

Minutes

Meeting name	Place Committee
Date	Wednesday, 6 June 2018
Start time	6.30 pm
Venue	Newton Room, Pera Business Park, Nottingham Rd, Melton Mowbray, LE13 0PB

Present:

Chair Councillor M. Sheldon (Chair)

Councillors

A. Freer-Jones (Vice-Chair)	T. Beaken
M. Blase	R. de Burle
L. Higgins	E. Hutchison
J. Simpson	J. Illingworth

Observers

Officers

Minute No.	Minute
1	<p>Apologies for Absence Apologies for absence were received from Councillor Glancy and Councillor Botterill.</p>
2	<p>Minutes The minutes of the meeting of the Melton Environmental and Economic Affairs Committee held on 070318 were confirmed and authorised to be signed by the chair. The exempt minutes of the ad hoc meeting of the Melton Environmental and Economic Affairs Committee held on 130218 were confirmed and authorised to be signed by the chair.</p>
3	<p>Declarations of interest There were no declarations of interest.</p>
4	<p>Provisional Year End Performance 2017-18 - HRA The Director of Corporate Services and Interim Director of Growth and Regeneration submitted a report to provide Members with information on the provisional year end position for 2017-18, which is subject to external audit certification and the implications for the working balance on the HRA.</p> <p>The Corporate Services Manager introduced the report shown in Appendix A as a comparison of the provisional year end position for 2017-18 to the original estimate set in January 2017. It was noted that figures are subject to final external audit certification.</p> <p>Members were informed of key figures and details within App. A (page 23-24) within key lines of the HRA such as line 15 under Repairs and Maintenance which was lower than expected. Members were reassured there is no major impact on the housing stock. Also, line 42 was higher than anticipated. It was noted that there have not been any technical accounting changes to this year's accounts.</p> <p>A Member enquired whether the underspend in line 15 is less than budgeted because the work has cost less, or whether the work has not been carried out.</p> <p>The Interim Director of Growth and Regeneration confirmed that this occurrence is due to a change in contract operating model, which had moved from a schedule of rates to a Price per Property, thus is a genuine cost saving through new measures and contract management.</p> <p>A Member asked if these figures reflect the new contract.</p> <p>The Interim Director of Growth and Regeneration responded that the intention is to</p>

award the contract later in June and the subsequent report to Members will advise if we are on budget.

A Member noted the complexity of the budget and asked if Right to Buys are included in this account, as there has been a lot of focus on them recently. It was also noted that the presentation of the budget is also complex and may be more digestible in alternative visual formats.

The Corporate Services Manager noted that Right to Buys do not feature within this budget.

All Members were in favour.

RESOLVED that the variations to the 2017-18 original estimates and the latest approved estimates as set out in the paper and the effect on the working balance are noted.

5

New Performance Reporting Dashboard for Place

The Interim Director of Growth and Regeneration submitted a report to advise Members of the current state of performance against newly defined performance reporting measures for the new Corporate structures, in relation to the Place function under the Council's Corporate Priorities for the financial year 2017/18.

The Interim Director of Growth and Regeneration noted that in addition to changing Committee structure, Melton Borough Council have also altered their structure for monitoring performance. The report showed the first dashboard under the new reporting framework for the fourth quarter of 2017/18.

Members were informed of the successes that the report shows:

88.9% of major planning decisions within 13 weeks

96% compliance figure for food businesses at inspection

100% customer satisfaction with the level and quality of housing repairs works undertaken in their home.

Members were also informed of areas that require improvement. These include:

The percentage of voids that are re-let in 18 working days.

However, the Interim Director of Growth and Regeneration noted that this performance is based on the existing contractor's performance measured against a new definition. The new definition and awarding of the new contract intends to rigorously improve void turnaround performance.

The percentage of non decent homes.

The Interim Director of Growth and Regeneration noted that this area reflects a backlog of electrical works for which contracts have been placed to carry out four years of necessary works within two years.

The percentage of household waste sent for re-use, re-cycling and composting.

It was noted that this performance reflects seasonal variations; on balance increased re-cycling does appear to be a trend.

A Member noted that with regards to re-cycling, people are not aware what can and cannot be re-cycled and that residents need to be made aware of re-cycling procedures and suitable materials.

The Interim Director of Growth and Regeneration noted that this is an opportunity to increase awareness and subsequent performance in this area.

The Chair sought a proposer and a seconder.

All members were in favour.

RESOLVED that

- 1) The contents of the report are noted
- 2) The performance information for 2017/18 in the Performance Dashboard is used to help the Committee and assist Members and Officers with regard to the formation of policy and oversight of the Place function of the Council.

6

Access from Persimmon Development to the Country Park

For the benefit of members of the public present at the meeting, the Chair brought this item forward as the first item for discussion.

The Interim Director of Growth and Regeneration submitted a report to invite the Committee to consider a request from residents of Scholars Grange (part of the Persimmon development off Nottingham Rd.) to form an access from the eastern extremity of their development into the adjoin Country Park.

