scoping documents prior to public consultation be agreed by the Operational Director, Policy, Planning and Transportation, in consultation with the Executive Board Member for Physical Environment.

Strategic Director
- Community &
Resources

EXB86 RUNCORN AND RUNCORN TOWN CENTRE
REGENERATION - KEY DECISION

The Board considered a report of the Strategic Director, People and Economy, which presented details of development proposals on four sites in Runcorn. The report sought approval to progress these schemes, detailed in the report, as quickly as possible. The following sites were the subject of the report:-

- The former Crosville site, Runcorn;
- The Murdishaw Avenue Development site;
- Runcorn Town Centre Bus Station and Brindley Car Park sites; and
- Picow Farm Road former playing fields.

Reason(s) for Decision

The developments provided welcome investment to Runcorn and it was envisaged that this would stimulate confidence

and market demand for future investment in Runcorn.

Alternative Options Considered and Rejected

Regarding the Crosville site, there was the option to do nothing. However, as outlined in the report, the site was a key Gateway to the town centre.

Regarding the Murdishaw Avenue site, the 'do nothing' option was an option that was considered. However, the development of the site would result in improvements to leisure and recreation facilities in the area, and would also generate a capital receipt for the Council.

Implementation Date

April 2016.

RESOLVED: That

- 1) the Council be authorised to enter into an umbrella agreement with Neptune Developments Limited, to deliver the regeneration of the former Crosville site, but also a wider regeneration plan for Runcorn, which includes the Bus Station and Brindley Car Park sites;
- 2) the development plans and proposals be approved, subject to planning, for the former Crosville site, as outlined in Appendix A;
- 3) the development plans and proposals be approved, subject to planning, for the Murdishaw Avenue development site, as outlined in Appendix B;
- 4) the indicative plans and proposals for Runcorn Bus Station and Brindley Car Parks be approved (Appendix C);
- 5) Council be recommended to approve the amendment to the Capital Programme to provide an additional £2.3m to gap fund the development at the former Crosville site, Runcorn, subject to planning permission and lease with the pub operator;
- 6) the Operational Director, Economy, Enterprise and Property, be given delegated authority, in consultation with the Operational Director, Legal and Democratic Services and the Portfolio holder

Strategic Director
- People and
Economy

for Physical Environment, to enter into a Development Agreement with Neptune to deliver a remediated and serviced Crosville site including car parking and highway improvements and to proceed with a lease to a pub operator and coffee shop operator;

- 7) the sale of the Murdishaw Avenue Site be authorised and the Operational Director, Economy, Enterprise and Property be authorised to arrange for all required documentation to be completed to the satisfaction of the Operational Director, Legal and Democratic Services; and
- 8) approval be given to submit a planning application for housing on the former Picow Farm Road (Playing Fields) site and proceed to sale on the open market if planning permission is granted.

EXB87 SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972 AND THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

The Board considered:

- (1) whether Members of the press and public should be excluded from the meeting of the Board during consideration of the following items of business in accordance with Sub-Section 4 of Section 100A of the Local Government Act 1972 because it was likely that, in view of the nature of the business to be considered, exempt information would be disclosed, being information defined in Section 100 (1) and paragraph 3 of Schedule 12A of the Local Government Act 1972; and
- (2) whether the disclosure of information was in the public interest, whether any relevant exemptions were applicable and whether, when applying the public interest test and exemptions, the public interest in maintaining the exemption outweighed that in disclosing the information.

RESOLVED: That as, in all the circumstances of the case, the public interest in maintaining the exemption

outweighed the public interest in disclosing the information, members of the press and public be excluded from the meeting during consideration of the following items of business in accordance with Sub-Section 4 of Section 100A of the Local Government Act 1972 because it was likely that, in view of the nature of the business, exempt information would be disclosed, being information defined in Section 100 (1) and paragraph 3 of Schedule 12A of the Local Government Act 1972.

PHYSICAL ENVIRONMENT PORTFOLIO

EXB88 RUNCORN AND RUNCORN TOWN CENTRE REGENERATION - KEY DECISION

The Board considered the appendices submitted for information which related to the report on Runcorn and Runcorn Town Centre Regeneration (Minute EXB 86 referred).

The appendices were considered in Part II of the agenda as the information contained within them was exempt and the appropriate resolution had been passed.

RESOLVED: That the appendices be noted.