

Subject to approval at the next meeting

LITTLEHAMPTON REGENERATION SUBCOMMITTEE

6 July 2016 at 6.00 pm

Present: - Councillors Bicknell (Chairman), Dingemans (Vice-Chairman), Mrs Ayres, Blampied, Cates, Gammon, Mrs Porter, Dr Walsh and Warren.

Councillor Elkins, Northeast and Miss Rhodes were also in attendance.

1. DECLARATIONS OF INTEREST

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions of the new local code of conduct.
- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests, so by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

Where a Member declares a "Prejudicial Interest" this will, in the interest of clarity for the public, be recorded in the Minutes as a Prejudicial and Pecuniary Interest.

Councillor Dr Walsh declared a personal interest in Agenda Items 5, Littlehampton Town Centre Public Realm Improvements – Design & Project Delivery and 7, Littlehampton Economic Growth Area Development Delivery Study, as a member of Littlehampton Town Council and West Sussex County Council.

Councillors Mrs Ayres, Gammon and Warren also declared a personal interest in Agenda Item 5, Littlehampton Town Centre Public Realm Improvements – Design & Project Delivery, as members of Littlehampton Town Council.

Subject to approval at the next meeting

2. MINUTES

The Minutes of the meeting held on 2 December 2015 were approved as a correct record by the Subcommittee and signed by the Chairman.

3. START TIMES

The Subcommittee

RESOLVED

That the start times for meetings for the remainder of 2016/17 be 6.00 p.m.

3. LITTLEHAMPTON TOWN CENTRE – PUBLIC REALM IMPROVEMENTS – DESIGN PROPOSALS AND PROJECT DELIVERY

(Prior to consideration of this matter, Councillors Dr Walsh, Mrs Ayres, Gammon and Warren had declared a personal interest and remained in the meeting and took part in the debate and vote.

During the course of consideration of this matter, Councillor Bicknell declared a personal interest as he worked for a utilities company and reference was made to utilities. He remained in the meeting and took part in the debate and vote.)

The Economic Regeneration Officer introduced this item and advised that, following an extensive public consultation, LDA Design had incorporated the results to set the design objectives and principles and shape the detailed design proposals in their final report, attached as appendix 1 to the officer report, which was before Members for their consideration.

The Chairman welcomed Mr Tim South of LDA Design to the meeting, who was in attendance to provide the Subcommittee with a comprehensive presentation on the detail of the overall scheme.

Following that presentation, the Subcommittee then participated in a question and answer session with Mr South.

Members generally supported the design proposals but did request that the Clock Tower be retained as it reflected the history of the town – the tower casing for the clock replicated the Pepperpot lighthouse that had been sited on the seafront in days gone by. A view was expressed that it should remain where it was. In addition, it was felt that the maritime themed street furniture should be considered for possible retention in part as, again, it reflected the close relationship of the town with its maritime heritage. However It was acknowledged that it could be updated and/or reduced in coverage.

Subject to approval at the next meeting

It was suggested that recommendation (1) be amended to take account of the view that the Clock Tower should be retained, and having been proposed and seconded, it was agreed it be amended to read as follows:-

(1) the proposed pedestrian priority public realm design plans for Littlehampton Town Centre (as set out in Appendix 1. Littlehampton Town Centre Public Realm Design Proposals) are approved, **subject to agreement of the future of the Clock Tower**, and delivered in partnership, as phased projects over a period of time, with Littlehampton Town Council, West Sussex County Council and other stakeholders, subject to the necessary funding being available;

Members participated in general discussion on a number of issues around:-

- Traffic flows in and around the town. The Director of Planning & Economic Regeneration advised that, from what was envisaged for the town, it was hoped that people would be encouraged to get out of their cars and walk, go into shops and to provide a positive social and shopping experience. The scheme had to be pedestrian friendly and unique to Littlehampton.
- The need to improve the Arcade. An officer response was given that there was only 5 years left on the lease and it was challenging to get investment from the leaseholders. Some cosmetic work was being undertaken to improve frontages and lighting.
- The street paving – it was felt that the design was very busy and could cause problems for those who were partially sighted or who had poor vision. Assurances were given that, at the design stage, work would be undertaken with all the relevant organisations to ensure there would be no safety issues.
- Coach travel – a response was given that this would be looked at in more detail at the second phase when the Council would be looking at links from the town centre to the Seafront and Riverside.

The Economic Regeneration Officer highlighted the funding opportunities, as set out at Section 4 of the report. Concern was expressed at the proposal to use £40,000 of the Morrison's Section 106 contributions currently allocated for professional fees associated with marketing the St Martins Car Park site and procuring a developer. It was felt that redevelopment of the St Martins Car Park should not be sidelined as it was seen as an essential component for the regeneration of Littlehampton. The Head of Economic Regeneration advised that this source of funding had been identified to top up the supplementary estimate of £75,000 that it was hoped the Council would approve to enable the necessary technical studies to be undertaken to enable a second stage bid to be submitted to the Coastal Communities Fund (should the Council be invited to apply). If that bid was successful it would unlock a substantial pot of funding to enable the Littlehampton Town Centre public realm project to be delivered.

