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CORPORATE COMMITTEE

Minutes of a Special Meeting held on Monday 13 January 2014 in the Council Chamber, County Hall, Matlock at 6.00pm

PRESENT

Councillor Albert Catt - In the Chair

Councillors Bob Cartwright, David Fearn, Richard FitzHerbert, David Frederickson, Mike Longden, Jean Monks, Garry Purdy, Irene Ratcliffe, Lewis Rose OBE, Geoff Stevens MBE, Barrie Tipping, Judith Twigg

Paul Wilson (Corporate Director), Mike Hase (Planning Policy Manager), and Jackie Cullen (Committee Assistant).

76 members of the public and 1 member of the Press.

APOLOGIES

Apologies for absence were received from Councillor Andrew Lewer and Councillor Jacquie Stevens.

PUBLIC PARTICIPATION

Councillor Twigg left at 6.25pm during the public participation item.

In accordance with the procedure for public participation, the following representations were made in relation to the options presented in the report:

Messrs Martyn Cater, Michael Murray, David Jones, Peter Wild, John Tresadern, Martin Burfoot and Mrs Helen Crane spoke as individuals;

Mr Tony Symes spoke as a representative of Matlock Civic Association;

Mr Frederick Burgess spoke as a local resident;

Mr Robert Clarke spoke as a representative of the Bakewell Road Group; and

Mr Andy Botham spoke as County Councillor for Matlock.

Mr John Vaudin, as an individual, sent in a written question to the Committee, the content of which was distributed at the meeting.

The majority of the speakers expressed views against both options 1 and 2, with strong opposition to a new supermarket with the associated potential loss of the Co-op; the potential financial risks in relation to the loss of capital receipts in the region of £900,000 and the £170,000 per annum loss of car parking revenue; general non-compliance with the SPD and the lack of sufficient public consultation and consideration of public feedback.

269/13 – MINUTES

It was moved by Councillor Albert Catt, seconded by Councillor Geoff Stevens and

RESOLVED That the minutes of the meeting of the Corporate Committee held on
(unanimously) 12 December 2013 be approved as a correct record.

The Minutes were signed by the Chairman.

270/13 – MATLOCK TOWN CENTRE SUPPLEMENTARY PLANNING DOCUMENT: REDEVELOPMENT OF BAKEWELL ROAD, MATLOCK, PROGRESS REPORT

A report was presented by the Planning Policy Manager on the background to the Supplementary Planning Document (SPD), the Public Consultation that had taken place over the past 12 months, the options for the redevelopment of Bakewell Road, the business case for the redevelopment, the conclusions drawn and the next steps.

The Matlock Town Centre's SPD was adopted by the District Council in November 2008. In September 2009 the Partnership and Regeneration Committee resolved to appoint specialist consultants to advise on the development opportunities identified in the SPD and in July 2010 WYG, who had been appointed following a detailed selection process, submitted their report to the Council for consideration at the Committee meeting on 9 September 2010.

WYG concluded that the Bakewell Road Key Development Opportunity site offered the greatest potential. The Matlock SPD guiding principles were set out in the report; nevertheless it was stated that whilst this was a significant material consideration it was not a prescriptive 'blueprint' for development.

In the Committee's meeting on 13 September 2013, it was resolved that Henry Davidson Developments be appointed as the District Council's preferred developer partner, who subsequently submitted a proposal as outlined in the report.

An initial public consultation event was held in February 2013, which was well attended by approximately 100 people. The questions posed in the Open Forum were also shown online, as part of the District Council's website for the Bakewell Road Project; an E-Newsletter was created, and a Facebook page and twitter feed were established. A summary of comments received in respect of the questions was set out in the report, with a more detailed analysis undertaken by Henry Davidson attached as Appendix 1 to the report.

Following detailed research and analysis, Henry Davidson prepared a concept masterplan for the site, taking into account the commercial requirements of potential operators and where possible, the design principles set out in the Matlock Town Centre SPD. The key aspects of the concept were set out in the report.

In conclusion, the report outlined two possible options , together with the next steps to be taken if either of these options were accepted.

Following the presentation of the report, it was agreed that the Officers should address some of the concerns highlighted by the speakers.

The figure presented in the report with regard to the subsidy regarding jobs created (point 5.3 of the report) within the redevelopment was queried by one of the speakers. The figure of 130 jobs which may be created did not take account of the potential loss of jobs from existing retailers (for example, the Co-op and/or P G Automotive). The subsidy per job was therefore incorrect. The Corporate Director acknowledged this point and stated that it was difficult to predict the scale of jobs created/lost.

The additional floor space of a proposed new supermarket was also disputed; however the figures referred to gross floor space, not net retail trading space, and as such the report was accurate (point 3.4).

The Committee acknowledged that further public consultation was essential, and a need to find creative ways to use Matlock's assets, for example the riverside and footpaths. The Council put forward an appeal that the public engage more with the Council: individuals as well as groups and organisations. It was emphasised that the process should bring forward views on how close the Council could get to the SPD, yet at the same time acknowledging that it cannot provide for everyone's aspirations.

The question of the legal situation regarding Henry Davidson was raised, to which the Committee was informed that whilst Henry Davidson Developments had been selected as the Council's preferred developer partner, there was currently no Development Agreement in place – Henry Davidson had been requested to carry out retail market analysis and research and advise of potential occupier interest all of which they had done, but there was no contractual obligation in place to progress the scheme any further at the present time.

It was moved by Councillor Lewis Rose OBE, seconded by Councillor Geoff Stevens MBE and

- RESOLVED**
1. That the Committee note the work undertaken during the preceding 12 months on the Bakewell Road Redevelopment Project.
 2. That the Committee defers making a decision on Option 1 and on Option 2 as outlined in Section 5 of the report until a public consultation exercise is undertaken as soon as possible on both options and any other options arising from the consultation, the outcome of which is reported to a future meeting of the Committee.

Councillor Irene Ratcliffe requested a recorded vote.

Voting:

In favour Councillors B Cartwright, A Catt, R Fitzherbert, D Frederickson,
M Longden, J Monks, G Purdy, I Ratcliffe, L Rose OBE, G

Stevens MBE, B Tipping (11)

Against (0)

Abstentions Councillor D Fearn (1)

The Chairman declared the motion carried.

MEETING CLOSED – 7.56PM

CHAIRMAN