

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
TOWN CENTRE REGENERATION POLICY DEVELOPMENT COMMITTEE
TUESDAY 5 MARCH, 2013 AT 4.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT:
Councillors

Spicer, Mrs. A. (Chairman)
Ball, G.D. (Vice-Chairman)

Allt, Mrs. A.	Jones, R.
Anslow, C.	Todd, Mrs. D.
Freeman, Miss M.	Whitehouse, Mrs. L.

27. Apologies

No apologies for absence were received.

28. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

No other Declarations of Interests were made in addition to those already confirmed by Members in the Register of Members' Interests.

29. Minutes

The Planning and Economic Development Services Manager referred to Minute 21 and indicated that, subject to confirmation, the replacement community building was to be named "The Aquarius Conference and Banqueting Centre" by the prospective operator.

The Head of Planning and Regeneration referred to Minute 23. There was now a link on the Council's website to a town centres page which in turn provided a link to the Traders Associations websites on which they could promote events and offers such as the town centre calendar. The web links would continue to be developed over the next few months.

RESOLVED:

That the minutes of the meeting held on 4 December, 2012 be approved as a correct record.

30. Update from The Town Centre Regeneration Portfolio Holder Councillor Mrs. D.M. Todd

The Town Centre Regeneration Portfolio Leader provided the Committee with the following update:

Hednesford

She explained that marketing of the remaining units on Phases 1 and 2 was continuing. Walsall Carpets have agreed to take space in the retail block built next to Hednesford Park and Boyd's Hair Design & Beauty are moving to No. 6 Market Street. Other potential lettings are still being negotiated. Furthermore, work on the building for the new Aldi on Rugeley Road was well underway with the roof nearing completion. The store is expected to open at the end of June. She further advised that Council Members and officers have requested a meeting with Aldi to discuss issues associated with the management of their part of the Rugeley Road Car Park. Council officers are also in discussion with Mike Allsopp following his successful tender to become the operator of the new community facility next to Market Street Bridge. Mr Allsopp was the most recent operator of the Aquarius Ballroom which had to be demolished in mid 2011 to accommodate the Phase 2 scheme. It is hoped that the new facility will open its doors to the public in the near future.

Rugeley

It was explained that the Council has been informed that Tesco have appointed contractors to build their new store in Rugeley. It is understood that they are working towards an end of September opening. Discussions are due to start at the end of March regarding Tesco's recruitment plans.

Cannock

Members were advised that an initial programme of environmental improvements have been carried out in Cannock Town Centre over the past couple of months which includes replacement of all litter bins, repainting metal street furniture and bollards and replanting raised beds in various locations. Improvements and repairs have also been implemented to the subway linking Beecroft Road car park with the town centre.

Following the update, Councillor Mrs. Freeman commented on the appearance of Cannock town centre which she considered was looking much better following the recent environmental improvements. However, she advised that there were a number of paving bricks which were raised and needed attention. The Head of Planning and Regeneration confirmed that this was the responsibility of Staffordshire County Council and some of the paving bricks in certain areas had proved difficult to replace. However, he would raise the matter with the County Council.

Councillor Mrs. Allt referred to the raised block paving bricks along Upper Brook Street, Rugeley outside Boots which she considered required attention. The Head of Planning and Regeneration agreed to raise this also County Council regarding this.

The Planning and Economic Development Services Manager commented that discussion regarding the recruitment process for the Tesco store in Rugeley would commence at the end of March and would open up job opportunities to a large number of people.

Councillor Mrs. Freeman referred to the alleyway adjacent to the Missoula Public House in Cannock which was in need of attention. The Head of Planning and Regeneration confirmed that he would make enquiries regarding the ownership of the alleyway so that it could be considered.

31. Town Centre Traders Association Issues

The Head of Planning and Regeneration explained that there was an ongoing dialogue with the three local Traders Associations about issues of significance to individual town centres. He then provided an update on the information which was discussed at the last meeting and referred Members to the table at Minute 23 which outlined the agreed actions.

