

# **JOBS AND ECONOMY COMMITTEE**

**THURSDAY, 25 MARCH 2021**

Present: Councillor T Hallam, Chair

Councillors: M J Crow  
E Cubley  
M Handley  
L A Lally (Vice-Chair)  
P Lally  
R D MacRae  
J W McGrath  
M Radulovic MBE (Substitute)  
P Roberts-Thomson  
D D Pringle  
T A Cullen (Substitute)  
S Easom (Substitute)

Apologies for absence were received from Councillors S J Carr, M Hannah and R I Jackson.

## 38 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

## 39 **MINUTES**

The minutes of the meeting on 13 January 2021 were confirmed as a correct record.

## 40 **KEY SITE UPDATE**

The Committee noted the Key Site Update, which related the progress of development on housing sites across the Borough.

## 41 **ARTICLE 4 DIRECTION REGARDING HOUSES IN MULTIPLE OCCUPATION IN BEESTON**

The Committee considered the responses to the consultation on the proposed Article 4 direction regarding houses in multiple occupation (HMOs).

It was noted that 64 people or organisations made representations in response to the consultation with 48 broadly in support of the proposed direction and 16 broadly opposed to it. Some representations were unequivocally in support of, or opposed to, the direction. Several other representations were less clear-cut and expressed views subject to reservations or qualifications. There was a high level of support for the direction from local residents.

Representations were also considered from local landlords, a local planning consultant, the National Residential Landlords Association, the Nottingham Student Housing Co-operative and the Beeston and District Civic Society.

Comments that were most frequently made related to various perceived effects of HMOs on matters such as parking, traffic, family housing, character, community and environmental quality.

There were also requests to extend the area of the direction to Commercial Avenue and Denison Street, as well as parts of Chilwell near the tram route.

The debate included a request to extend the direction's area to Chilwell, protecting the character of the area, whilst welcoming students and the possible impact of COVID-19 on the student population.

**RESOLVED that the direction be confirmed without modifications.**

#### 42 TOWN INVESTMENT PLANS

The Committee was asked to consider the approval of a bid to the Levelling up Fund for Eastwood and Kimberley Towns. It was noted that the cost of preparing the bid would be around £20,000, with the possibility of investment of up to £40million for the towns to be spent on transport, urban regeneration, town centres and culture.

There followed a discussion regarding the roles of local organisations, in particular the Town Councils in the preparation of the bid and the engagement of the community.

It was proposed by Councillor T Hallam and seconded by Councillor P Lally that that Eastwood Town Council and Kimberley Town Council be invited to establish stakeholder groups to support the bid process and facilitate local engagement.

**RESOLVED that projects be developed in line with the government prospectus with a view to being submitted to the Levelling up fund for government funding.**

**RESOLVED that Eastwood Town Council and Kimberley Town Council be invited to establish stakeholder groups to support the bid process and facilitate local engagement.**

**RECOMMENDED to the Finance and Resources Committee that the inclusion of £20,000 in the 2021/22 budget for capacity funding to develop bids for the first stage of the Levelling up fund be approved.**

#### 43 UPDATE ON THE BROXTOWE LOCAL PLAN

Consideration was given to the preparation of Parts 1 and 2 of the Broxtowe Local Plan. The role of JPAB in setting housing targets was discussed, as was the lack of local democracy in the target setting process. It was stated that Councillors should be involved at the early stages of the plan preparation process because they would be the one who would be held accountable.

It was proposed by Councillor T Hallam and seconded by Councillor M Radulovic MBE that a task and finish group be established, consisting of five members and politically balanced, to direct planning policy in the early stages of the Local Plan Part 1 preparation. On being put to the meeting the motion was carried.

**RESOLVED that a task and finish group be established, consisting of five members and politically balanced, to direct planning policy in the early stages of the Local Plan Part 1 preparation.**

#### 44 POTENTIAL SUPPLEMENTARY PLANNING DOCUMENTS (SPDS), ETC

The Committee considered which supplementary planning documents (SPDs) they would like to be taken forward by the Planning Policy Team in order of priority. It was noted that the SPDs were being prepared as part of the work already commenced on the Article 4 direction pertaining to Houses in Multiple Occupation and the Toton and Chetwynd master plan.

Debate ranged from the importance of green spaces, the climate emergency, the importance of design, sharing services with other planning authorities, workshops for members and air quality.

**RESOLVED that the following supplementary planning documents should be worked on in order of priority as set out below:**

- 1. Houses in Multiple Occupation**
- 2. Toton and Chetwynd Supplementary Planning Document**
- 3. Climate change / carbon emissions and Green Infrastructure**
- 4. Air Quality**
- 5. Gypsies and Travellers.**

#### 45 TOTON SUPPLEMENTARY PLANNING DOCUMENT UPDATE

The Committee noted the progress of the Toton Supplementary Planning Document (SPD). There was disappointment that the bid for the National Model Design Code pilot had been unsuccessful, although it was noted that a strong bid had been prepared and was ready to apply for any future rounds of funding.

Discussion turned to the response to the Masterplan consultation. There was praise for the ingenuity of the virtual presentation and a debate about who should be targeted, people who were to occupy the development or existing residents. The importance of developing a site with connectivity was discussed as a way of spreading the benefits of this investment throughout the Borough.

#### 46 HOUSING DELIVERY UPDATE

The Committee noted the update on the new homes being delivered in the Borough, the details of targets for new homes and performance against those targets.

It was noted that the Council had delivered 83% of its housing target and the danger of becoming a presumption authority was discussed, along with the associated implications for planning decisions. Debate progressed on to the allocation of Section

106 monies and the importance of the Strategic Local Plan in setting out expectations for developers.

47 AWSWORTH NEIGHBOURHOOD PLAN

The Committee considered the Awsworth Neighbourhood Plan and congratulations were offered to all those who had contributed.

**RESOLVED that the Awsworth Neighbourhood Plan, including the modifications proposed by the Independent Examiner and based upon the Neighbourhood Plan Area as shown within the appendix to this report be approved to proceed to a referendum on 10 June 2021.**

48 UPDATE IN RELATION TO PROGRESS WITH THE BOROUGH'S NEIGHBOURHOOD PLANS

The Committee noted an update in relation to the progress of Neighbourhood Plans in the Borough.

There was concern that, having been in a good position, the Greasley Neighbourhood Plan had fallen behind. It was noted that assistance had been offered to those working on the Plan. The Trowell Parish Plan was discussed. Debate progressed on to the high levels of work associated with Neighbourhood Plans and the massive undertaking they presented for any community authoring one.

Consideration was given to the halting of the Eastwood and Kimberley Neighbourhood Plans in light of the potential investment from the Levelling up Fund, as this would make any plan obsolete.

49 TRANSPORT AND TRAM FEASIBILITY STUDY

The Committee noted the proposed transport and tram feasibility study along the A610 corridor linking Phoenix Park to Kimberley, Eastwood and potentially, Amber Valley.

Members were assured that the study would take in all forms of transport and would not simple focus on the tram. It was noted that the commissioning of the study was on hold until confirmation of the location of the HS2 hub for the East Midlands was received.

50 WORK PROGRAMME

The Committee noted that there may be a change to the date of the meeting in June. This would be confirmed by the Chair shortly.

A report on the Welcome Back Fund, for highstreets re-opening after the current lockdown, was added to Work Programme to be considered at the June meeting.

**RESOLVED that the Work Programme, as amended, be approved.**

