



Leicester  
City Council

Minutes of the Meeting of the  
STRATEGIC PLANNING AND REGENERATION SCRUTINY COMMITTEE

Held: WEDNESDAY 17 APRIL 2002 at 5.30pm

P R E S E N T :

Councillor Hunt - Chair  
Councillor Bodell-Stagg - Labour Spokesperson  
Councillor Mrs. Chambers - Conservative Spokesperson

Councillor Henry  
Councillor Hunter

Councillor Soulsby  
Councillor Thomas

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**70. DECLARATIONS OF INTEREST**

Members were asked to declare any interests they may have in the business to be discussed and/or indicate that Section 106 of the Local Government Finance Act 1992 applied to them.

There were no declarations made.

**71. MINUTES OF PREVIOUS MEETING**

RESOLVED:

that the Minutes of the meeting of the Scrutiny Committee held on 20 February 2002 and the special meeting of the Scrutiny Committee held on 26 March 2002, having been circulated to Members, be received, taken as read and signed by the Chair as a correct record.

**72. PETITIONS**

**PEEPUL CENTRE**

A petition with 30 signatures was presented to full Council at its meeting on 21 March 2002, by Mrs. Zena Foster in the following terms:-

*"We, the petitioners, are deeply concerned about the new 'Peepul Centre'. We understand that this has been passed but entry and exits from this Orchardson Avenue cul de sac has caused problems for years. Any extra traffic would need either traffic lights or mini roundabout. There are two warden assisted homes plus Comet and other warehouses, plus residents, also ambulance/fire engines*

*need it.”*

**RESOLVED:**

that the Director of Environment, Development and Commercial Services be requested to prepare a response to the petition and report back to the Committee as soon as practicable, in any case no later than the third ordinary meeting.

**73. QUESTIONS, REPRESENTATIONS, STATEMENTS OF CASE**

The Town Clerk reported that no questions, representations or statements of case had been received.

**74. LEICESTER REGENERATION COMPANY : PROGRESS REPORT**

The Director of Environment, Development and Commercial Services submitted a report that updated the Committee on the progress being made by consultants on the preparation of a “Masterplan” for the area of the City covered by the Leicester Regeneration Company.

The Chair welcomed to the meeting a number of guests including Nora Galley from Roger Tym & Partners Consultants and her colleagues David Piggott from Chesterton and David West from Alsop Architects; Peter Wheeler, John Nicholls the Chairman and Chief Executive of the Leicester Regeneration Company and a number of other board members.

Nora Galley gave a presentation which detailed the executive summary of stage one of their work and the brief for the remaining stages of the Masterplan. She also set out the perceptions and performance of the City . The purpose was to consult on the brief produced. She asked whether it met the requirements for achieving the desired outcome and whether the analyses used in its production were correct. She went through; the processes undertaken in producing the brief; the issues considered; the findings and analysis of their investigations; an identification of assets to exploit for the future and details of the main strategic aims of the Masterplan.

David West also gave the meeting examples of two other Cities, Bristol and Leeds which had gone through successful regeneration processes, noting how they had exploited their waterfronts and separated their cities in to different areas for specific purposes and had made more efficient use of their space.

John Nicholls commented that the regeneration of the City was a huge long term project which required effort from all the partners; whilst recognising that the Council had the main part to play in this because of its powers, resources and remit across the City.

Members of the Committee welcomed the brief, they recognised it was a realistic view of the City. It was recognised that Leicester had suffered from the decline of its textile industries and had not sought to clearly develop new industries. The recognition of the contribution made by ethnic minorities in the City was welcomed. The emphasis on the City Centre was welcomed although the impact of a growing City Centre on the neighbouring communities and the links to these communities should be considered. The problems of varied land

ownership in the city were acknowledged and the use of Compulsory Purchase Orders was encouraged. There was also general agreement that better use should be made of the waterways in Leicester.

Members of the Committee also queried the timescales for the phases of the Masterplan; the priorities; what sort of icon projects were envisaged and was there enough provision of high value housing in the central and surrounding area.

Nora Galley in response commented that she felt it was important to get some “early wins” in the near future to gain momentum for regeneration. She stated many different scenarios had been considered. It was noted that there were difficulties in accurate planning for the future as market conditions may change, although it was planned to try to fit in with statutory planning timetables. Early projects could include residential developments, but the prime office core facilities were also noted as critical along with the proposed expansion of the Shires. In respect of grand projects, ideas were welcome. A mixed population for the City Centre was felt most appropriate for its development.

Peter Wheeler then commented on the importance of all the consultation processes being undertaken and the need for the Company to react quickly to the views of the community and its stakeholders.

The Chair thanked everyone for their contribution and gave Leicester Regeneration Company the opportunity to come back to a future meeting if there were issues which needed addressing. He also hoped the progress on the Masterplan would not be hindered by the processes it needs to go through.

The meeting then agreed to give its support for the seven strategic aims contained in the executive summary document.

RESOLVED:

that the Committee give its support for seven strategic aims of the Masterplan.

## **75. LEICESTERSHIRE, LEICESTER AND RUTLAND STRUCTURE PLAN - PROPOSED MODIFICATIONS**

The Director of Environment, Development and Commercial Services submitted a report seeking the views of the Committee on the Proposed Modifications to the Deposit Draft Structure Plan, taking into account the final Regional Planning Guidance for the East Midlands (RPG8).

The Head of Development Plans outlined for the meeting the process so far in terms of the responses to the recommendations made by the Examination in Public Panel. He noted that these responses had been through Scrutiny processes in Rutland and Leicestershire County Councils and a District Council symposium where no significant issues were raised at either of these.

He then outlined the key proposed modifications from the Deposit Draft version of the Structure Plan. He specifically noted that the Council’s allocation for housing provision was 19,000, which was a challenging figure, but there had been a significant rule change which would allow cluster flat, student

accommodation to be taken in to account which would make a clear contribution to the figure. He stated he would seek to clarify whether this could be backdated to the start of the process.

It was then suggested that any changes to the proposed modifications after this meeting be considered by the triumvirate rather than at a future meeting of the Scrutiny Committee and this was agreed.

It was also agreed that as there was a high level of agreement from the various Scrutiny bodies involved in the process, consideration be given to cancelling the proposed Joint Member Steering Group on the 24 April.

Members of the Committee also recognised that the work undertaken on the Structure Plan had been successful in achieving the desired aims for the City in its future development.

RESOLVED:

- (1) that the timetable, process and the implications of the RPG8, be noted;
- (2) that the suggested Decisions and Reasons to the Panel's Recommendations and the Proposed Modifications to the Structure Plan, be endorsed; and
- (3) that any changes to the plan after the meeting be considered by the Triumvirate.

## **76. CLOSE OF MEETING**

The meeting closed at 7.10pm.