

NOTTINGHAM CITY COUNCIL

WEST AREA COMMITTEE

MINUTES

of meeting held on **6 JUNE 2012** at

Loxley House from 5.30 pm to 6.35 pm

- ✓ Councillor Chapman
- ✓ Councillor Cresswell
- ✓ Councillor Jenkins
- ✓ Councillor McCulloch
- ✓ Councillor Saghir
- ✓ Councillor Unczur
- ✓ Councillor Watson
- ✓ Councillor Wood

Community Representatives

- | | | |
|-----------------|---|---|
| Mrs J Smith | - | Aspley and Bells Lane Partnership |
| Ms N Silvers | - | Aspley Community and Training Centre |
| ✓ Mr B Mann | - | Beechdale Community Centre |
| Ms G Bainbridge | - | Bells Lane and Aspley Tenants' and Residents' Association |
| Mr W Grantham | - | Birchover Community Association |
| Ms P Witton | - | Broxtowe Partnership Trust |
| Ms T Griffiths | - | Cinderhill Community Association |
| ✓ Ms W Smith | - | CONGA (City of Nottingham Governors' Association) |
| ✓ Mr V Plant | - | Neighbourhood Watch Association |
| Mrs C Willitts | - | Nottingham Tartanaires Marching Band |
| Mr J Hose | - | St Martin's Association of Residents and Tenants |
| Mr J Day | - | St Martin's Church |

- ✓ indicates present at meeting

Citizens, Others and City Council Colleagues in attendance

- | | | | |
|----------------|---|--|---------------------------|
| Mr M Clough | - | Beechdale Beat Local Action Group | |
| Ms J Christou |) | |) |
| Ms H May |) | Neighbourhood Management |) |
| Ms D Wilson |) | |) Nottingham City Council |
| Mr M Leavesley | - | Constitutional Services |) |
| Mr M Gregory | - | Greater Nottingham Growth Point |) |
| Mr J Herring | - | Strelley Tenants' and Residents' Association | |
| Mr D Ward |) | Wilson Bowden Developments / Barretts | |
| Mr R Gallie |) | | |

Please note: except where otherwise indicated, all items discussed at the meeting were the subject of a report/presentation which had been circulated beforehand.

1 APPOINTMENT OF CHAIR

RESOLVED that Councillor Saghir be appointed Chair for the municipal year 2012/13.

2 APPOINTMENT OF VICE-CHAIR

RESOLVED that Councillor Watson be appointed Vice-Chair.

3 APOLOGIES FOR ABSENCE

Apologies for absence were received from John Day (St Martin's Church), John Hose (St Martin's Association of Residents and Tenants) and Clive and Angela Thorpe (Nottingham City Homes Area 3 Panel).

4 DECLARATIONS OF INTERESTS

No declarations of interests were made.

5 MINUTES

RESOLVED that the minutes of the last meeting held on 14 March 2012, copies of which had been circulated, be confirmed and signed by the Chair.

6 NOTTINGHAM BUSINESS PARK – RESIDENTIAL DEVELOPMENT

The Committee received a presentation by David Ward and Robert Gallie, Wilson Bowden Developments / Barretts, the main points of which were as follows:

- the area was an allocated development site in the Nottingham City Local plan, with good road access but poor public transport links;
- it would remain an important employment site, and there would be a commitment to ongoing delivery of quality offices and B1 uses and to quality landscaping and environmental enhancement;
- development of the site had already commenced and, to date, had attracted high profile occupiers, such as the DVLA, the Highways Agency, Source Bioscience and Molecular Profiles;
- while there had been the development mentioned above, due to the economic climate and changes in market trends over the last few years, uptake had been slow and the only new build in the last 5 years had required Regional Growth Funding (a government funded scheme which supported projects and programmes with significant potential for economic growth that could create additional, sustainable private sector employment), leading to there being approximately 16 years of commercial land remaining on the North side of the site alone;
- due to government requirements there was a pressing demand on all local authorities to find new residential sites to provide quality family homes and elderly persons dwellings, while creating balanced communities;

- the advantages of amending the previously agreed use of this site would be:
 - early delivery of quality family housing and elderly persons dwellings;
 - improved public transport and employment prospects for the remaining business park;
 - benefits for the employment objectives of the City through training, employment and supply chain benefits from early construction activity;
 - financial contributions to the local area via Town and Country Planning Act Section 106 funds;
 - meeting housing land needs and creating new recreational opportunities;
 - building balanced communities;
 - overall, creation of a more sustainable location.

During discussion, the following comments were made:

- the Committee agreed that the original proposed use for the site had not been taken up by developers due to the economic climate, but it stated that should housing be agreed for the site, the proposal must include affordable housing;
- the proposed elderly person dwellings would be welcomed as it would free-up family housing elsewhere in the city;
- the site must not become a stand alone housing estate;
- to ensure consistent development of the site, it must be undertaken by one developer and the land not split and sold off in sections to different companies;
- as much local workforce as possible must be used for the development.

RESOLVED that the thanks of the Committee for the informative presentation by Mr Ward and Mr Gallie be recorded and the proposed residential development at Nottingham Business Park (South) be noted.

7 DATES OF FUTURE MEETINGS

RESOLVED that the Committee meet at 5.30pm at Loxley House, Station Street, on the following Wednesdays:

2012

**5 September
14 November**

2013

13 February