

<p style="text-align: center;">SANDBACH TOWN COUNCIL Small Common Redevelopment Sub-Committee</p>
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AGENDA

The Meeting will be clerked by the Chief Officer. Please ensure that all apologies are made directly to the clerk of the meeting no later than 5pm on the day of the meeting.

Agenda for the meeting to be held on Tuesday 26 July 2022 at 7.00pm in Sandbach Town Hall.

Committee Members: Cllrs D Hegarty (Chair), G Price Jones (Vice Chair), G Merry, J Beddows, S Broad, L Crane and D Poole.

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. EXCLUSION OF PUBLIC AND PRESS

Action: To consider that items under the Public Bodies (admission to Meetings) Act 1960, the public and accredited representatives of newspaper be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.

The Chairman of the meeting will adjourn the meeting to allow questions from members of the public. After the questions, the Chair will reconvene the Meeting.

4. TO APPROVE THE MINUTES OF THE SMALL COMMON REDEVELOPMENT SUB-COMMITTEE MEETING HELD ON MONDAY 30 MAY 2022.

5. SMALL COMMON PROJECT UPDATE

[Attached: Report]

Lead: The Meeting Chair

Action: That this Sub Committee request that Council:

- i) Consider and approve the proposals contained in this report as the revised scheme;
- ii) Approve the revised scheme cost (including professional fees) is capped at the earmarked reserve level of £203K and is reduced below that as far as possible, whilst delivering the specification;
- iii) Request the architect to prepare a full planning application based on the approved revised scheme;
- iv) Ensure that robust project management plans are put in place;
- v) Authorise appropriate tendering process to be put in place in line with the Council's Financial Regulations;
- vi) Determine if it wishes to select the successful tender or delegate to the Small Common Sub Committee and Chief Officer in line with the Council's Financial Regulations;
- vii) Delegate the delivery of the project and authority to spend within the agreed budget level and against the agreed specification to the Small Common Sub Committee and Chief Officer.

6. DATE, TIME AND PLACE OF NEXT MEETING

TBA.

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

SANDBACH TOWN COUNCIL
Small Common Redevelopment Sub-Committee

MINUTES

Minutes for the meeting held on Monday 30 May 2022 at 6.00pm in The Ballroom, Sandbach Town Hall.

Committee Members: Cllrs D Hegarty (Chair), G Price Jones (Vice Chair), G Merry, J Beddows, S Broad, L Crane and D Poole.

1. APOLOGIES FOR ABSENCE

CLLR G MERRY

2. DECLARATIONS OF INTEREST

None declared.

3. EXCLUSION OF PUBLIC AND PRESS

None considered for the exclusion of press and public as defined in Part 1 of Schedule 12A of the Local Government Act 1972.

The Chairman of the meeting adjourned the meeting to allow questions from members of the public.

The following questions were raised:

How was this meeting advertised as we had difficulty finding information?

When will our feedback be answered?

Have various operational aspects of the glider canopies been considered?

What are the running costs of this project?

We appreciate the intention to improve the town but the canopy design is not in keeping with the town and is too expensive.

After the questions, the Chair reconvened the Meeting.

4. TO APPROVE THE MINUTES OF THE SMALL COMMON REDEVELOPMENT SUB-COMMITTEE MEETING HELD ON WEDNESDAY 9 MARCH 2022.

The minutes were approved as an accurate record.

5. SMALL COMMON PROJECT UPDATE & NEXT STEPS

Lead: The Meeting Chair

The Chair summarised the report findings and suggested that the debate be dealt with in 3 stages based on the engagement feedback, the operational assessment and the updated costs. It was noted that the Council had received a good response to the 7 week engagement process with over 90 feedback forms and additional emails for more specific comments. It was noted that fewer residents than expected attended the public meeting and the clerk agreed to check how meetings could be better advertised in future as there appeared to be some confusion around this.

Sub Committee members were asked for their views and, overall, although some favourable views had been expressed regarding the canopy design, many more had been unfavourable and it was unanimously felt that this part of the specification should be dropped.

Several other suggestions were made as a result of the feedback received and it was felt that the environmental and disability access improvements should be promoted in the final design.