The Assistant Director of Strategic Planning and Regulatory Services recounted to Members that following an ecological study taken to review the best access into the Country Park as requested by residents, the preferable route was declined following liaison with the landowner. As a result, the residents have proposed an alternative route. This route crosses a tree belt and ditch but is not considered unacceptable in ecological terms.

It was noted that if recommended by Members, it would follow to decide how the access will be built and funded.

The Interim Director of Growth and Regeneration noted that there has been historic concern of the Friends of the Country Park that multiple access points into the park would compromise the integrity of the local asset. The Council had been in contact with the group to discuss their concerns and had met with them that evening. If Members were in support, it was recommended that the Friends of the Country Park contribute to further work with regards to this access. It was also confirmed that this matter would not set a precedent for future proposals.

Consequently, Members were asked to consider a third recommendation:

That the Committee delegate to the Director of Growth and Regeneration,

and in consultation with the Chair of the Place Committee, agreement to amend the details of the proposed route (marked orange on the attached plan) if required, and in consultation with Friends of the Country Park.

A Member noted, in relation to 3.10 of the report, that the Friends of the Country Park has been written to and a subsequent meeting had been arranged. However, it seemed that this meeting had been held too late (the same evening as the Committee meeting) and that they may feel pressured into a decision. It was noted that the Council should be prepared to meet with groups in advance and be more pro-active. Otherwise, this could be difficult for Members and deferment was not favoured.

Residents of Scholars Grange were applauded for their actions and proposals. It was noted that Persimmon Homes marketed their homes with access to the park but this was not then followed through by them. Councillors wanted people to access the local asset without ecological damage. As such, it seemed right for Persimmon to contribute wholly.

The Chair thanked the Member for the points made.

A Member asked if the same considerations were being made in other areas of the park, such as the Taylor Wimpey development.

The Assistant Director of Strategic Planning and Regulatory Services confirmed this and added that the wider study being conducted into future access proposals will help to shape other developments.

The Interim Director of Growth and Regeneration added that deferring the matter until the next Place Committee meeting would have been too late. The Friends of the Country Park were contacted in May and due to logistics the meeting was not held until today (6th June) nonetheless the meeting was very positive and constructive. The strategic plan would be presented to this Committee in September with updates for Members. It was noted that, from this point on, the Friends of the Country Park would be fully involved in the preparation of the brief for the strategic plan and the subsequent consultation that would be carried out.

The Chair sought a proposer and seconder.
All members were in favour.

RESOLVED that

- 1) The Committee agrees to the connection as proposed by residents;
- 2) Authority is provided to the Director of Growth and Regeneration to undertake detailed negotiations regarding the funding of the scheme with the developers, Persimmon homes and the residents group.
- 3) That the Committee delegate to the Director of Growth and Regeneration, and in consultation with the Chair of the Place Committee, agreement to amend the details of the proposed route (marked orange on the attached plan) if required, and in consultation with Friends of the Country Park.

7	<p>Setting of Taxi Licence Fees 18/19</p> <p>This agenda item was withdrawn from this Committee meeting and will be presented to the Place Committee at a later date.</p>
8	<p>Making of Neighbourhood Plans</p> <p>The Assistant Director of Planning and Regulatory Services submitted a report to inform Members of the progress been made to date on the following Neighbourhood Plans which have now completed Referendum and invite the Committee to formally 'make' the Plans.</p> <ul style="list-style-type: none"> - Wymondham - Clawson, Hose and Harby - Broughton and Dalby - Waltham on the Wolds and Thorpe Arnold - Frisby <p>The Assistant Director of Planning and Regulatory Services noted that this is the final act of the Neighbourhood Plans; to give seal of approval to the complete Plans.</p> <p>However, it was noted that the ward of Frisby is now an exception to this report as an issue has come to light due to the examiner's changes needing to re-screen under a sustainability appraisal process. It was noted that all other wards are as presented on the report.</p> <p>As a result, the recommendations presented to Members were proposed to be amended from:</p> <ol style="list-style-type: none"> 1) The Neighbourhood Plans listed in 1.1 of the report to be formally 'made' (adopted) in accordance with the Neighbourhood Plan Regulations 2012 (as amended) <p>To:</p> <ol style="list-style-type: none"> 1) the Neighbourhood Plans listed in 1.1 above be formally 'made' (adopted) in accordance with the Neighbourhood Plan Regulations 2012 (as amended) except the Frisby on the Wreake Neighbourhood Plan; 2) That authority is delegated to the Assistant Director of Planning and Reg. Services to 'make' the Frisby on the Wreake Neighbourhood Plan subject to the completion of a screening exercise under the Environmental Assessment Plans and Programmes Regulation 2004 provided that it concludes that a SEA is not required because the NP is unlikely to have significant environmental effects. <p>A Member asked if the issue with Frisby on the Wreake is a result of communication from a resident.</p> <p>The Assistant Director of Planning and Regulatory Services confirmed this and noted that it means following a different process now.</p> <p>The Chair sought a proposer and seconder.</p> <p>All members were in favour.</p>

RESOLVED that

- 1) the Neighbourhood Plans listed in 1.1 above be formally 'made' (adopted) in accordance with the Neighbourhood Plan Regulations 2012 (as amended) except the Frisby on the Wreake Neighbourhood Plan;
- 2) That authority is delegated to the Assistant Director of Planning and Reg. Services to 'make' the Frisby on the Wreake NP subject to the completion of a screening exercise under the Strategic Environmental Assessment Regulations, 2010 provided that it concludes that a SEA is not required because the NP is unlikely to have significant environmental effects.

