

Bolsover District Council

Executive

28th September 2020

Framework of 'in principle' permissions to facilitate and enable regeneration of Shirebrook's Town Centre

Report of the Portfolio Holder - Economic Development

This report is public

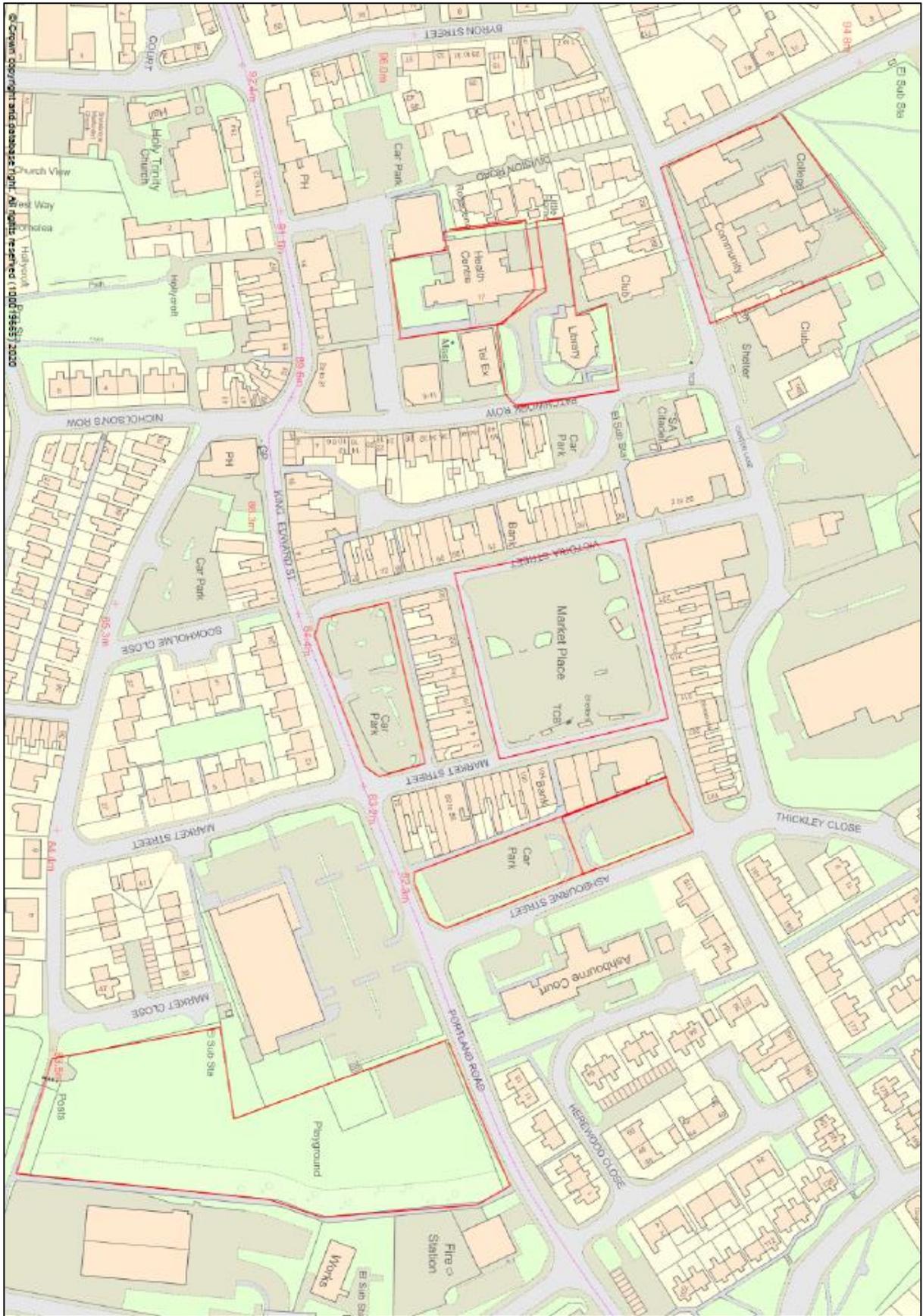
Purpose of the Report

- To update Executive on regeneration proposals for Shirebrook's town centre.
- To secure funding for pre-planning technical work.

