

Overview and Scrutiny Committee



St Edmundsbury
BOROUGH COUNCIL

Title of Report:	Annual Report by the Cabinet Member for Planning and Growth	
Report No:	OAS/SE/18/034	
Report to and date:	Overview and Scrutiny Committee	7 November 2018
Portfolio Holder:	Councillor Susan Glossop Cabinet Member for Planning and Growth Tel: 01284 728377 Email: susan.glossop@stedsbc.gov.uk	
Lead officers:	<p>David Collinson Assistant Director (Planning and Regulatory Services) Tel: 01284 757306 Email: david.collinson@westsuffolk.gov.uk</p> <p>Julie Baird Assistant Director (Growth) Tel: 01284 757613 Email: Julie.baird@westsuffolk.gov.uk</p> <p>Christine Brain Democratic Services Officer (Scrutiny) Tel: 01638 719729 Email: Christine.brain@westsuffolk.gov.uk</p>	
Purpose of report:	<p>As part of the "Challenge" role, Overview and Scrutiny are asked to consider the roles and responsibilities of Cabinet Members. It is part of the Scrutiny role to "challenge" in the form of questions.</p> <p>Therefore, to carry out this constitutional requirement, at every ordinary Overview and Scrutiny meeting at least one Cabinet Member shall attend to give an account of his or her portfolio and answer questions from the Committee.</p>	

Recommendation:		<p>Members of the Committee are asked to question the Cabinet Member for Planning and Growth on her portfolio responsibilities, and having considered the information, the Committee may wish to:</p> <p>1) Make recommendations to the Cabinet Member for Planning and Growth for her consideration;</p> <p>2) Request further information and / or receive a future update.</p> <p>3) Take any other appropriate action as necessary.</p>	
Key Decision: <i>(Check the appropriate box and delete all those that do not apply.)</i>		<p><i>Is this a Key Decision and, if so, under which definition?</i></p> <p>Yes, it is a Key Decision - <input type="checkbox"/></p> <p>No, it is not a Key Decision - <input checked="" type="checkbox"/></p>	
Consultation:		<ul style="list-style-type: none"> N/A 	
Alternative option(s):		<ul style="list-style-type: none"> N/A 	
Implications:			
Are there any financial implications? <i>If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> •	
Are there any staffing implications? <i>If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> •	
Are there any ICT implications? <i>If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> •	
Are there any legal and/or policy implications? <i>If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> •	
Are there any equality implications? <i>If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> •	
Risk/opportunity assessment:		<i>(potential hazards or opportunities affecting corporate, service or project objectives)</i>	
Risk area	Inherent level of risk (before controls)	Controls	Residual risk (after controls)
	Low/Medium/ High*		Low/Medium/ High*
None			
Wards affected:		All	
Background papers:		None	
Documents attached:		None	

1. Key issues and reasons for recommendation(s)

1.1 Background

1.1.1 As part of its "Challenge" role, the Overview and Scrutiny Committee is asked to consider the roles and responsibilities of Cabinet Members. To carry out this constitutional requirement, at every ordinary Overview and Scrutiny meeting at least one Cabinet Member shall be invited to give an account of his or her portfolio and to answer questions from the Committee.

1.1.2 Last year, on 13 September 2017, Councillor Alaric Pugh, then Cabinet Member for Planning and Growth, attended this committee and presented a report which summarised the areas of responsibility covered under his portfolio.

1.2 Scrutiny Focus

1.2.1 At this meeting, the recently appointed Cabinet Member for Planning and Growth, Councillor Susan Glossop has been invited to the meeting and asked to prepare a report which answers the following specific question(s) identified by committee members as being relevant to the planning and growth portfolio:

1. Growth areas and regeneration: Following the early success of the Post Office development scheme in Bury St Edmunds, what projects are planned next for 2019?

2. Growth areas and regeneration: What plans are there for the Bury St Edmunds Bus Station in St Andrews Street North? Will this be retained and how will it be improved? (*Appreciate this crosses portfolios, but the questions are asked in the context of Town Centre planning and growth*).

1.3 Response to Key Questions Set out in the Scrutiny Focus

1.3.1 **Growth areas and regeneration:** Following the early success of the Post Office development scheme in Bury St Edmunds, what projects are planned next for 2019?

As outlined in the Bury St Edmunds Town Centre masterplan adopted by Full Council in December 2017, not all of the projects that come forward will be initiated and delivered by West Suffolk Council. The work for instance of the Abbey of St Edmund Heritage Partnership, Bury St Edmunds and Beyond, and Our Bury St Edmunds Business Improvement District – just as three examples – and there are more – are all about taking certain aspects of this vision forward.