9

Cattle Market - Brewery

The Interim Director of Growth and Regeneration submitted a report to seek approval from Members to agree the basis for the grant of a sub-lease for that part of the Melton Cattle Market site forming part of the Southern Opportunity Area which will be used by Round Corner Brewery Ltd. to create a brewery and associated tap room.

The Interim Director of Growth and Regeneration informed Members that the new 20 year lease to Gillstream Markets at the northern site of the Cattle Market has been sought and we are now looking at a short term lease for the southern site. It was noted that the completion and opening of the new buildings at the Cattle Market in March mean that attention is now being turned to the remainder of the site with a new venture to set up a brewery at the Cattle Market.

This idea is trying to replicate the attraction of the Tuesday market day across the rest of the week and offer a seven day attraction to visitors.

After developing a master plan last year, the Council is reviewing the masterplan and working in partnership with Gillstream Markets to develop an investment plan and look at ambitions.

It was noted that the brewery proposal received planning permission in May and Gillstream have sought approximately £1.5m to fund the brewery. Granting the lease would mean that the project by completed by the end of the year.

A Member noted their enthusiasm for the proposal and asked what level of directly enhanced income will the Council receive as a result.

The Building Surveyor noted that we are yet to see projections with regards to the brewery.

A Member noted that Gillstream will be reducing their overheads and asked how we benefit from that.

The Building Surveyor replied that it will be necessary to look at the entire site. The Interim Director of Growth and Regeneration noted that there will be a small return. The proposal is opportunist and done in advance of the complete masterplan but the proposal is complimentary to wider strategic proposals.

A Member praised the proposal for becoming more commercial and could see the opportunities as part of a bigger picture but was concerned that the Council shouldn't be giving away an opportunity.

A Member asked if there would be an impact on the Market Tavern.

The Interim Director of Growth and Regeneration noted that the impact was for Gillstream to consider but the two premises wouldn't compete, rather they would compliment each other.

A Member asked if modelling had been done to look at impact on other licence holders in the town. If their turnover went down there would be a negative impact on existing businesses.

The Interim Director of Growth and Regeneration noted that no modelling had been done however it was not thought that it would take away from other pubs.

A Member asked if the brewery would have vastly improved prices that could undercut other licenced premises.

The Interim Director of Growth and Regeneration noted that the micro-brewery proposal would be an artisan attraction and given the product would be unlikely to undercut other licenced premises in the town.

A Member noted that by making the beer on site, the Cattle Market could get half of their business from selling to local businesses in the town and Borough.

A Member asked how it would be looked at if they wanted to serve food. However, the Building Surveyor noted that initial discussions with Gillstream suggested that their intention was not to sell food although this might be reconsidered at a later date. It was noted that the intention was not to impinge on other businesses or artisan outlets.

A Member noted that the Interim Director of Growth and Regeneration had a point on commercialisation that the Council needed to consider. A brewery could generate unpleasant odours in the course of production, this should be considered in the terms of the lease as Councillors didn't want Melton to get a bad reputation. It was suggested that a steer from this Committee could be to add in review periods as part of this interim lease. The interim Director for Growth and Regeneration agreed with this point and confirmed review periods would be included. .

A Member also noted that the attraction of the brewery could bring with it subsequent noise pollution and so it was suggested that this also be built into the terms of the lease.

The report was proposed and seconded.

All Members were in favour.

RESOLVED that the Committee agrees to delegate to the Director of Growth and Regeneration authority to negotiate and conclude terms, in consultation with the Chair of the Place Committee and Leader of the Council for:

- i) The grant of the licence to underlet to allow the subletting, by Gillstream Markets Ltd. of those parts of the buildings contained within their short-term lease of the south side of the market, to be designated as a brewery to Round Corner Brewery Ltd. (RCBL) together with all necessary lease variations, as required to permit this use.
- ii) In the event that the existing five year short-term lease within which there is an option to extend by a further five years to take the term to 2027 proves to be a constraint to the grant of the sub-lease to RCBL, then Committee to approve the extension of this delegation to the Director of Growth and Regeneration to negotiate and agree terms for the grant of a new longer term lease to Gillstream Markets Ltd. for the Opportunity Area. Terms would only be agreed once a satisfactory investment plan and appropriate levels of due diligence and assurance around matters such as tenant covenant, viability and deliverability of the plan have been completed.

10

Urgent Business

There was no urgent business.

The meeting closed at: 7.30 pm

Chair

This page is intentionally left blank