Subject to approval at the next meeting

However, comment was made that the £40,000 had been specifically identified for the St Martins Car Park and, as such, was money that was to be held in trust for redevelopment of the site. It was felt that, for that money to be redirected, would be to sound the death knell for the future redevelopment of St Martins and was therefore a serious concern. In response, the Head of Economic Regeneration advised that the Leader of the Council was aware of the situation and recognised that it was an important scheme – she had indicated that a business case should be put forward to support a request for a further supplementary estimate to progress work on St Martins in the future. Having received that validation, the Subcommittee

RECOMMEND TO CABINET

That a supplementary estimate of £75,000 be approved to cover the collective costs of commissioning the various technical studies and professional fees required to progress the proposed Littlehampton Town Centre public realm improvements to RIBA Work Stage 4. This supplementary estimate is only to be used if the Council is invited to submit a Stage 2 Coastal Communities Fund application. (This equates to a Band D Council Tax of £1.30.) and

RECOMMEND TO FULL COUNCIL - That

- (1) the proposed pedestrian priority public realm design plans for Littlehampton Town Centre (as set out in Appendix 1. Littlehampton Town Centre Public Realm Design Proposals) are approved, subject to agreement of the future of the Clock Tower, and delivered in partnership, as phased projects over a period of time, with Littlehampton Town Council (LTC), West Sussex County Council (WSCC) and other stakeholders, subject to the necessary funding being available;
- (2) WSCC and LTC to be asked to consider contributing towards the costs of the Town Centre public realm projects;
- (3) the Director of Planning and Economic Regeneration be authorised to apply for external funding sources including that of the Coastal Communities Fund (CCF). This includes sponsorship for elements of the scheme to help finance parts of the project;
- (4) the Director of Planning and Economic Regeneration be authorised to make minor amendments to the design plans as necessary and appropriate to enable efficient and effective delivery of the project;
- (5) the use of £15,000 of Morrison's Section 106 contributions allocated for 'Town Team' projects to part fund the public realm technical studies be approved;

Subject to approval at the next meeting

(6) the use of £40,000 of the Morrison's Section 106 contributions currently allocated for professional fees

associated with marketing the St Martins Car Park site and procuring a developer be approved

(7) the Director of Planning and Economic Regeneration be authorised to draw down the supplementary estimate of £75,000, if approved;

(8) if the Council is not invited to submit a Stage 2 CCF bid, the sum of £75,000 should be considered as a possible allocation in the Capital Programme to facilitate a detailed bid next year;

(9) a formal agreement is put in place with WSCC Highways as land owners to develop the relevant Highway land and a Section 278 agreement is arranged at a later date by the Council in partnership with WSCC Highways; and

(10) a formal agreement is put in place with Network Rail as land owners to facilitate the improvements of a small section of public realm outside the train station.

4. LITTLEHAMPTON PROMENADE SHELTER PROJECT

In presenting this item, the Economic Regeneration Officer advised that he had not consulted with Littlehampton Town Council, as erroneously stated in the report.

The Subcommittee supported the proposal to market this underused shelter as a business opportunity and

RECOMMEND TO FULL COUNCIL – That

(1) the proposal be supported to market the site of the Littlehampton Promenade Shelter as a commercial development opportunity that will enhance and improve the visitor experience in Littlehampton; and

(2) the delegated powers authority of the Head of Finance & Property be utilised to market the Littlehampton Promenade Shelter site for commercial development.

Subject to approval at the next meeting

5. LITTLEHAMPTON ECONOMIC GROWTH AREA DEVELOPMENT DELIVERY STUDY

(Prior to consideration of this matter, Councillor Dr Walsh had declared a personal interest.

In the course of consideration of this matter, Councillors Dr Walsh and Blampied declared a personal interest as members of the Littlehampton Harbour Board and remained in the meeting and took part in the debate and vote.)

The Director of Planning & Economic Regeneration presented this report which provided an update on the Littlehampton Economic Growth Area (LEGA) Delivery Study as part of the evidence base studies which had been commissioned to support the preparation of main modifications to the Arun Local Plan (2011-2031) Publication Version (October 2014). The

Subcommittee was informed that it was important that the Council, as landowner, expressed its view on whether to support in principle the ideas and vision that lay behind the report as part of the Local Plan process. If the landowner was not in support that would indicate that it was not deliverable.

The Director of Planning & Economic Regeneration highlighted that, although the report spoke of residential development, the proposals were not solely for residential on West Bank – the residential element was to help fund flood defence and achieve a viable scheme there. With regard to St Martins Car Park, it was about trying to improve the vitality and viability of the town centre.

In considering the matter, comment was made that recommendation (2) made reference to Littlehampton Marina and did not mention the West Bank. In addition, concerns were raised that there should be a mixed use development at both West Bank and St Martins Car Park as a purely residential development would fly in the face of the Council's vision for both sites. It was therefore proposed and duly seconded that recommendation (2) be amended as follows:

“That the Council as landowner supports the principle of residential development in some form **as part of a mixed use development** on the land in the Council's ownership at West Bank and St Martins Car Park.”

Following a brief discussion, the Subcommittee

RESOLVED

That the content of the Littlehampton Economic Growth area Development Delivery Study be noted; and

Subject to approval at the next meeting

RECOMMEND TO FULL COUNCIL

That the Council as landowner supports the principle of residential development in some form as part of a mixed use development on the land in the Council's ownership at West Bank and St Martins Car Park.

6. LITTLEHAMPTON REGENERATION POSITION STATEMENT

In receiving and noting the Position Statement and in light of the previous agenda items relating to St Martins Car Park, a request was made that officers bring a report to the next meeting on this matter relating to the next steps and preparation of a business case to support a request for a supplementary estimate. The Head of Economic Regeneration agreed that this would be done.

(The meeting concluded at 8.10 pm)