1 Report Details

- 1.1 Executive will be aware that there have been various regeneration schemes drawn up for Shirebrook's town centre and various project proposals put forward over the last five years.
- 1.2 Executive will also be aware that very few schemes have been delivered in recent years with the exception of the shop front repairs scheme and the shutter art scheme.
- 1.3 One of the consistent obstacles to delivery of regeneration schemes is the absence of sufficient funding and an absence of the necessary 'shovel ready' planning consents for the various proposals that are a pre-requisite of most funding bids.
- 1.4 Therefore, the purpose of this report is to secure funding to support the Council's Economic Development Team and Planning Service put into place a framework of 'in principle' permissions to redevelop various sites that are currently in public ownership to accelerate delivery of regeneration schemes in and around the town centre.
- 1.5 The preliminary list of sites being considered are shown on the map overleaf and include:
 - the market square;
 - library;
 - health centre;
 - two public car parks;
 - land adjacent to Lidl; and
 - Carter Lane Community Education Centre

Site Location Plan



- 1.6 These sites have been chosen with regard to the aspirations for the establishment of a community hub close to the town centre; improved cycling infrastructure; and regeneration of the Market Square, amongst other things.
- 1.7 In these respects, there is a consensus of opinion that the market square requires further improvement and indicative plans have already been commissioned for this work:



- 1.8 Improvements to the market square would attract more visitors and promote the long term vitality and viability of the town's retail offer. Therefore, these proposals warrant progressing but require funding.
- 1.9 The outline feasibility study on the creation of a community hub within Shirebrook has now been completed and recommends that the individual stakeholders seek endorsement from their individual boards/committees to consider moving to the Full Business Case for the project.
- 1.10 If the community hub does go ahead, the public sector land that could be then made available for redevelopment could accommodate 73 new houses or around 9,000m² of commercial units creating between 129 and 150 jobs.
- 1.11 These types of outputs would also be needed to help support any future bid for funding from the D2N2 LEP for improvements to the market square, for example. Granting permission in principle for redevelopment of these sites would also assist any future funding bid.
- 1.12 In addition, the plan below shows planned improvements to the cycle network in Shirebrook.



1.13 The proposed routes will connect central and western Shirebrook with the Archaeological Way and improve connectivity between the town centre and Brook Park employment area. The approximate cost of these routes is £280,000 and they would help to promote active travel and improve the accessibility and connectivity of the town centre.

1.14 With these objectives in mind, it is considered that one or more of the Council's car parks close to the town centre could accommodate a changing places toilet and/or a cycle hub. Examples of similar sites to the proposals below:

Changing Places



Cycle Hub



- 1.15 These types of projects could be funded by the Council but may also present opportunities for partnership working and/or match funding from private interests.
- 1.16 As noted above, the funding requested in this report is required for pre-planning technical work that would either allow permission in principle to be granted for the identified sites through a local development order or entry on part 2 of the brownfield register, or to obtain outline planning permissions to create a package of 'shovel ready' schemes.
- 1.17 As also noted above, this would assist the Council access external funding. In addition, the County Council are considering a D2 county wide bid for town centre funding and having planning consents in place will help ensure Shirebrook is also prioritised in this forthcoming collective funding bid.
- 1.18 As the permissions would 'run with the land', the individual landowners would also be able to sell on the land with the benefit of the permission or redevelop the land in line with the conditions of any consent and their own design and build project.
- 1.19 Therefore, the individual components of the regeneration proposals could come forward separately as and when funding became available, which gives more flexibility and creates a much more agile project.
- 1.20 With this in mind, it is recommended that approval is also granted for any underspend from the technical planning work to be utilised for detailed design work and/or delivery of any Council sponsored projects within Shirebrook's town centre.

