

## **NOTTINGHAM CITY COUNCIL**

### **AREA 8 COMMITTEE**

**MINUTES of the meeting held at Loxley House, Nottingham on 15 November 2017 from 6.30 pm - 8.20 pm**

#### **Membership**

##### Present

Councillor Corall Jenkins (Chair)  
Councillor Josh Cook (Vice Chair)  
Councillor Michael Edwards  
Councillor Chris Gibson  
Councillor Nicola Heaton  
Councillor Andrew Rule  
Councillor Steve Young

##### Absent

Councillor Pat Ferguson

#### **Colleagues, partners and others in attendance:**

Clare Ashton	- Good Companions
Karla Banfield	- Market Strategy & Development Manager
Daniel Cocker	- Whittam Cox Architects
Prairie Bryant	- Neighbourhood Development Officer
Michelle Dunne	- Rushcliffe Borough Council
Will Fairfull	- Whittam Cox Architects
Sergeant Paul Ferguson	- Nottinghamshire Police
Abdul Ghaffar	- Neighbourhood Development Officer
Miriam Gifford	- Bridges Community Trust
Gareth Glennon	- Peacock and Smith
Roy Goddard	- Bryan G Hall
Jane Jeoffrey	- Queens Walk Community Association
N Judd	- Clifton Resident
Ian Malcolm	- Clifton Advice Centre
Roy Nettleship	- Carter's Educational Foundation
Mark Newton	- TPS Total Property Solutions
Alan Parker	- Senior Regeneration Officer
Andrew Pegram	- Rushcliffe Borough Council
Pat Rice	- Clifton Village Residents Association
Donna Sherratt	- Community Family Support Manager - Area 8
Parbinder Singh	- Neighbourhood Development Officer
Toni Smithurst	- Tenancy and Estates Manager, Nottingham City Homes
Roger Steel	- Wilford Community Group
Phil Wye	- Governance Officer

#### **32 APOLOGIES FOR ABSENCE**

Councillor Pat Ferguson – personal reasons

Mary Daley  
Basheer Latif  
Colin Mackie  
Pat Nicholson  
Ed Peterson  
Margaret Spencer

### **33     DECLARATIONS OF INTEREST**

Councillors Cook, Edwards, Gibson, Rule and Young declared an interest in item 11b (Morrison's Development) as they are members of Nottingham City Council's Planning Committee.

### **34     MINUTES**

The minutes of the meeting held on 13 September 2017 were confirmed by the Committee as a true record and signed by the Chair.

### **35     AREA COMMITTEE COMMUNITY REPRESENTATIVES**

**RESOLVED to formally note the appointment of Area Committee Representatives from the Bridge and Clifton South wards as highlighted below, to the Area Committee for the municipal year 2017/2018:**

**Arkwright Meadows Community Gardens - Deirdre Whitworth (Bridge)**  
**Barton Green Community Association – Paula Wilkins (Clifton South)**

### **36     NEIGHBOURHOOD POLICING UPDATE**

Sergeant Paul Ferguson, Nottinghamshire Police, gave a verbal update on policing issues in the Bridge, Clifton North and Clifton South wards, highlighting the following:

- (a) in the Meadows, there are problems with disposed needles in telephone boxes. These are removed, and the police are attempting to have the boxes removed or adverts removed, but there is resistance from BT;
- (b) there is an operation in the Meadows area targeting drug users and drug sales, with some successful arrests including a prolific drug dealer, and high profile patrols;
- (c) there are problems with off-road motorbikes in both the Meadows and Clifton. The police are appealing for residents to come forward with any addresses where the bikes are located;
- (d) in Clifton there has been a recent increase in vehicle crime in the past 14 days, though this has dropped off due to increased night patrols.

Councillors felt that it was irresponsible of BT to keep telephone kiosks open that are little used for advertising revenue. They also felt that it is worrying that some residents are unwilling to report information to the police.

**RESOLVED to**

- (1) thank Paul for his update and note the information given;**
- (2) write a letter of concern to BT noting concerns around telephone kiosks and drug use.**

**37 NOTTINGHAM CITY HOMES UPDATE**

Toni Smithurst, Area Housing Manager, Nottingham City Homes, introduced the report providing updates on key issues and themes which link back to local priorities and the strategic themes for Nottingham City Homes, highlighting the following:

- (a) Nottingham City Homes now own the land of the former Meadows Police Station and is developing a flagship development of 21 high specification apartments for private rental;
- (b) Meadows West properties are now complete, with external highway works nearing completion;
- (c) sprinklers, intercoms, fire alarms and smoke detectors will be installed in all high rise properties across the city, in a two year project commencing in 2018.