The Abbey of St Edmund Heritage Partnership is a partnership of 12 organisations led by St Edmundsbury Cathedral and St Edmundsbury Borough Council aimed at deepening public understanding of the life and times of St Edmund and the Medieval Abbey and its spiritual, historical

and archaeological significance in the modern world. This partnership has produced a detailed Heritage Assessment in June 2018 and is in the final stages of producing a Conservation Plan, which will inform future decision making by the Heritage Partnership though it has no formal planning status and does not form part of the statutory decision making process.

Bury St Edmunds & Beyond Destination Management Organisation aims to increase the value of tourism to the local economy by encouraging visitors to visit and stay longer. This is being achieved by strategic digital marketing and partnership working with neighbouring destinations to provide a wider offer and a focus on the beyond.

Our Bury St Edmunds Business Improvement District continues to support the businesses in the town centre by providing footfall initiatives such as events and trails in the town in addition to taking an active role in a variety of groups in Bury St Edmunds.

The masterplan sets the vision for the future growth of the town centre and helps not only us and our town centre partners, but also investors and developers, to bring forward schemes that meet the aspirations for our town centre.

The Council now has two main roles in the context of the masterplan. The first is to ensure developments brought forward by developers are in line with the aspirations of the masterplan. This includes helping shape those that initially come forward and are not in-line with delivering these aspirations. This work, although not immediately obvious to the public eye, is an ongoing duty and through it we are continuing to shape our town centre ensuring appropriate synergies between projects and our masterplan are created.

To help support this the Councils Officer-level Bury programme board keeps an overview on third party projects and development & identifies where additional work in needs to create the appropriate synergies between projects and our masterplan aspirations.

The second role of the Council is to initiate certain strategic actions that steer and enable investment, development and improvements to meet the needs and demands to cater for future growth in the town centre. The redevelopment of 17-18 Cornhill is an ongoing piece of work for the Council and is an example of this strategic approach.

Following the successful public exhibitions for the 17-18 Cornhill project in June and July this year, our focus now is developing the designs in line with the project's original aspirations in readiness for a planning submission later this year. The site's prominent and key location within the town centre provides the opportunity not only to deliver on some of the key aspirations of the masterplan but also to act as a catalyst to encourage others to think about how they can enhance their properties and their relationship within the wider area. In this context, we are continuing conversations with many of the landowners and businesses to

understand scope for further change in relation to the wider masterplan aspirations.

As we do with other major projects, we are currently looking to secure early advice from a contractor to ensure that we manage the planning and subsequent demolition and building phases for 17-18 Cornhill as efficiently and effectively as possible. Further surveys have been undertaken and specialists have been commissioned to mitigate risks prior to submitting a planning submission at the end of this year 2018 (subject to a further advisory group meeting).

Once the planning application for 17-18 Cornhill is submitted, we can then divert some of our resources to further develop our feasibility work for some of the other key areas identified within the masterplan.

Whilst the Western Way Development is not directly included in the masterplan, the relationship with this development and the town centre are important from a growth perspective. As such, officers have been working on this important project in parallel with 17-18 Cornhill.

Building on the strong track record for co-location in the Suffolk public sector, the Western Way Development aims to deliver another step change in the regeneration and sharing of the public estate; potentially bringing together a large amount of new employment space, student accommodation, education, leisure facilities, health and multiple other public, voluntary and community services in a single area to improve public access, service delivery and efficiency, and promote skills and enterprise. An Outline Business Case has been developed and will go before Council on 30 October to approve the next stage of the development.

As with our work on 17-18 Cornhill, any other masterplan projects that will come forward, will be shaped by our work with the Bury St Edmunds Town Centre Masterplan Advisory Group before coming before members for discussion.

1.3.2 **Growth areas and regeneration:** What plans are there for the Bury St Edmunds Bus Station in St Andrews Street North? Will this be retained and how will it be improved? (Appreciate this crosses portfolios, but the questions are asked in the context of Town Centre planning and growth).

The masterplan adopted by Full Council in December 2017 outlines our aspiration to enhance the bus facility area while still catering for the needs of bus passengers, car users and pedestrians coming into the town centre through this area. That hasn't changed and while it could eventually see some changes to buildings and the site layout, there are no plans being taken forward at present.

We are initiating conversations with Suffolk County Council and Passenger Transport to understand access/vehicular and pedestrian movements in relation to this area and the wider masterplan and will update members

once these evolve as we bring forward more detailed plans for the wider masterplan area.

As with our work on 17-18 Cornhill, any plans that may come forward, will be shaped by our work with the Bury St Edmunds Town Centre Masterplan Advisory Group before coming before members for discussion.

1.4 **Proposals**

- 1.4.1 That the Overview and Scrutiny Committee ask follow-up questions of the Cabinet Member following this update.