

## **JOINT MEETING OF CORPORATE RESOURCES, CULTURE AND DEVELOPMENT AND REGENERATION POLICY DEVELOPMENT GROUPS**

MEETING, 5TH APRIL, 2006

Present – Councillors Allen, J. Byrne, Critchley, Cronnolley, Mrs. Howarth, Morgan, Mrs. Ronson, Rushton, Mrs. Thomas, D. Wilkinson and Woodward.

### Lay Member

Mrs. E. Tatman

### Also in Attendance

Mr. K. Davies	-	Director of Development and Regeneration
Mrs. S. Curran	-	Deputy Director of Corporate Resources
Mrs. S. Crossley	-	Assistant Director of Adult Services (Culture)
Ms. C. Sutton	-	Head of Regeneration
Mr. P. Goodman	-	Head of Policy and Transport Planning
Mr. P. Lamb	-	Senior Project Officer, Development and Regeneration Department
Ms. C. Ellis	-	Manager, Physical Regeneration Unit
Mr. R. Thresh	-	Town Centre Development Co-ordinator
Ms. S. Farmer	-	Faber Maunsell Consultants
Mr. A. Welsh	-	EDAW Consultants
Mr. D. Geddes	-	Locum Consultants
Mr. M Taylor	-	Urban Design and Regeneration Officer
Mr. T. Hill	-	Chief Planning Officer
Mr. A. Prideaux	-	Principal Estates Surveyor
Ms. K. Savage	-	Bolton Town Centre Company
Mr. I. D. Mulholland	-	Principal Democratic Services Officer

Apologies for absence were tabled on behalf of Councillors Hamilton, Hayes, Morris, Peel and J. Rothwell.

### **1. APPOINTMENT OF CHAIRMAN**

**It was agreed that Councillor Mrs. Ronson be appointed as Chairman for this joint meeting.**

Councillor Mrs. Ronson here took the Chair.

### **2. BOLTON TOWN CENTRE CULTURAL QUARTER MASTER PLANNING**

(Councillors Critchley and A. S. Walsh declared personal interests in relation to the following item)

The Director of Development and Regeneration submitted a report which advised Members of the Master Planning exercise that had been carried out in respect of the Cultural Quarter.

By way of background information, the report explained that Members would be aware from previous reports and press coverage of the Council's ambition to build on the existing cultural facilities in the area adjacent to Le Mans Crescent and to develop this into a Cultural Quarter that stretched from the Town Hall to the University.

The report went on to indicate that to facilitate the development of the Cultural Quarter, the consultants EDAW had been appointed to prepare Phase 1 of a two stage masterplanning process.

In terms of the next steps, the report indicated that Phase 2 in the masterplanning process effectively offered the Council two choices:-

#### Spatial Masterplan

A three-dimensional proposal for development and redevelopment affecting physical, economic and social factors.

#### Developer Led Spatial Masterplanning Process

The Council on the other hand could use its considerable land holdings in the Cultural Quarter as a catalyst for development and seek a developer partner of high calibre and proven experience to develop the area and meet the Council's aspirations for the area.

In conclusion, it was indicated that irrespective of which approach Members were minded to proceed with, a number of issues would be worked up over the coming months led by the Project Board. These included:-

- Consultation with the Council's public sector partners such as the property arm of the Police and the Courts, Job Centre Plus and the University to gauge their future aspirations and requirements; and
- Generating interest, partnership and if Members were minded to go down a route of a developer led process then preparations had

to be commenced to hold a competition to select a developer.

Three representatives from the Consultants EDAW, Mr. A. Welsh, Mr. D. Geddes and Ms. S. Farmer gave a presentation on the outcome of their Master Planning exercise in relation to the Bolton Town Centre Cultural Quarter.

Members were reminded of the strategic aim of facilitating the creation of a new quarter of Bolton Town Centre – where culture and a distinctive townscape and public realm underpinned a vibrant and creative mixed use area. Linked to this were four specific aspirations:-

- distinctive, friendly townscape, heritage and history;
- a different tourism destination;
- maximisation of development potential and land owners; and
- developed around local commitment and partnership.

The Consultants went on to outline the process in terms of prepare, design, implementation and delivery of projects.

Members were advised of the significant heritage and unique history in terms of:

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- adjacent to the conservation areas;
- Le Mans Crescent;
- Art Deco Cinema;
- public squares; and
- market town tradition.

Also alluded to were issues in relation to access and movement, transport, signage, linkages between key sites, parking, the establishment of a coherent quarter which, built on existing tourism infrastructure provision, the ingredients for a successful destination, and the fact that different types of experience attracted different types of visitor.

Members were advised that the Cultural Quarter would need to be:-

- given a brand – the area itself was a destination in addition to components of it;
- clear boundaries so that people knew they were entering something special;
- actively managed;
- safe and well lit;

- grade A parking;
- easy access to public transport; and
- attractive, well lit taxi rank.

The Consultants went on to refer to the need to maximise the area's development potential in terms of adapting infrastructure, buildings and spaces to meet 21st century needs.

The group were informed of the strengths, opportunities, weaknesses and threats for the development of the Cultural Quarter but highlighted the new components of the core zone should be, viz:-

- gastronomic market and food court;
- culture house;
- public square;
- destination commercial leisure; and
- hotel and conference facility.

In conclusion, the Consultants advised that normally such development would be undertaken over a 10-15 year period, following a determination of the essential priorities.

Members alluded to the need to include Queen's Park and tie in the Middlebrook Valley and the need for adequate car parking in the zone.

**It was agreed that the Consultants be thanked for their presentation and the report be noted.**

(The meeting started at 9.30 a.m. and finished at 11.30 a.m.)