**RESOLVED to**

- (1) note the update and performance information;**
- (2) note the allocation of fund for 2017/18 as detailed below:**

<b>Ward</b>	<b>Actual budget</b>	<b>Remaining budget</b>
Bridge	£192,832.98	£192,832.98
Clifton South	£64,928.68	£64,928.68
Clifton North	£101,721.87	£101,721.87

- (3) approve the Area Capital Programme funding request set out below:**

<b>Address</b>	<b>Request</b>	<b>Reason</b>	<b>Cost</b>
Yewdale (Clifton South)	Feasibility study and basic design for increasing	Improve parking in the area	£500.00

**38 WARD REPORT – BRIDGE, CLIFTON NORTH & CLIFTON SOUTH**

**RESOLVED to note the priorities, current issues and supporting information for Bridge, Clifton North and Clifton South wards.**

**39 AREA CAPITAL FUND – 2017/18 PROGRAMME**

**RESOLVED to**

**(1) note the monies available to Bridge, Clifton North and Clifton South wards as outlined below:**

<b>Bridge</b>	
2017-18 LTP allocation	£53,200
LTP carried forward from 2016-17	£0
2017-18 Public Realm allocation	£31,900
Public Realm carried forward from 2016-17	£688
<b>Total available 2017-18 ACF</b>	<b>£85,788</b>
Less LTP schemes	-£12,227
Less Public Realm schemes	-£20,000
<b>Remaining available balance</b>	<b>£53,561</b>
LTP element remaining	£40,973
Public Realm element remaining	£12,588
<b>Clifton North</b>	
Total decommitted	£82
2017-18 LTP allocation	£47,500
LTP carried forward from 2016-17	£0
2017-18 Public Realm allocation	£28,500
Public Realm carried forward from 2016-17	£0
<b>Total available 2017-18 ACF</b>	<b>£76,000</b>
Less LTP schemes	-£47,582
Less Public Realm schemes	-£24,295
Decommitted funds	+£82
<b>Remaining available balance</b>	<b>£4,205</b>
LTP element remaining	£0
Public Realm element remaining	£4,205
<b>Clifton South</b>	
2017-18 LTP allocation	£59,900
LTP carried forward from 2016-17	£6,619
2017-18 Public Realm allocation	£36,000
Public Realm carried forward from 2016-17	£0
<b>Total available 2017-18 ACF</b>	<b>£102,519</b>
Less LTP schemes	-£39,177
Less Public Realm schemes	-£33,419
<b>Remaining available balance</b>	<b>£29,923</b>
LTP element remaining	£27,342
Public Realm element remaining	£2,581

**(2) note the programme of schemes for the Bridge, Clifton North and Clifton South wards as outlined below:**

**Clifton South LTP schemes**

<b>Location</b>	<b>Type</b>	<b>Date prioritised</b>	<b>Estimate</b>	<b>Details</b>
Green Lane	Study	1 November 2017	£10,000	Feasibility study to evaluate options associated with

				removing or modifying traffic calming along Green Lane.
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#### 40 WARD COUNCILLOR BUDGET

**RESOLVED** to note the actions agreed by the Director of Neighbourhood Services in respect of schemes within the Bridge, Clifton North and Clifton South wards, as detailed below:

<b>Bridge</b>	<b>Date approved</b>	<b>Scheme</b>	<b>Councillor(s)</b>	<b>Amount (total)</b>
	05/10/17	Christmas Grotto – Meadows Library	Cllrs Edwards & Heaton	£780.00
	08/09/17	3G Camera warranty x2 cameras	Cllrs Edwards & Heaton	£730.00
	Balance brought forward 2017/18			£7,296.00
	Allocation 2017/18			£10,000.00
	Total available allocation			£17,296.00
	<b>Total allocated at 17/10/17</b>			<b>£12,966.00</b>
	<b>Total unallocated at 17/10/17</b>			<b>£4,330.00</b>
<b>Clifton North</b>	<b>Date approved</b>	<b>Scheme</b>	<b>Councillor(s)</b>	<b>Amount (total)</b>
	01/09/17	Clifton Community Association – External grounds improvements	Cllrs Cook & Rule	£1,100.00
	21/09/17	Clifton All Whites bonfire	Cllrs Cook, Ferguson & Rule	£744.00
	27/09/17	Silverdale Senior Citizens' Christmas party	Cllrs Cook, Ferguson & Rule	£600.00
	04/10/17	Wilford children's bonfire	Cllrs Cook, Ferguson & Rule	£535.00
	04/10/17	1 <sup>st</sup> Clifton (Lord Mayor's own) Scouts group	Cllrs Cook, Ferguson & Rule	£750.00
	13/10/17	Spring bulb planting	Cllr Cook	£120.00
	17/10/17	Community notice boards	Cllr Rule	£740.00