AGREED ACTION AS PER MINUTE 23	UPDATE AS PER 5 MARCH 2013
That Cannock Traders Association should engage with Members and Officers of the Council to consider methods of securing funding and improved engagement with retailers to support events being held in the town centre.	S106 monies were available and an agreed protocol was in place to support groups like the Traders Association. Officers would continue to liaise with the various town centre Managers, the property owners and the Association and offer support where possible.
That Cannock Traders Association be requested to formally invite Councillor Mrs. M. Freeman and Councillor C. Anslow to attend their next meeting as part of the above.	Councillor Anslow and Freeman confirmed they had not been invited to the most recent meeting of the Traders Association, although Councillor Anslow had been able to attend a previous meeting and had not been taken up on an offer to help them. The Planning and Economic Development Services Manager confirmed he had not been invited to the meeting either but was happy to attend as and when appropriate issues were on their agenda. However, he was aware that the Association was seeking support for two events – Cannock Carnival on 13 July and the Christmas lights on 15 November – funding was available for these events through S106 monies.
That Officers engage with Hednesford Traders Association as part of the review of the car parking at Rugeley Road once the Tesco store has opened.	Officers had attended the Hednesford Traders Association’s AGM in January. It was proposed to engage with Aldi to discuss issues associated with the management of their part of the Rugeley Road car park.
That Council Officers commit to working with the Hednesford Traders Association (along with other stakeholders) with regard to progressing the Community	Officers confirmed there was slow progress with regard to the Community Toilet Scheme as participation required that provision had to satisfy a number

<p>Toilet Scheme in Hednesford.</p>	<p>of criteria, which made it difficult for most traders to apply. A number of traders had cited insurance and liability concerns for non-participation. Members were advised of the recent acquisition of Hednesford Lightworks and the new owners would be encouraged to participate in the scheme. Officers confirmed that currently a minimum standard of two separate toilets was required to join the scheme. Officers and the Portfolio Leader would review the Scheme, and look at targeting certain types of businesses such as food and drink businesses.</p>
<p>That, in accordance with the protocol agreed by Cabinet, where resources are available, Officers and the Portfolio Leader work with Hednesford Traders Association to determine how any funding should be spent.</p>	<p>S106 monies were available to support certain activities in Hednesford in accordance with the agreed protocol. Officers would be attending a Traders Association next week to discuss their ideas.</p>
<p>That Rugeley Traders Association be involved in the discussion on the proposals to implement a scheme to link the Tesco store to the town centre.</p>	<p>Traders Association and Staffordshire County Council would be involved in designing the link. Funding was also available to improve the pedestrian/cycle link to Towers Business Park.</p>
<p>That the issues raised in respect of car parking in Rugeley town centre be considered and discussed in more detail with Rugeley Traders Association.</p>	<p>A meeting was held last week with the Traders Association. Traders had concern that Tesco would take trade from the town centre. There was also concern that parking was provided free at Tescos but there was a charge for parking in town. The Association has suggested that an amendment to the parking fee at St Jospeh's church car park be made –parking for 2 hours for £1.10. Officers sought Members views on this. Two other issues had been raised by the Traders Association which would need further investigation:</p> <ul style="list-style-type: none"> • Consideration to introducing variations to car park charging regimes to facilitate an increase in trade (swap charging regime from Saturdays to Sundays) • Complete review of car park charges to enable town centre to compete more effectively with

	out of town/edge of town retail locations.
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AGREED:

(A) That the update on the agreed actions be noted.

(B) That Cabinet be requested to consider amending the car parking charging order for St Joseph's Church car park, Rugeley to allow parking for two hours for £1.10.

32. Work Programme Review

Consideration was given to the Committee's Work Programme for 2012-13 (Enclosure 6). The Head of Planning and Regeneration asked Members to consider whether they wished to recommend that the new Committee in 2013-14 continue with any issues that had been discussed during this year. Members considered that it was important for the Traders Association's to be invited to the future meetings of the Committee as and when appropriate, and that issues raised by the Traders Associations should receive regular consideration.

AGREED:

That the Work Programme for 2012-13 be noted and the Trader's Association's continue to be invited to attend appropriate meetings of the Committee, and that issues raised by them should be reviewed on a regular basis.

33. Exclusion of Public

RESOLVED:

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraph 3, Part 1, Schedule 12A of the Local Government Act, 1972 (as amended).

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PART 2

34. Progress on Town Centre Regeneration

Members were provided with an update on the latest position with regard to confidential matters for town centre redevelopment schemes in all three of the District's town centres.

With regard to Cannock, the Head of Planning and Regeneration advised that the Consultants were continuing with the soft market testing exercise for the Beecroft Road car park site. Cabinet would be discussing the outcome of the exercise in due course.

He confirmed that the arrival of Costa Coffee in the town had made a positive impression and the letting of units to businesses of this type would be explored further. Discussions were underway with potential retailers regarding the former Hallmark Cards/Jessops units.

With regard to Hednesford the Planning and Economic Development Services Manager advised that discussions regarding potential lettings were being negotiated for a number of premises.

He also referred to the area of land situated behind the properties fronting Market Street and confirmed that discussions had commenced with potential developers of a residential scheme to be provided on this land. It was anticipated that the scheme could facilitate improved pedestrian connectivity between Market Street and the new developments located next to Victoria Street.

The meeting finished at 5.15 p.m.

CHAIRMAN