Resolved: That:

- i) The comprehensive feedback from residents and stakeholders received during the 7 week public engagement exercise is welcomed;
- ii) The updated costs and that these far exceeded the earmarked reserve for this project is noted;
- iii) Council is requested to support the outcome of the public engagement exercise;
- iv) Council is requested to endorse that a modified public space design is developed to include public feedback and Sub Committee suggestions in particular with regard to the inclusion of disability and environmentally friendly features, and the removal of the gilder canopy;
- v) Council endorses that the revised design is fully costed to ensure affordability;
- vi) Revised costed plans are brought back to Council for sign off pre-planning application stage.

6. DATE, TIME AND PLACE OF NEXT MEETING

This is to be confirmed depending on the revised project plan.

Meeting Closed 18.50 Cllr D Hegarty (CL)

Small Common Sub Committee 27 July 2022

Small Common Car Park update

Introduction

Full Council at its meeting on the 8th June 2022 considered the outcome of the engagement on the design submitted by the architect which included a glider canopy as its central characteristic.

Public feedback including 93 written responses was generally a rejection of the canopy design as it was felt that it did not add any meaningful value to the site and showed concerns it may present maintenance and anti social behavior issues. Additional feedback from Council operational staff and market traders, who use the site on Thursdays and Saturdays, was also considered.

Although the Council has made provision of £203K earmarked reserves for this project, the cost of implementing the proposed design was well in excess of this amount at £331K excluding VAT.

Council asked the Sub Committee to revisit the design and to produce a costed alternative incorporating this feedback and within the earmarked reserve provision for this project.

Revised Scheme

Consistent with discussions at the last Sub Committee we are now viewing the Car Park as a functioning space for short term parking which needs modernisation to enhance the aesthetic look of the site, consistent the environmental zone that it borders.

Proposals for consideration to present to Full Council are as follows:

- i) The first challenge is to resurface the groundwork and ensure we have a tarmac surface that has a 20-year guarantee with appropriate drainage;
- ii) Increase the current 2 disabled parking bays to 4 and create 4 other spaces for Families and young children leaving the remaining spaces for other parking;
- iii) In order to address the parking management issues and to ensure public safety, insert bollards on both sides of the entrance creating a singular entry space to the car park, requiring 8 extra bollards to complete the task;
- iv) Behind Savers, facing the long stay car park, we are proposing to install a plaque in remembrance of local Covid 19 victims on the face of the herb garden and provide high quality seating against the wall as a pleasant environment for those waiting for buses and taking a rest during shopping;
- v) Enhance the frontage entrance to the town by installing up to 4 low maintenance planters which will brighten up the site;
- vi) We want to reduce the carbon footprint by installing a secure bicycle rack at the back of the Market Hall to encourage more bicycle use;
- vii) The memorial plinth for the Foden's Band (funded by Foden's) will be located at the apex of the car park facing Congleton Road;

- viii) Provide CCTV
- ix) Provide drainage and ground power
- x) Replace existing seating and bins with higher quality replacements

Costs

The cost of the revised scheme will be based on the relevant quantity surveyor costings submitted with the report to Full Council on the 8/6/2022 with amendments per the above proposals, and updated costs are awaited at the time of writing.

The aim is that the revised scheme will be within the earmarked reserve and below the requirement to pay VAT for such projects. Clearly, however, inflation for all costs, and particularly building work, is running high and some account may need to be made when comparing this to the original estimate for the overall project cost.

The next stage, subject to Council agreeing this revised scheme is to request that the architect prepare a full planning application based on these proposals.

Recommended that this Sub Committee request that Council:

- i) Consider and approve the proposals contained in this report as the revised scheme
- ii) Approve the revised scheme cost (including professional fees) is capped at the earmarked reserve level of £203K and is reduced below that as far as possible, whilst delivering the specification;
- iii) request the architect to prepare a full planning application based on the approved revised scheme;
- iv) ensure that robust project management plans are put in place;
- v) authorise appropriate tendering process to be put in place in line with the Council's Financial Regulations;
- vi) Determine if it wishes to select the successful tender or delegate to the Small Common Sub Committee and Chief Officer in line with the Council's Financial Regulations;
- vii) Delegate the delivery of the project and authority to spend within the agreed budget level and against the agreed specification to the Small Common Sub Committee and Chief Officer.

Cllr Donal Hegarty
Chair Sub Committee

Ceri Lloyd
Chief Officer