

DEVELOPMENT

A record of decisions made by the Executive Member with responsibility for Development on:-

MONDAY 10TH DECEMBER, 2007

following consideration of the matters detailed below in the presence of:-

Councillor Adia	Executive Member for Development
Councillor Critchley	Major Opposition Spokesperson
Councillor Gradwell	Minor Opposition Spokesperson
Mr. K. Davies	Director of Development and Regeneration
Mr. M. Kelly	Chief Economic Strategy Officer
Mrs. C. Sutton	Head of Strategic Development
Mr. P. Lamb	Senior Project Officer
Mr. S. Godley	Group Leader – Spatial Planning
Mr. R. Binks	Policy Accountant
Mrs. V. Ridge	Principal Democratic Services Officer

46. MONITORING OF EXECUTIVE MEMBER DECISIONS

The Director of Legal and Democratic Services submitted a report which outlined monitoring information related to decisions taken at the Executive Member's previous meetings.

The Executive Member for Development NOTED the progress on decisions previously taken, as detailed in the Appendix to these minutes.

47. PUBLIC REALM IMPLEMENTATION FRAMEWORK – STAGE 1 LIGHTING PROPOSALS

The Director of Development and Regeneration submitted a report which outlined a proposal to architecturally light a number of key buildings within Bolton Town Centre as part of the Public Realm Implementation Framework.

The Executive Member was reminded that, in July, 2006, the Public Realm Implementation Framework (PRIF) 2007-2012 was approved for adoption as Council policy for the delivery of a high quality public realm across Bolton town centre. Section 1 of the PRIF provided the framework vision and comprised an illustrated overview of public realm issues in the town centre which included a lighting strategy for both architectural and functional lighting.

The report stated that Sutton Vane Consultants had produced a lighting strategy for Bolton town centre which highlighted a number of buildings in Bolton town centre as opportunities for architectural lighting. These were selected for their architectural merit as well as their position along key routes and were as follows, viz:-

- Bolton Town Hall;
- Victoria Square;
- the facades along Le Mans Crescent; and
- architecturally important facades, on the west side of Bradshawgate.

With regard to the financial implications, the overall cost of the lighting scheme was based on the figure of the minimum and maximum costs and the full expenditure and income was as follows:-

Expenditure		Income	
Element	Cost	From	Amount £
Lighting schemes	£200,000	Public Art Fund	£105,000
10% Contingency	£20,000	Development and Regeneration	£121,500
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		Capital Allocation	
Legal Fees	£8,500	Private sector contributions	£20,000
Design and project management fees	£16,000		
Promotion	£2,000		
Total	£246,500	Total	£246,500

In terms of the revenue implications, the running costs on Council owned buildings were estimated at £3,500 per annum and the Corporate Resources Department had accepted maintenance responsibility for the lighting on Council owned buildings. On non Council owned buildings, the revenue costs would be the responsibility of the building owner.

The Director of Development and Regeneration also indicated that in terms of the funding identified for the scheme in the departmental capital programme, it was intended to seek to recover this from developer contributions in relation to town centre schemes over a period of time.

The report set out the timetable/programme for the proposed lighting strategy and it was stated that, if approval was given, it was proposed to appoint Sutton Vane to draw up more detailed proposals and deliver the lighting schemes from inception. It was stated that the company had first hand knowledge of Bolton, the relevant experience and it was considered to offer value for money.

In conclusion, it was stated that the use of architectural lighting in major cities was ever increasing and could help revitalise buildings and public spaces. Furthermore, Bolton's reputation as a destination in which to invest in was rapidly growing and the use of architectural lighting could only help increase its competitiveness as developers viewed the town as possessing a welcoming and distinctive environment within a quality public realm.

The Executive Member for Development APPROVED –

- (i) **The investment of £105,000 from the Public Art Fund for architectural lighting in Bolton Town Centre;**
- (ii) **The investment of £121,500 from the Development and Regeneration Department's capital allocation for architectural lighting in Bolton Town Centre; and AGREED -**
- (iii) **To receive further reports seeking approval for additional public realm improvement initiatives in due course should funding become available; and REQUESTED -**
- (iv) **That the Director of Development and Regeneration seek to recover the £121,500 funding for the scheme, allocated from the Departmental Capital Programme, from future developer contributions in relation to town centre schemes.**

48. DISTRICT CENTRES IMPROVEMENT FUND – PROPOSALS FOR APPROVAL

The Director of Development and Regeneration submitted a report which outlined proposals in Westhoughton and Farnworth town centres using the funding from the District Centres Improvement Fund (DCIF).

In terms of the proposals the following were put forward:-

Westhoughton Town Centre

It was stated that Ward Councillors had prioritised the improvement of Market Street footways with the un-allocated £42,000 in the District Centres Improvement Fund. Consequently, the Environmental Services Department had designed a scheme and was able to match fund the total project costs on a 50:50 basis from the highways Revenue Structural Maintenance Allocation. Westhoughton Town Council had

been consulted on the proposals and a contribution had been requested to complete the full scheme however this was not supported. As alternative they had requested that consideration be given to the provision of planters and hanging baskets. In response to this request, it was considered that the footway improvements would provide the most efficient and effective means of meeting the environmental improvement objectives of the Westhoughton Town Council Action Plan whilst providing value for money. Furthermore, it was felt that future environmental Improvements including the completion of the Market Street footways improvements and appropriate street furniture could also be considered from the 2009/2010 DCIF allocation.

In terms of the financial implications the cost of replacing the entire length of the pavement was £135,000 and was over budget given the 50:50 split. Consequently, a scheme had been drawn up to the value of £84,000 which targeted the available resources where most required without compromising the overall project objective of improving the pavement along Market Street. If approval was given, work would commence in January, 2008 with a proposed completion date of 31st March, 2008.

Farnworth Park

The proposal for Farnworth Park continued the strategic approach taken with its refurbishment. Consequently, the proposal sought approval for works to the Wellington Street Frontage of the park to create an opening and footpath link to the rest of the park. Ward Members had been consulted on the proposal and had given their support. The total project costs were estimated at £36,500 and, it was proposed to commence the works on 1st April, 2008 with a projected completion date of the end of May, 2008.

The Executive Member for Regeneration APPROVED

- (i) **The investment of £42,000 from the District Centres Improvement Fund 2007/2008 for paving improvements at Market Street,**

Westhoughton; and

- (ii) The investment of £36,000 from the District Centres Improvement Fund 2008/2009 for improvement works to Farnworth Park**