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## **COMMUNITY AND ENVIRONMENT COMMITTEE**

**Minutes of a meeting of the Community and Environment Committee held on Tuesday 01 March 2022 in the Council Chamber, Town Hall, Matlock at 6.00 pm.**

### **PRESENT**

Councillor Chris Furness - In the Chair

Councillors: Matthew Buckler, Martin Burfoot, Neil Buttle, Helen Froggatt, Susan Hobson, David Hughes, Tony Morley, Garry Purdy, Mike Ratcliffe, Andrew Statham and Mark Wakeman.

Paul Wilson (Chief Executive), Steve Capes (Director of Regeneration and Policy), James McLaughlin (Director of Corporate and Customer Services), Giles Dann (Economic Development Manager), Mike Galsworthy (Estates and Facilities Manager), Chris Thomas (Director of Thomas Lister, Chartered Surveyors) Tommy Shaw (Business Support Assistant) and Lucy Harrison (Democratic Services Assistant).

### **APOLOGIES**

Apologies for absence were received from Councillors: Sue Bull, Peter O'Brien, Dermot Murphy and Alasdair Sutton.

### **298/21 – PUBLIC PARTICIPATION**

No representations were received under Public Participation for this meeting.

### **299/21 – INTERESTS**

Councillor Martin Burfoot declared an interest in the Bakewell Road Development Item due to being member of Matlock Community Vision. It was noted that Councillors Matthew Buckler, Steve Wain and David Hughes were members of Matlock Town Council.

### **300/21 – PART A) LAND AT BAKEWELL ROAD, MATLOCK: PROPOSED CONVERSION OF FORMER MARKET HALL**

The Economic Development Manager introduced a report which provided an update on the proposed conversion of the former Market Hall and a requirement for additional funding following the necessary changes to the scheme. The report also explained the impact of the current volatile situation within the construction industry on costs and resources.

The District Council owns the freehold interest in land at Bakewell Road, Matlock and occupies the former Market Hall building and covered bus bay area by way of a 99 year under-lease. This property is located in a prominent position at the entrance to the town centre from the west and the proposed scheme provided the opportunity to create significant improvements, including a return retail frontage to a key property, and a significantly enhanced gateway to the retail centre.

The report summarised the main changes to the scheme and presented recommendations on the way forward for the proposed conversion of the former market hall which enabled provision of a new indoor leisure attraction; a two screen cinema and the enclosure of part of the adjacent covered bus bay area to provide an ancillary commercial use of a food and beverage/retail unit. The Updated Business Case was included within the Part B) exempt report. The scheme had previously been considered by Council on 25<sup>th</sup> November 2020.

Since Council approval had been granted, Derbyshire County Council had proposed alternative bus infrastructure provision which was also approved. Provision had been made within the County Council's capital programme to enable implementation of a new footway and bus shelters along the north-west elevation of the building and enhanced layby provision on Bakewell Road. It was noted in the report that existing bus and taxi services would continue to operate from this town centre location during construction works and following conversion of the building.

Councillor Martin Burfoot moved recommendations 1, 2, 3, 4, 5 and 7 (numbered 6 below) as set out in the report. This was seconded by Councillor Garry Purdy and

**RESOLVED**  
(unanimously)

1. That progress and challenges in moving the scheme forward since original Council approval be noted.
2. That approval of detailed planning consent for the scheme on 8 February 2022 be noted.
3. That inclusion of new bus infrastructure funding provision within Derbyshire County Council's Capital Programme for 2022/23 be noted.
4. That the substantial increase in estimated scheme costs since the original Council approval be noted.
5. That the proposal from the proposed cinema operator for an increased capital contribution to the scheme and to increase annual rent be noted.
6. That a report is brought back to Committee for consideration should formal tendered costs for the shell construction works exceed the proposed budget.

The Chairman declared the motion CARRIED.

**301/21 – EXCLUSION OF THE PUBLIC AND PRESS**

It was moved by Councillor Chris Furness, seconded by Councillor Mark Wakeman and

**RESOLVED** That in accordance with Section 100(a) of the Local Government Act  
(Unanimously) 1972 the public and press be excluded because it was likely that the nature of the business to be transacted would result in exempt information being disclosed.

At this point the Committee excluded the public and press in considering this item as it contained information relating to any particular person including the Council and the business affairs of the Council.

**302/21 – PART B) LAND AT BAKEWELL ROAD, MATLOCK: PROPOSED CONVERSION OF FORMER MARKET HALL (CONFIDENTIAL NOT FOR PUBLIC RELEASE)**

The Economic Development Manager presented a report which detailed the updated business case for the conversion of the former Market Hall including proposed funding contributions and terms for the commercial agreement with the proposed cinema operator.

Councillor Garry Purdy moved recommendations 1 to 10 as set out in the report, with the addition of recommendation 6 (numbered 2 below) set out in the previous report. This was seconded by Councillor Martin Burfoot and

- RESOLVED** (unanimously)
1. That recommendations 1 to 10 as set out in the part B report be approved.
  2. That the proposed Council investment in the scheme be increased from £848,820 to £1,228,820 (inc. allowance for contingency and inflation) and the additional spending requirement be included within the Council's proposed 2022/23 Capital Programme for consideration by Council.

The Chairman declared the motion CARRIED.

**MEETING CLOSED – 7.25 PM**

**CHAIRMAN**