2 Conclusions and Reasons for Recommendation

- 2.1 In conclusion, the funding requested in this report will create a framework of 'in principle' permissions will help to facilitate and enable regeneration of Shirebrook's Town Centre.
- 2.2 The framework will be flexible enough to accelerate delivery of individual projects if the opportunity arises but robust enough to support future bids for external funding.
- 2.3 It is therefore recommended that the Economic Development Team is provided with a budget of £20,000 from the transformation reserves to commission the necessary technical reports to support the grants of 'permission in principle' for the identified sites.
- 2.4 It is also recommended that delegated authority is granted to the Assistant Director of Development and Planning to utilise underspend on bringing forward Council-sponsored projects within Shirebrook's town centre.

3 Consultation and Equality Impact

- 3.1 Consultation has been undertaken with local Ward members and the Partnerships team.

- 3.2 Further consultation will be undertaken as the work on obtaining the various planning consents progresses including community consultation, stake holder consultation and consultation with the relevant statutory bodies.
- 3.3 This report does not give rise to any specific issues in relation to the public sector duty set out in the Equality Act 2010 but the range of projects described in this report are closely aligned with advancing equality of opportunity between people who share a protected characteristic and those who don't and better meeting the needs of people who are disadvantaged or suffer inequality.

4 Alternative Options and Reasons for Rejection

- 4.1 A 'do nothing' option was rejected because there is an identified need to promote and encourage the regeneration of Shirebrook's town centre and consensus that we need to move from 'master planning' to delivery.
- 4.2 A 'do more' option was rejected because of the cost and delay incurred attempting to agree detailed designs and delivery options with a range of different stakeholders.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 There are no significant financial risks attached to the proposals in the above report but these proposals are intended to improve the prospects of the Council attracting external funding for the various regeneration schemes, which will in their own right benefit the local economy.
- 5.1.2 The viability of individual projects and any associated risks would need to be assessed as the pre-planning technical work is carried out and by each individual sponsor as they consider their next steps.

5.2 Legal Implications including Data Protection

- 5.2.1 The process of granting various types of 'permission in principle' are governed by primary legislation, regulation and associated Government guidance.
- 5.2.2 The above report does not give rise to any data protection issues.

5.3 Human Resources Implications

- 5.3.1 The project set out in this report does not give rise to any substantial human resources implications.

6 Recommendations

- 6.1 That £20,000 be allocated from the transformation reserve to commission the necessary technical reports to support the grants of 'permission in principle' for the identified sites.

- 6.2 That delegated authority is granted to the Assistant Director of Development and Planning to utilise any underspend on bringing forward Council-sponsored projects within Shirebrook's town centre.

7 Decision Information

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: <i>BDC: Revenue - £75,000</i> <input type="checkbox"/> <i>Capital - £150,000</i> <input type="checkbox"/> <i>NEDDC: Revenue - £100,000</i> <input type="checkbox"/> <i>Capital - £250,000</i> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	No
<p>Has the relevant Portfolio Holder been informed</p>	Yes
<p>District Wards Affected</p>	Shirebrook
<p>Links to Corporate Plan priorities or Policy Framework</p>	All

8 Document Information

Appendix No	Title
1	One Public Estate Shirebrook Public Services Hub – Outline Business Case
<p>Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)</p>	
<p>Appendices to the outline business case</p>	
Report Author	Contact Number
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Appendix

The ambition



Appendix 1

One Public Estate | Shirebrook Public Services Hub – Outline Business Case

Due to the size of this document (over 100 pages), this has not been included in the agenda pack.

The document can be viewed online via the following link:

<https://committees.bolsover.gov.uk/ieListDocuments.aspx?CId=1147&MIId=4290>

It is also available on Members' iPads on Modern.Gov.