	20/10/17	Clifton Christmas light switch-on	Cllrs Cook, Ferguson & Rule	£2,000.00
	Balance brought forward 2017/18			£11,817.00
	Allocation 2017/18			£15,000.00
	Total available allocation			£26,817.00
	<b>Total allocated at 20/10/17</b>			<b>£10,169.00</b>
	<b>Total unallocated at 20/10/17</b>			<b>£16,648.00</b>
<b>Clifton South</b>	<b>Date approved</b>	<b>Scheme</b>	<b>Councillor(s)</b>	<b>Amount (total)</b>
	31/08/17	Clifton summer events	Cllrs Gibson & Jenkins	£700.00
	31/08/17	Jobs and opportunities fair	Cllrs Gibson & Jenkins	£367.00
	01/09/17	Clifton Community Association – External grounds improvements	Cllrs Gibson & Jenkins	£550.00
	21/09/17	Clifton All Whites bonfire	Cllrs Gibson, Jenkins & Young	£744.00
	04/10/17	1 <sup>st</sup> Clifton (Lord Mayor's own) Scouts group	Cllrs Gibson, Jenkins & Young	£600.00
	Balance brought forward 2017/18			£3,123.00
	Allocation 2016/17			£15,000.00
	Total available allocation			£18,123.00
	<b>Total allocated at 28/02/17</b>			<b>£8,850.00</b>
	<b>Total unallocated at 29/02/17</b>			<b>£9,273.00</b>

#### 41 LION INTEGRATED HEALTH AND SOCIAL CARE DIRECTORY

Karla Banfield, Market Strategy and Development Manager, gave a presentation to the Committee on LiON (Local Information Online Nottingham), a new online directory for health and social care in Nottingham, highlighting the following:

- (a) LiON is jointly funded by the council and the Clinical Commissioning Group (CCG), and aims to connect citizens more quickly with the services and events they need;
- (b) the website is divided into nine categories for ease of navigation and signposting. Some of these contain links to national information where this is relevant;

- (c) LiON is also being promoted to the council and CCG workforce as a tool to help them correctly signpost citizens;
- (d) the Clifton and Meadows areas do not have many activities or events listed, so officers are using area committees, the Arrow, Neighbourhood Development Officers and GP Surgeries to gather further information.

**RESOLVED to thank Karla for her presentation.**

#### **42     CLIFTON TOWN CENTRE**

Mark Armstrong, Town Centre Co-ordinator, gave a short presentation on the ongoing improvement works in Clifton town centre, highlighting the following:

- (a) work at the former Fairham House site on Green Lane, to build Lidl, B&M Bargains, other retail and residential, has begun;
- (b) the unsightly area outside Iceland is being repaved, with bollards being removed. This will be complete by December;
- (c) the cut-through passage from the Southchurch Drive shops to Morrison's will be repaved in the new year, along with the removal of unsightly downpipes and a new zebra crossing.

**RESOLVED to note the information and thank Mark for his update.**

#### **a     SUSTAINABLE URBAN EXPANSION (Agenda Item 11a)**

Andrew Pegram, Service Manager, Rushcliffe Borough Council, gave a presentation on the Fairham Pastures Development, a development of land to the South of Clifton, highlighting the following:

- (a) the development's key components are up to 3,000 houses, a maximum of 100,000 square metres of employment development, a maximum of 2,500 square metres of retail development, community buildings, leisure uses, a primary school, gypsy and traveller pitches, new roads, footpaths and cycleways, and a new community park;
- (b) the intention is for the new development to integrate with Clifton as a part of the community, with access from Nottingham Road and new pedestrian connections, as well as a safeguarded route to extend the tram into the development;
- (c) existing woodland areas will be retained and there will be significant new planting around the fringes of the development;
- (d) the planning application for the development is due to be considered by Rushcliffe's Planning Committee in the early part of 2018;

The following points were raised by Community Representatives and Councillors:

- (e) there has been talk of development on this site for many years, but it is likely to happen this time due to housing need in both Rushcliffe and Nottingham;
- (f) transport assessments have been carried out, and Nottingham Road will be downgraded to discourage its use as a rat run. The principle entry for cars will be from the A453;
- (g) advice will be sought from the Clinical Commissioning Group on medical requirements for the new development, but the intention is for there to be a health centre built;
- (h) this area was removed from the green belt in Rushcliffe's 2014 Core Strategy, though some areas on its periphery are in the green belt;
- (i) there is a Strategic Board which has representatives from both Rushcliffe and the City Council, to make sure that the development benefits Clifton residents and businesses, and provides employment in the area;
- (j) the environmental credentials of the development are controlled by Building Regulations which are set by central government, however materials and design of the development will be controlled;
- (k) the development will have a requirement to integrate bus infrastructure, and there is potential to expand the tram into the site;
- (l) there is a target of up to 30% of the housing to be affordable, but this may end up being much lower. This could be a barrier to integration with the rest of Clifton which has some pockets of deprivation, particularly close to the development.

