
**DEVELOPMENT AND REGENERATION SCRUTINY
COMMITTEE**

28 JANUARY 2008

Councillors Mrs Brierley (Chairman), Allen, Bashir-Ismail, Cottam, Critchley, Darvesh, Dennis, Hall, Hornby, Mrs Rothwell, J Rothwell, D Wilkinson and Woodward.

Lay Members

Mrs B Berry - BATRA
Mrs J Horan - BATRA

Also in Attendance

Councillor Adia - Executive Member for Development

Mrs S Crossley - Assistant Director - Adult Services

Mr K Davies - Director of Development and Regeneration

Mr J Smethurst - Chief Housing and Regeneration Officer

Mr T Hill - Chief Planning Officer

Mr T Crossley - Strategic Finance Manager

Mr E Mellor - Financial Services Manager

Mr P Green - Town Centre Development Co-Ordinator

Mrs M Serjeant - Group Planning Officer

Mr I D Mulholland - Scrutiny Team Leader

Mrs S Wootton - Senior Scrutiny Officer

Apologies for absence were submitted on behalf of
Councillors Chadwick, Gradwell, A Walsh and Zaman.

Councillor Mrs D Brierley in the Chair

48 MINUTES OF THE PREVIOUS MEETING

Resolved - That the minutes of the proceedings of a

meeting of the Development and Regeneration Scrutiny Committee held on 26 November 2007 be signed as a correct record.

Attached Reports:

[Minutes of the Previous Meeting \(Enclosed\)](#)

49 DECISION MONITORING REPORT

The Director of Legal and Democratic Services submitted a report detailing the progress of decisions previously taken by this Scrutiny Committee.

Resolved - That the report be noted.

Attached Reports:

[Decision Monitoring Report \(Enclosed\)](#)

[Decision Monitoring Report \(Enclosed\)](#)

50 MINUTES OF THE MEETINGS OF THE EXECUTIVE MEMBER FOR DEVELOPMENT HELD ON 10TH DECEMBER 2007 AND 21ST JANUARY 2008.

The minutes of the proceedings of the Executive Member for Development held on 10 December 2007 and 21 January 2008 were submitted.

With reference to minute 47, Public Realm Implementation Framework - Stage 1 Lighting Proposals, Members raised concerns that by lighting key buildings in Bolton Town Centre posed a contradiction in policy regarding the Council's steps towards sustainability.

Members were informed that this was deemed as sustainable and that the proposal met the Council's five year environmental strategy to reduce their carbon footprint.

In conclusion, members sought information in respect of energy saving initiatives that were being undertaken.

Resolved - (i) That the decisions of the Executive Member be noted.

(ii) That the Director of Development and Regeneration be asked to inform Members of this Committee of further information in respect of the energy saving initiatives that were being undertaken by Bolton Council.

Attached Reports:

[Minutes of the Meetings of the Executive Member for Development held on 10th December 2007 \(Enclosed\) and 21st January 2008 \(To Follow\).](#)

[Minutes of the Meetings of the Executive Member for Development held on 10th December 2007 \(Enclosed\) and 21st January 2008 \(To Follow\).](#)

[Minutes of the Meetings of the Executive Member for Development held on 10th December 2007 \(Enclosed\) and 21st January 2008 \(To Follow\).](#)

51 MINUTES OF THE MEETING OF THE EXECUTIVE MEMBER FOR REGENERATION HELD ON 10TH DECEMBER 2007 AND 21ST JANUARY 2008

The minutes of the proceedings of the Executive Member for Regeneration held on 10 December 2007 and 21 January 2008 were submitted.

With regard to minute 67, Fit for the Future - Places - Final Proposals, bullet point (4), Members queried as to whether or not the office in Farnworth that had previously been used by the Farnworth Inclusion Team would be open tot the public again. Members were informed that further information would be sought from Bolton at Home.

Resolved - (i) That the decisions of the Executive Member be noted.

(ii) That further information be sought from Bolton at Home with regards to the use of the offices formally used by the Farnworth Inclusion Team.

Attached Reports:

[Minutes of the Meeting of the Executive Member for Regeneration held on 10th December 2007 \(Enclosed\) and 21st January 2008 \(To Follow\)](#)

[Minutes of the Meeting of the Executive Member for Regeneration held on 10th December 2007 \(Enclosed\) and 21st January 2008 \(To Follow\)](#)

[Minutes of the Meeting of the Executive Member for Regeneration held on 10th December 2007 \(Enclosed\) and 21st January 2008 \(To Follow\)](#)

52 EXTRACTS FROM THE MEETINGS OF THE EXECUTIVE HELD ON 26TH NOVEMBER 2007,

**RELATING TO THE HOUSING, TRANSFORMING
ESTATES AND POST ALMO ARRANGEMENTS
AND 10TH DECEMBER 2007, RELATING TO THE
CHURCH WHARF HEADS OF TERMS AND
DEVELOPMENT AGREEMENT AND THE
NATIONAL AFFORDABLE HOUSING PROGRAMME
2008-11 COUNCIL LAND DISPOSAL.**

Extracts of the proceedings of the meetings of the Executive held on 26 November 2007 relating to Housing, Transforming Estates and Post Almo Arrangements and 10 December 2007 relating to the Church Wharf Heads of Terms and Development Agreement and the National Affordable Housing Programme 2008-2011 Council Land Disposal were submitted.

