

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

POLICY DEVELOPMENT GROUP – 11th OCTOBER 2011

Title of report	COALVILLE REGENERATION
Contacts	<p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Director of Services 01530 454555 steve.bambrick@nwleicestershire.gov.uk</p> <p>Planning and Development Team Manager 01530 454677 chris.elston@nwleicestershire.gov.uk</p>
Purpose of report	To provide the Policy Development Group with an opportunity to explore the implementation of regeneration schemes in Coalville
Reason for Decision	To provide a direction of travel for further work and discussions
Council Priorities	Pride in the Community Improving our Town Centres
Implications:	
Financial/Staff	Allowed for within existing budgets
Link to relevant CAT	Place Shaping Local Prosperity Cleaner Greener
Risk Management	No risk assessment is necessary as this report scrutinises existing planning permissions
Equalities Impact Assessment	An EIA has not been completed for this report but minority groups were consulted on the planning applications
Human Rights	None discernible
Transformational Government	Not applicable
Consultees	None

Background papers	<p>Planning permissions are available to view in the Planning and Development Team office or documents are available online:</p> <p>Tesco:</p> <p>http://plans.nwleics.gov.uk/public-access/applicationDetails.do?activeTab=documents&keyVal=LBM8RULR0DD00</p> <p>Belvoir Centre</p> <p>http://plans.nwleics.gov.uk/public-access/applicationDetails.do?activeTab=documents&keyVal=KHUBDBLR0C800</p>
Recommendations	<p>THAT THE POLICY DEVELOPMENT GROUP CONSIDER THE ATTACHED REPORT AND DISCUSS THE IMPLEMENTATION OF REGENERATION PROJECTS IN COALVILLE</p>

1.0 INTRODUCTION

- 1.1 The Council granted planning permission for two regeneration projects in Coalville town centre in 2010 and 2011.

These permissions are as follows:

Tesco

Outline planning permission 08/00917/OUTM issued on 07.05.10 and subject to the following time condition:

“Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.”

Reserved matters approval permission 10/01045/REM was issued on 28.01.11 which provides until 28th January 2013 to commence development.

Belvoir Centre

Full planning permission 09/00359/FULM was granted on 22.04.10 with a standard three year start date which therefore provides until 22nd April 2013 for commencement.

2.0 PROGRESS WITH IMPLEMENTATION OF PERMISSIONS

- 2.1 Despite officers making numerous requests for updates on implementation of the two schemes, little progress has been made to date.

- 2.2 In response to a question from Councillor Clarke at full Council on 28th June 2011. Tesco issued the following statement:

“Planning consent was granted for a new Tesco store between Whitwick Road and Hotel Street in February 2011. Planning consents are valid for three years, but there has been significant progress with the developer. Construction should start, in part, very soon with hoarding at the site being imminent. Tesco are waiting for one part of the site to come into vacant possession before they can start on site. They are committed to delivering the store and the jobs and regeneration it will bring to Coalville.”

3.0 MATTERS FOR THE POLICY DEVELOPMENT GROUP

- 3.1 At the request of Council, representatives from both Tesco and Threadneedle (the Belvoir Centre) are invited to attend the meeting of the Policy Development Group. Invites were sent on 29th September 2011 (see Appendix 1). At the time of writing this report, Tesco have confirmed their attendance but no confirmation has yet been received from Threadneedle.
- 3.2 Members may wish to question the representatives from the two schemes and seek assurances regarding the implementation of their projects.

APPENDIX 1

Services Directorate

Please ask for: Steve Bambrick

Telephone: 01530 454500

Fax:

Our Ref: SB/045

Your Ref:

Date: 28th September 2011

Mr Oliver King
Regional Development Executive
Tesco Stores Ltd
Cirrus B
Shire Park
Welwyn Garden City
Hertfordshire
AL7 1AB

Dear Mr King

MEETING OF NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL'S POLICY AND DEVELOPMENT GROUP

I am writing to invite you to attend a meeting of North West Leicestershire District Council's Policy and Development Group on 11th October 2011 at 6.30pm at the Council offices in Coalville.

The Policy and Development Group comprises 10 members of the Council and scrutinizes decisions made or actions taken by the Council.

In this instance the Policy and Development Group would like to scrutinise the implementation of the two town centre regeneration schemes in Coalville, one of which being your proposal. The Policy and Development Group is extending an invite to you so that members can explore with you the likely implementation date of your scheme.

I would be grateful therefore if you could confirm your attendance at the meeting on 11th October by either responding to this letter or emailing me on steve.bambrick@nwleicestershire.gov.uk

Yours sincerely

STEVE BAMBRICK
Director of Service and Deputy Chief Executive

(SB045)

Services Directorate

Please ask for: Steve Bambrick

Telephone: 01530 454500

Fax:

Our Ref: SB/046

Your Ref:

Date: 29th September 2011

Catherine Cooper
Threadneedle Investment Services
PO Box 1331
Signal Point
Swindon
SW38 7TA

Dear Ms Cooper

MEETING OF NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL'S POLICY AND DEVELOPMENT GROUP

I am writing to invite you to attend a meeting of North West Leicestershire District Council's Policy and Development Group on 11th October 2011 at 6.30pm at the Council offices in Coalville.

The Policy and Development Group comprises 10 members of the Council and scrutinizes decisions made or actions taken by the Council.

In this instance the Policy and Development Group would like to scrutinise the implementation of the two permitted town centre regeneration schemes in Coalville, one of which being your proposal. The Policy and Development Group is extending an invite to you so that members can explore with you the likely implementation date of your scheme.

I would be grateful therefore if you could confirm your attendance at the meeting on 11th October 2011 by either responding to this letter or emailing me on steve.bambrick@nwleicestershire.gov.uk

Yours sincerely

STEVE BAMBRICK
Director of Service and Deputy Chief Executive

(SB046)