**RESOLVED to**

**(1) thank Andrew for his presentation;**

**(2) request updates at future Area Committees.**

**b MORRISON'S CLIFTON REDEVELOPMENT (Agenda Item 11b)**

Will Fairfull and Daniel Cocker, Whittam Cox Architects, gave a presentation on proposals for additional retail units on the Morrison's site in Clifton town centre, highlighting the following:

- (a) this is a key site in Clifton as it bridges the traditional shopping area with the new development being constructed on the former Fairham House site;
- (b) the development will consist of two new retail blocks: one smaller one storey block of two retail units, and a larger block next to Morrison's with four retail units and a gym on an upper storey;
- (c) the impact on surrounding housing will be minimised by an existing embankment in the landscape and a screen of greenery.



The following points were raised during the discussion which followed:

- (d) pedestrian access will be provided along the front of the new units, and a new pedestrian crossing. Access around the side and back of Morrison's will be retained;
- (e) around 30 car parking spaces will be lost for the development, but this has been assessed to be sustainable due the accessibility of the area by foot and public transport, along with new parking at the Fairham House development;
- (f) there have been no pre-lets for units yet, though Morrison's have expressed interest in using one unit as a café, and 3 or 4 parties have expressed interest in the gym unit. A family restaurant would be welcomed by residents.

**RESOLVED to**

- (1) thank Will and Daniel for their presentation;**
- (2) request an update on the development at a future Area Committee.**

**43     ARKWRIGHT WALK DEVELOPMENT**

Alan Parker, Senior Regeneration Officer, delivered a presentation on regeneration in the Meadows, highlighting the following:

- (a) Hobart and Pitcairn is a recent development of houses built by Blueprint, with over 50% being affordable homes owned and managed by ASRA housing association. The development included 18 shared ownership houses, 20 houses for affordable rent and 35 houses for sale;
- (b) new council housing has been built by Nottingham City Homes on the west side of the Meadows, consisting of 45 two and three bed houses and 9 two bed bungalows. 33 of these have already been let, with priority given to eligible Meadows residents who were displaced due to the decommissioning of former council properties;
- (c) planning applications have been submitted by Nottingham City Homes for 18 council bungalows on the former Clifton Miner's Welfare site and 22 market rent apartments on the former police station site;
- (d) on Arkwright and Blackstone Walk, Keepmoat Homes was selected through a tender process as a development partner to build new homes for market sale. Keepmoat have done work in the city before and have a reputation for decent quality and affordable schemes. 111 new homes are being developed, which will be a mix of family houses and two bed apartments;
- (e) Work began on site at Arkwright Walk in August 2017, and the first homes will be ready for occupation by March 2018. Prices are likely to start at around £130,000 for a two bed house or £145,000 for a three bed house;

- (f) Arkwright Walk is also being restored as a historic link for pedestrians and cyclists only, although bus routes may also use it;

The following points were raised during the discussion which followed:

- (g) Keepmoat have been into local schools to explain dangers around construction sites and are offering apprenticeships for local residents;
- (h) there has been a problem with fly-tipping on the development sites, and it has now been agreed with cleansing services that this will be cleared quickly. High, timber fencing is being installed around the sites at the top and bottom of Arkwright Walk and other sites are to be made secure with timber posts and heras mesh fencing;
- (i) it is unfortunate that more social housing could not be included in developments, but understandable in the current political climate.

**RESOLVED to thank Alan for his presentation.**

#### **44     UPDATES AND ITEMS OF GOOD NEWS FROM COMMUNITY REPRESENTATIVES**

Clare Ashton, Good Companions, expressed concerns around the effect of development on the former Fairham School site on Summerwood Daycare, and whether it will be demolished, kept or replaced. In the Local Plan it is earmarked for community use. The Wilford fireworks raised over £360 for charity which has been matched by a further donation.

Pat Rice, Clifton Village Residents Association, reported that the bollards around Clifton Village Green have been successful in deterring travellers from using the site, although they are small so easy to trip over. There have been problems with groups of youths congregating at the old rectory and pulling down window covers. The local community has got together to object to gravel extraction proposals at Mill Hill.