Resolved - That the decisions of the Executive be noted.

Attached Reports:

[Extracts from the Meetings of the Executive held on 26th November 2007, relating to the Housing, Transforming Estates and Post Almo Arrangements \(Enclosed\) and 10th December 2007, relating to the Church Wharf Heads of Terms and Development Agreement](#)

**53 MINUTES OF THE MEETING OF THE
DEVELOPMENT AND REGENERATION POLICY
DEVELOPMENT GROUP HELD ON 3RD
DECEMBER 2007**

The minutes of the meeting of the Development and Regeneration Policy Development Group held on 3 December 2007 were submitted.

Resolved - That the proceedings of the meeting be noted.

Attached Reports:

[Minutes of the Meeting of the Development and Regeneration Policy Development Group held on 3rd December 2007 \(Enclosed\).](#)

**54 MINUTES OF THE MEETING OF THE HOUSING
POLICY DEVELOPMENT GROUP HELD ON 26TH
NOVEMBER 2007 AND 3RD DECEMBER 2007.**

The minutes of the meetings of the Housing Policy Development Group held on 26 November 2007 and 3 December 2007 were submitted.

Further to minute 28 of the meeting held on 3rd December 2007, Members suggested that a monitoring report in relation to Bolton at Home should be made available. Members also queried recent changes in the Management fee.

Resolved - (i) That the proceedings of the meeting be noted.

(ii) That for a future meeting of this Committee, a monitoring report for Bolton at Home be made available.

(iii) That the issue of the effect of recent management charges be included on a future agenda for the ALMO Monitoring Group.

Attached Reports:

[Minutes of the Meeting of the Housing Policy Development Group held on 26th November 2007 \(Enclosed\) and 3rd December 2007 \(Enclosed\).](#)
[Minutes of the Meeting of the Housing Policy Development Group held on 26th November 2007 \(Enclosed\) and 3rd December 2007 \(Enclosed\).](#)

55 MINUTES OF THE MEETING OF THE BOLTON AT HOME MONITORING GROUP HELD ON 3RD DECEMBER 2007

The minutes of the meeting of the Bolton at Home Monitoring Group held on 3 December 2007 were submitted.

With regards to minute 17, Complaints Update, Members expressed their concerns regarding the procedures Bolton at Home had in place when sharing information with Ward Members. It was acknowledged that there were grey areas surrounding the role of a Councillor with Bolton at Home, therefore, it was suggested that for the next meeting of the Bolton at Home Monitoring Group, there would be an item on the agenda to highlight the roles in more detail.

Members queried as to whether a health and safety monitoring report could be made available from Bolton at Home.

Resolved - (i) That the proceedings of the meeting be noted.

(ii) That for a future meeting of the ALMO Monitoring

Group, a health and safety monitoring report be made available.

Attached Reports:

[Minutes of the Meeting of the Bolton at Home Monitoring Group held on 3rd December 2007 \(Enclosed\)](#)

56 MINUTES OF THE MEETING OF THE SUSTAINABLE DEVELOPMENT POLICY DEVELOPMENT GROUP ON 10TH DECEMBER 2007

The minutes of the meeting of the Sustainable Development Policy Development Group on 10 December 2007 were submitted.

Resolved - That the proceedings of the meeting be noted.

Attached Reports:

[Minutes of the Meeting of the Sustainable Development Policy Development Group on 10th December 2007 \(Enclosed\)](#)

57 WORK PROGRAMME 2007/2008

The Director of Legal and Democratic Services submitted a report which outlined the Committee's Work Programme for the 2007/2008 Municipal Year, which was updated on a rolling basis.

Resolved - That the Committee's Work Programme be noted.

Attached Reports:

[Work Programme 2007/2008 \(Enclosed\)](#)
[Work Programme 2007/2008 \(Enclosed\)](#)

58 LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2006/2007

The Director of Development and Regeneration submitted a report on the Local Development Framework Annual Monitoring Report for Bolton during the period of 1 April 2006 to 31 March 2007.

Members were informed that this was the third report published by Bolton Council, which detailed the progress

of the Local Development Framework preparation and measured the effectiveness of the development plan policies that in turn would inform any required updating or amendment of the Local Development Scheme.

The Annual Monitoring Report covered the period 1 April 2006 to 31 March 2007 and contained information on five key monitoring tasks:-

- " To review the progress on the Local Development Document preparation and the implementation of the Local Development Scheme;

- " To assess the extent to which policies in Local Development Documents were being implemented;

- " Where policies were not being implemented to explain why and set out review actions;

- " Identify significant effects of implementing planning policies;

- " Set out whether policies were to be amended or replaced.

Members were advised that there had been significant progress in the preparation of the Local Development Document as described in the November 2007 Local Development Scheme. The Sustainable Design and Construction Supplementary Planning Document (SPD) was adopted in September 2007 and consultation on the Issues and Options for the Core Strategy, was nearing completion and in line with the Local Development Scheme. However, delays in the approval of the North West Regional Spatial Strategy until at least March 2008, had meant consequent changes in the timetable for the Core Strategy and the Allocations DPD. This, together with a new timetable for some SPDs, meant that a future review of the Local Development Scheme was required.

The information found in the Annual Monitoring Report, formed a key part of the Evidence Base for the Local Development Framework. The Annual Monitoring Report had been submitted to the Secretary of State through the Government Office for the North West.

Resolved - That the position be noted.

Attached Reports:

[Local Development Framework Annual Monitoring Report](#)

[2006/2007 \(Enclosed\)](#)

59 TOWN CENTRE DEVELOPMENT - UPDATE

Mr Keith Davies and Mr Phil Green gave a presentation to the Committee regarding the developments within the Town Centre.

A position statement was commissioned by the Council 18 months ago, setting out the various targets, for example, tourism, investment and the creation of jobs.

The presentation focussed on developments in the following areas:-

" In River Street at Merchants Place, modern, striking architecture was being used to renovate this historic setting, with 105,000 square feet of Grade A office space for businesses,

" 120 Bark Street was to be completed in February 2008;

" The Odeon Cinema site had now been demolished, with the lease about to be signed and the site ready for the development of leisure and commercial premises;

" The development at Spa Road was ready for completion in February, with new offices being built by the Bruntwood company;

" The development of the Picturehouse apartments were complete and full occupancy was expected due to the successful shared occupancy scheme with the Irwell Valley Housing Association;

" The Anvil had recently been sold for £3 million to an investment company owned by Colin Farrell and Larry Mullen (U2).

" Work had commenced at Westpoint, Garside Street and Spa Road;

" Redevelopment around the area of the Post Office was due to be commenced soon;

" Completion on the Market Hall redevelopment was due for summer 2008, with lots of new retailers establishing themselves in Bolton, for example, H&M, Zara, Starbucks and Lush were amongst the definite companies that had

signed leases. The Phase 2 element of the redevelopment would now be due to commence to complement the new Market Hall;

" Tesco had announced that they were planning to build a store on Central Street, with construction due to start in 2010;

" The Council had decided on two companies to be involved in the development at Churchwharf, Ask Developments and Bluemantle. The site would house a leisure complex and a boutique hotel, with a major office development and a residential complex;

" Good quality housing was earmarked for development at the Queen's Park site as part of a new Urban Village;

" There would be six new town centre car parks, therefore providing investment and return for the Council;

" The Bolton Innovation Zone had provided for the expansion of Bolton University as well making way for 4000 new jobs. There would also be a new Magistrates Court as well as the redevelopment of the Bolton Market;

" The Public Realm Framework established a standard for the developments in the town centre, commencing with completed works at Churchgate and with the help of the Section 106 monies, the Council could make significant changes to the face of the town centre;

" The Little Bolton Town Hall development would provide a good quality restaurant or bar with other high quality developments nearby;

" The brand strategy was being used to complement the developments happening in the town centre, with the use of hoardings, which could currently be seen on the Victoria Plaza development opposite the Town Hall, which would house Costa Coffee and JJB, with completion due for March 2008;

" Knowsley House required a Compulsory Purchase Order to complete ownership of the site.

Members were informed of other information where Bolton:-

" Was the fifth largest employment centre in the North

West;

" Was the fastest growing location outside the regional centre;

" Had £1 billion worth of investments taking place over the next years;

" Was the key driver of the North Manchester economy;

" Had provided for 16,000 new jobs with over 2,500 already in place;

" Had developed a strong relationship with private investors.

Members were pleased with the progress being made with the new developments, however concern was expressed to the amount of traffic that would be entering Bolton Town Centre, with the possibility of the main arteries into Bolton being blocked by the extra vehicles. Members were advised that when the town centre strategy was drawn up, the issue of sustainability had been considered.

Members expressed the importance of ensuring that more information be made available to the general public so that they have a full understanding of all the regeneration taking place.

Resolved - That Members thanked Messers Davies and Green for their presentation.

60 ASSESSMENT OF TOWN CENTRE VITALITY AND VIABILITY

The Director of Development and Regeneration submitted a report regarding the Assessment of the Town Centre Vitality and Viability 2007.

The report highlighted the significant variations relating to the town centre health check indicators and the town centre pedestrian footfall and was the 11th Annual Vitality and Viability and would be used to build on the previous reports and the Bolton Town Centre Development and Regeneration Position Statement (2007).

Members were informed that the pedestrian footfall in the town centre had remained relatively constant. There were slight decreases in pedestrian footfall close to the Market

Hall, however, these were due to the current redevelopment of the Market Hall and pedestrian footfall figures were expected to rise to, or indeed exceed levels achieved in recent years since the Market Place was fully open by the end of 2008. It was estimated that at least 150,000 people visited the Town Centre per week for various purposes, including employment, study, retail, tourism and services.

Resolved - That the report be noted.

Attached Reports:

[Assessment of Town Centre Vitality and Viability
\(Enclosed\)](#)